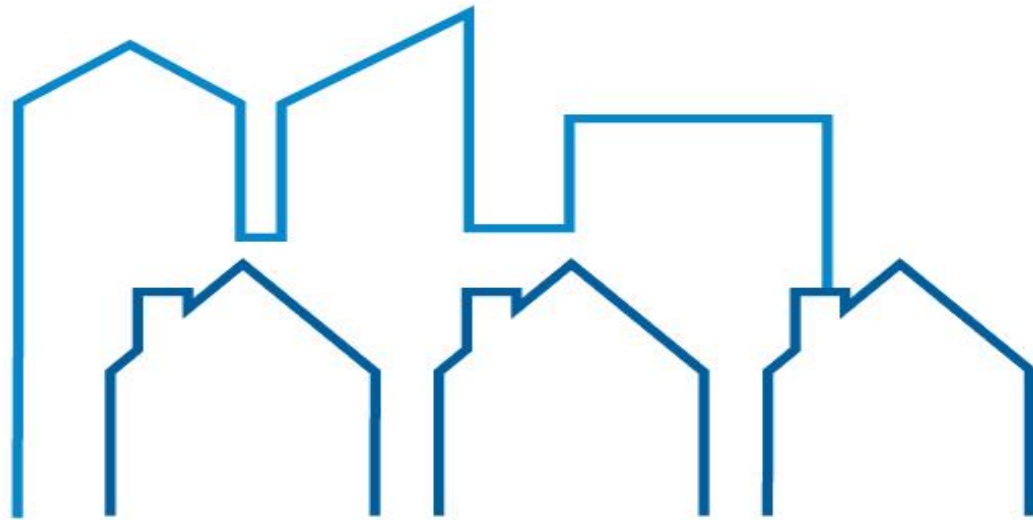


ANNUAL REPORT



CITY OF SAN DIEGO REDEVELOPMENT AGENCY

FISCAL YEAR 2010

(Issued In December 2010)

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Prepared by:
The City of San Diego, Redevelopment Department

Redevelopment Agency of the City of San Diego

Roster of Officials
As of Year Ended June 30, 2010

BOARD OF DIRECTORS

Sherr 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 Project Area Map



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 Redevelopment Law (CRL) at Health and Safety Code Section 33080.1 requires that the annual report shall contain the following:

1. The independent financial audit report for the previous fiscal year;
2. A fiscal statement for the previous fiscal year that lists the amount of outstanding indebtedness and tax increment revenues generated by the agency and in each project area;
3. A description of the agency's activities in the previous year affecting housing and displacement;
4. Report on the actions and activities to alleviating blight during the previous fiscal year;
5. List the status on all loans made by the Agency that were \$50,000 or more, that were in default, or not in compliance with the terms of the loan during the previous fiscal year;
6. Description of the total number and nature of the properties that the agency owns and the properties acquired in the previous fiscal year; and,
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 Redevelopment Agency Annual Financial Report for the year ended June 30, 2010 (Audit) was released on December 30, 2010.

REDEVELOPMENT AGENCY OVERVIEW

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

In 1951, the Community Redevelopment Act was codified and renamed the Community Redevelopment Law (Health and Safety Code § 33000 et seq.). The City Council of the City of San Diego established the Redevelopment Agency of the City of San Diego in 1958. Although City Council members serve as the Board of Directors of the Redevelopment Agency, the Agency is a separate, legally constituted body that 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 Redevelopment Agency are provided by three separate and distinct organizations:

- Centre City Development Corporation (CCDC);
- City Redevelopment (A department of the City of San Diego);

- Southeastern Economic Development Corporation (SEDC).

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

Centre City Development Corporation (CCDC)

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

City Redevelopment

In 1958, the City Council established the Redevelopment Agency to implement redevelopment projects within the City of San Diego. The Redevelopment Department is responsible for the general administration of the Redevelopment Agency, coordinates budget and reporting requirements, and maintains the Agency's meeting docket and official records. The Redevelopment Department administers the following eleven (11) project areas:

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

Southeastern Economic Development Corporation (SEDC)

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

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, Redevelopment Department

1200 Third Avenue, 14th Floor

San Diego, CA 92101

(619) 236-6700

Website: www.sandiego.gov/redevelopment-agency/

Southeastern Economic Development Corporation

404 Euclid Avenue, Suite 221

San Diego, CA 92114

(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 (refer to Attachment 1). The State Controller's Report was filed electronically to the state utilizing audited 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 Housing and Community Development Report was filed electronically to the state utilizing audited financial information. Attachment 2 represents the information submitted electronically to the State.

FINANCIAL OVERVIEW

The Financial Overview is a summary of actual fiscal activities for the Agency as a whole. The State Controller’s Report has audited information on the financial activity of the Redevelopment Agency (refer to Attachment 1).

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. The amount listed is the maximum tax increment the Agency can receive for the referenced fiscal year. This information is based on the Statement of Indebtedness submitted to the County for each project area.

**CITY OF SAN DIEGO
REDEVELOPMENT AGENCY
STATEMENT OF INDEBTEDNESS (SOI)
FISCAL YEAR 2011
(UNAUDITED)**

ORGANIZATION	PROJECT AREA	SOI AMOUNT (Net Requirement)
CCDC	Centre City	904,667,464
CCDC	Horton Plaza	36,690,705
Redevelopment Department	Barrio Logan	38,558,751
Redevelopment Department	City Heights	222,656,226
Redevelopment Department	College Community	2,295,635
Redevelopment Department	College Grove	909,621
Redevelopment Department	Crossroads	19,803,980
Redevelopment Department	Grantville	66,251,065
Redevelopment Department	Linda Vista	8,274,426
Redevelopment Department	Naval Training Center	131,235,034
Redevelopment Department	North Bay	12,102,461
Redevelopment Department	North Park	103,642,245
Redevelopment Department	San Ysidro	41,091,867
SEDC	Central Imperial	84,722,757
SEDC	Gateway Center West	27,074,617
SEDC	Southcrest	63,687,898
SEDC	Mount Hope	19,293,088
TOTAL:		1,782,957,840

Required Payments for Existing Indebtedness

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

Tax Increment Property Tax Revenues

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

**CITY OF SAN DIEGO
REDEVELOPMENT AGENCY
TAX INCREMENT PROPERTY TAX REVENUE
FISCAL YEAR 2010**

ORGANIZATION	PROJECT AREA	GROSS TAX INCREMENT
CCDC	Centre City	121,270,998.75
CCDC	Horton Plaza	8,025,531.26
Redevelopment Department	Barrio Logan	651,771.21
Redevelopment Department	City Heights	11,651,843.13
Redevelopment Department	College Community	1,061,404.43
Redevelopment Department	College Grove	794,985.46
Redevelopment Department	Crossroads	3,512,691.43
Redevelopment Department	Grantville	1,345,679.30
Redevelopment Department	Linda Vista	108,255.00
Redevelopment Department	Naval Training Center	5,205,067.72
Redevelopment Department	North Bay	9,104,662.12
Redevelopment Department	North Park	7,250,527.91
Redevelopment Department	San Ysidro	5,153,324.71
SEDC	Central Imperial	2,100,261.63
SEDC	Gateway Center West	352,673.93
SEDC	Southcrest	1,427,046.94
SEDC	Mount Hope	1,994,992.60
TOTAL:		181,011,717.53

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. The taxing agency payments are reported by payments made to Local Education Agencies (“LEA’s), other governmental taxing agency payments, and the Supplemental Educational Revenue Augmentation Fund (“SERAF”)¹.

**CITY OF SAN DIEGO
REDEVELOPMENT AGENCY
TAXING AGENCY PAYMENTS
FISCAL YEAR 2010**

TAXING AGENCY PAYMENTS – SCHOOLS/COMMUNITY COLLEGE DISTRICTS (LEA’S):

San Diego Community College	2,956,544
San Diego Unified Schools	8,585,169
Lemon Grove School District	3,555
Grossmont Union High	3,549
Grossmont – Cuyamaca Community College	1,245
San Ysidro School District	331,384
County Office of Education	23,912
Southwestern Community College District	42,222
Sweetwater Union High School	169,233
Educational Revenue Augmentation Fund (H&S Code Section 33684)	
County of San Diego	1,773,491

TOTAL TAXING AGENCY PAYMENTS – SCHOOL COMMUNITY COLLEGE DISTRICTS:	13,890,340
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TAXING AGENCY PAYMENTS – OTHER:

City of San Diego	3,025,741
City Zoological Exhibits	74,869
County of San Diego	12,646,856
County Water Authority	23,826
Grossmont Healthcare District	1,504
MWD D/S Remainder of SDCWA	64,430
TOTAL TAXING AGENCY PAYMENTS – OTHER:	15,837,225

SUPPLEMENTAL EDUCATIONAL REVENUE AUGMENTATION FUND (SERAF):

County of San Diego	55,702,957
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TOTAL TAXING AGENCY PAYMENTS:	85,430,486
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¹ Assembly Bill 26x4.

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 are 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 the fiscal year are listed in Attachment 3.

Jobs Information

The California Redevelopment Association recently developed a statistical tool to estimate the number of construction jobs created by redevelopment projects (referred to the “Jobs Calculator Tool” or “Tool”). The Tool is based on a widely accepted economic computer model. The Agency utilized this tool to prepare many of the job creation estimates stated in this 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.” A description of the actions that were taken to alleviate blight is listed in the *Project Area Information* section.

LOW AND MODERATE HOUSING FUND

In 1976, the legislature imposed what is commonly referred to as the “20 Percent Set-Aside” that 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 2010 – Agency-Assisted Dwelling Units*				
	Very Low**	Low**	Moderate**	Total
Constructed	227	207	0	434
First Time Home Buyers	0	5	0	5
TOTAL:	227	212	0	439

* Restricted by Ordinance or Agreement (elderly and non-elderly)

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

PROJECT AREA INFORMATION

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

Barrio Logan Project Area

Redevelopment Department

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 ADOPTIONS 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 during the previous fiscal year:

- Eliminate Blight activities:

A CAL ReUSE "Brownfield" loan has been utilized for the environmental assessment of the Mercado del Barrio mixed-use project site.

The Agency approved an agreement with Urban Corps of San Diego County to rehabilitate and enhance the housing stock of low- and moderate-income residences, beautify public right-of-ways, and coordinate community clean-up events within the project area.

- Improve Public Infrastructure activities:

Staff continued discussions with the San Diego Community College District for the development of an educational facility to serve the Barrio Logan community.

- Increase Affordable Housing activities:

The Agency approved an Affordable Housing Agreement with Mercado CIC, L.P. for the Estrella del Mercado Apartments in Barrio Logan. The development will provide ninety-two (92) units of affordable multi-family housing. Funding was approved for the Disposition and Development Agreement (DDA) with Shea Mercado, LLC for the Mercado del Barrio Project and the Affordable Housing Agreement with Mercado CIC, L.P. for the Estrella del Mercado Apartments in Barrio Logan. This will result in the development of the Agency owned property consisting of a vacant 6.8 acre site.

Completion and occupancy of the La Entrada Family Apartments Project, an affordable eighty-five (85) unit multi-family residential development. The project replaced previously blighted properties with affordable housing.

Completion and occupancy of the Los Vientos Family Apartments Project, an affordable eighty-nine (89) unit multi-family residential development. The project replaced undeveloped property with affordable housing.

- *Economic Development activities:*

The Agency approved the DDA with Shea Mercado, LLC for the Mercado del Barrio Project. That includes a large commercial center that will create employment opportunities and serve the needs of the community.

A forgivable loan for the rehabilitation of the Barrio Logan Child Development Center is being negotiated and is anticipated to be completed during FY2011.

The Agency staff has continued to provide technical support for the Barrio Logan Community Plan Update process that is being prepared by the City of San Diego, City Planning & Community Investment Department.

- *Neighborhood Preservation activities:*

Agency staff performed an analysis on the inclusion of the Aztec Brewery historical artifacts into the Mercado del Barrio mixed-use development project.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the Agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” An estimated 225 jobs associated with redevelopment activities in the Project Area were created during Fiscal Year 2010. The projects supporting the construction and service jobs were the La Entrada Family Apartment, the Los Vientos Family Apartments, the rehabilitation of fourteen (14) residential units, and general community enhancement activities within the Project Area.

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 ADOPTIONS DATE	9/14/1992	EMINENT DOMAIN TIME LIMIT	11/3/2015
		TIME LIMIT TO USE TI TO REPAY DEBT	9/14/2043

Central Imperial - 2

COUNCIL DISTRICT	4	INCURRING DEBT FINAL DATE	12/10/2016
TIME LIMIT TO USE TI TO REPAY DEBT	12/10/2042	EMINENT DOMAIN TIME LIMIT	11/3/2015
REDEVELOPMENT PLAN TIME LIMIT	12/10/2027	PLAN ADOPTIONS DATE	12/10/1996

Central Imperial - 3

COUNCIL DISTRICT	4	INCURRING DEBT FINAL DATE	11/14/2020
TIME LIMIT TO USE TI TO REPAY DEBT	11/14/2046	EMINENT DOMAIN TIME LIMIT	11/3/2015
REDEVELOPMENT PLAN TIME LIMIT	11/14/2031	PLAN ADOPTIONS DATE	11/14/2000

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:

- Eliminate Blight activities:

The Agency negotiated an Exclusive Negotiating Agreement for Valencia Business Park on Agency-owned parcels located at Imperial Avenue and Stevens Way with St. Steven's Valencia Business Park, LLC. The project is anticipated to create at least seventy-two (72) full time jobs including at least thirty-seven (37) low- and moderate-income employees. The Developer estimates jobs to be created include ninety-two (92) construction jobs and 220 permanent jobs in a mixed-use commercial, retail and office, transit-oriented development. The Agency Board consideration on the project is scheduled in FY2011.

- Improve Public Infrastructure activities:

The City of San Diego received federal American Recovery and Reinvestment Act funding of \$315,000 for the 62nd Street Trolley and Bus station improvement plan. These funds will be leveraged with Metropolitan Transportation System and SANDAG funding to achieve additional ADA accessibility.

Completed the installation of a public mural at the station using national and local artists at the 62nd Street Trolley and Bus Station.

SEDC staff worked with the City of San Diego, Engineering and Capital Projects on the following projects:

- Prioritize Capital Improvement Program funds for the design of interchange improvements at State Route 94 and Euclid Avenue for the Caltrans Surface Transportation Improvement Program (STIP).

- Prioritize Capital Improvement Program funds to design right-of-way acquisition, and construction of missing infrastructure along Holly Drive utilizing Prop 1B and Development Impact Fees.
- Prioritize Capital Improvement Program funds for design of a streetscape including parkway, sidewalk and street trees along Market Street where infrastructure is now missing.
- Assisted with the coordination between the City of San Diego, Engineering and Capital Projects Department and City of San Diego, Storm Water Department to include street trees and storm water retention facilities for the 43rd Street Realignment Capital Improvement Project for the benefit of the project area.

Staff submitted comments on the Draft Environmental Impact Report for Caltrans High Occupancy Vehicle Lane and Bus Rapid Transit (BRT) Improvements on Interstate 805. Requested a redesign to include transit connection between the Orange Line of the San Diego Trolley and the proposed BRT, and received both Caltrans and SANDAG commitment to redesign the project based on the comments provided. This would connect Southeastern residents to two regional job centers using transit.

- *Increase Affordable Housing activities:*

The Agency approved an Owner Participation Agreement for rehabilitation of forty-nine (49) unit Vista Grande Apartments for forty-eight (48) units restricted to low- and very-low income families. The Owner received an award of Low Income Housing Tax Credits in June 2010 and the project commenced in November 2010.

Staff assisted with the approval of the development permit and entitlements for the Trolley Residential project a fifty-two (52) unit multi-family transit-oriented development for very low- and low-income families.

- *Economic Development activities:*

SEDC completed and the Agency adopted the Five Year Strategic Plan for all Southeastern Economic Development Corporation administered project areas.

The construction of a 24 Hour Fitness facility at the Imperial Marketplace commercial center pursuant to the Disposition and Development Agreement (DDA) with Pacific Development Partners was completed. The project will provide recreation and fitness facilities to the community and thirty (30) permanent jobs.

SEDC provided jobs for twenty (20) at-risk youth through the Hire-a-Youth Program. The summer employees conducted surveys and performed community service activities including graffiti removal.

- *Neighborhood Preservation activities:*

SEDC Board and the Agency approved the revised SEDC Multi-Family Guidelines.

The Agency funded an expanded Housing Enhancement Loan Program (HELP) for single family homeowners to rehabilitate their properties and three (3) homes were completed.

The Agency funded the Lead Safe Program to remediate lead hazards in low-income rental housing and initiated testing on six (6) homes.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the Agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” An estimated 185 jobs associated with redevelopment activities in the Project Area were created during Fiscal Year 2010. Thirty (30) permanent jobs were created by the opening of the 24 Hour Fitness facility at Imperial Marketplace, several at-risk temporary youth jobs were created through the Hire-A-Youth program, as well as retail and office jobs associated with Imperial Marketplace and Market Creek Plaza. There were also construction jobs created at the Old Globe storage and stage setting construction facility.

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
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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:

- Eliminate Blight activities:

The Downtown Community Plan calls for adding significant acres of new open space to the existing seventy-five (75) plus acres. One parcel for the St. Joseph's Park has been acquired consisting of an additional .16 acres. The goal is to have public open space within a 5- to 10-minute walking distance of every downtown resident.

The Agency, City, MTS, Downtown Partnership and other stakeholders have worked to develop the C Street Master Plan. The purpose of the C Street Master Plan is to create an overall vision for the revitalization of C Street. A component of the C Street Master Plan is the C Street safety enhancement that is anticipated to be completed in FY2011.

Completed the design of the Interim Leash Free Dog park and is ready for construction. This interim park is a 16,500 square feet park that includes separate areas for small and large dogs, seating and tables, shade opportunities, public art, lighting and a combination style water fountain for people and dogs.

- Improve Public Infrastructure activities:

The ongoing construction of the \$26.8 million Harbor Drive Pedestrian bridge is anticipated to be completed in FY2011. Contract for the construction was awarded to Reyes Construction. In addition, the bridge will link East Village and the Convention Center across Harbor Drive. The

bridge will provide safe pedestrian crossing over Harbor Drive and existing train and trolley tracks, and will enable Harbor Drive to be reopened to vehicular traffic at Park Boulevard.

Two (2) fire station projects are underway. The rehabilitation of Fire Station 1 in the Core District was completed. The final design of the Bayside Fire Station in Little Italy is anticipated to be completed in FY2012.

The Seventh and Market site, a 55,000 square feet block, owned by the Agency has been partially remediated.

Completed the Date Street Storm Drain improvements along India and California Streets.

Noise and safety at rail crossings have become significant topics within the project area. The Downtown Quiet Zone, an estimated \$20.6 million project will eliminate the requirement for train whistles at twelve intersections in Downtown. Construction is scheduled to start Fall 2010 with a completion date around January 2012.

The Little Italy public improvements and the I-5 Bridge street lights Date street storm drain are ready to bid. The areawide sidewalk assessments is currently in process.

The design of the West Broadway Phase 1A of the North Embarcadero Visionary Plan ("NEVP") will be completed June 2011 and Phase 1B design will be completed June 2011. The Phase I has yet to be approved by the California Coastal Commission. The NEVP will transform downtown San Diego's western waterfront into a green esplanade with open and covered walkways, plaza spaces and art/memorial areas. The project will be built in phases.

Six (6) areawide traffic signals were completed. They are located at Front & Cedar, Market & Third, Market & Ninth, Market & Union, Park & Island and Park & J.

The purchase of new technology parking meters was approved and installation is anticipated in FY2011.

- Increase Affordable Housing activities:

Completed the construction of 1050 B Street development project, a 9 story 229 unit apartment building of which 226 units are affordable housing. This projects features 239,479 square feet of residential and 17,011 square feet of retail/commercial.

The construction of the expansion of the Cortez Hill Family Center is almost complete. It is scheduled to be completed in FY2012. The expansion includes a three-story addition to the existing building to provide a connection between the new and existing buildings and a new two-story structure which will contain a kitchen, dining room, staff offices, conference rooms, children's play areas and public street improvements.

The Cedar Gateway apartments, a 6-story sixty-five (65) unit apartment building that has twenty-three (23) affordable units, is anticipated to be completed November 2011. This project features 54,385 square feet of residential and 4,362 square feet of retail/commercial.

The 15th & Commercial apartments, a 12-story 139 units apartment building has sixty-five (65) affordable units and is anticipated to be completed November 2011.

The Disposition and Development Agreement (DDA) was approved for the Ninth & Broadway apartments, a 17-story 248 affordable units project. The site area is 25,000 square feet with 5,774 square feet of retail/commercial.

The Exclusive Negotiation Agreement (ENA) was approved for two (2) projects, a permanent Homeless Center providing a homeless service center and housing facility and the Fourth and Beech apartments consisting of 100 affordable units.

Completed the Parkside development, a seventy-seven (77) unit apartment building of which seventy-six (76) units are affordable. This mixed-use project will have 76,006 square feet of residential and 13,205 square feet of retail/commercial space.

- Economic Development activities:

The Hotel Indigo was completed, a 210 room hotel with 13,205 commercial square feet.

The Strata was completed, a new residential market rate development, consisting of 229 units, is a brand new apartment building in East Village.

The Q was completed, a new residential market rate development, consisting of twenty-six (26) units, is a brand new apartment complex in Little Italy.

- Neighborhood Preservation activities:

The façade improvement program is an ongoing project to assist the the quality of life in downtown San Diego. The program is designed to assist property and business owners with rehabilitating their commercial facades.

Opportunities to redevelop the historic chapel in the Cedar Gateway project are underway. The restored chapel is anticipated to have 4,362 square feet of retail/commercial space once completed.

The Education task force is evaluating existing downtown educational opportunities and discussing possibilities for future schools and programs to support the growing downtown student population. This TaskForce was formed to improve the quality of life for current and future residents, workers, and visitors to downtown San Diego.

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.” An estimated 917 construction jobs and 220 ongoing jobs associated with redevelopment activities in the Project Area were created during Fiscal Year 2010. The projects supporting the primarily construction jobs were Hotel Indigo, Strata apartments, the Q apartments, 1050 B low and moderate apartments, Fire Station 1 rehabilitation, Cortez Hill Family Center Phase II, 7th and Market environmental public improvements, and 6 area-wide traffic signals.

City Heights Project Area

Redevelopment Department

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 ADOPTIONS 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:

- Eliminate Blight activities:

Environmental remediation was performed at 4332 University Avenue. The site was remediated for the City Heights Square Residential and Retail project. The site contained petroleum hydrocarbons released from a former gas station located on the property.

The developer started construction on the City Heights Square Residential and Retail project located at the corner of University Avenue and Fairmount Avenue. The project includes ninety-two (92) residential units, 20,500 square feet of retail space, and two (2) levels of subterranean parking. The Agency disposed of two (2) parcels at 4332 University Avenue to the City Heights Square Realty for the development of the project.

Agency staff worked on the sale of Tax Allocation Bonds for housing and non-housing uses for the benefit of the project area with an anticipated completion and issuance in FY2011.

The Agency funded one (1) Code Enforcement position in the City of San Diego, Neighborhood Code Compliance Department for proactive code enforcement services in the project area to address vacant foreclosed properties and other code related issues that contributed to blight.

Agency staff worked with the City of San Diego on a SANDAG Smart Growth Grant for the I-15 Corridor Study.

- Improve Public Infrastructure activities:

Commenced discussions with the Project Area Committee to identify and prioritize public improvements in the project area.

Agency staff worked with the City of San Diego, Engineering and Capital Projects Department to complete the General Development Plan for the City Heights Square Mini Park.

- Increase Affordable Housing activities:

Entered into an Owner Participation Agreement with City Heights Community Development Corporation to contribute up to \$3,015,000 for the development of the Fairmount 26 project.

Provided funding for the Housing Enhancement Loan Program. The program provides forgivable loans up to \$30,000 for qualified homeowners to improve interior and exterior

conditions of homes within the project area. Seven (7) homes were completed during the fiscal year.

Provided funding for the Home in the Heights program administered by Community Housing Works. The program provides forgivable loans up to \$30,000 to first time homebuyers within the project area.

- Economic Development activities:

The Agency provided funding to enhance thirty-five (35) homes and beautify the public right-of-ways through the Community Enhancement Program. The program includes exterior home improvements for qualified properties, community improvements including graffiti abatement, canyon restoration, and beautification of public right-of-ways.

The Agency approved a Storefront Improvement Program for businesses within the project area.

- Neighborhood Preservation activities:

Agency staff is in discussions with the owner of the Silverado Ballroom property regarding historic rehabilitation and restoration of the building to alleviate public blight and preservation of a historical asset.

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.” An estimated 228 jobs associated with redevelopment activities in the Project Area were created during Fiscal Year 2010. The projects supporting the primarily construction jobs were the City Heights Square Residential and Retail Project, the rehabilitation of seven (7) single family homes, general community and home improvements, and code enforcement efforts in the Project Area.

College Community Project Area

Redevelopment Department

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 ADOPTIONS 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:

- Eliminate Blight activities:

Agency staff assisted the developer on the Lindo Paseo student resident dormitory project by providing guidance on the entitlement process for 193 new units.

The Agency commenced an analysis on the effect of property acquisitions by San Diego State University and its direct impact on tax increment revenue generation within the project area.

- Increase Affordable Housing activities:

The Agency is involved in ongoing discussions to identify potential assistance with an affordable student housing project.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the Agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” There were no jobs created in the fiscal year directly associated with redevelopment activities in the Project Area.

College Grove Project Area

Redevelopment Department

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 ADOPTIONS 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:

- Improve Public Infrastructure activities:

Agency staff worked with the City of San Diego, Engineering and Capital Projects Department to evaluate sidewalks and streetlights along College Avenue and College Grove Drive to improve pedestrian safety and mobility.

- Increase Affordable Housing activities:

The Agency provided funding for rehabilitation of the Village Green Apartments to preserve, enhance and upgrade ninety-four (94) multi-family rental housing units adjacent to the project area (refer to the Crossroads project area for additional details).

The Agency provided funding for Housing Enhancement Loan Program (HELP) for seven (7) low- to moderate-income (up to 100% AMI) owners to make interior and/or exterior improvements to their property.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the Agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” An estimated 1 job associated with Housing Enhancement Loan Program in the Project Area was created during Fiscal Year 2010. The program assisted seven (7) low- to moderate-income homeowners in making interior and exterior home improvements during FY 2010.

Crossroads Project Area

Redevelopment Department

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 ADOPTIONS 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:

- Eliminate Blight activities:

The Agency funded one (1) Code Enforcement position in the City of San Diego, Neighborhood Code Compliance Department for proactive code enforcement services in the project area to address vacant foreclosed properties and other code related issues that contributed to blight.

The Agency established and provided funding for a Storefront Improvement Program to maintain and preserve existing commercial and retail establishments within the project area.

Agency staff worked on the sale of Tax Allocation Bonds for housing and non-housing uses for the benefit of the project area with an anticipated completion and issuance in FY2011.

The Agency terminated the Disposition and Development Agreement (DDA) with CentrePoint LLC for the CentrePoint Project, which included recording affordability covenants for two (2) dwelling units on site and revised the adopted Replacement Housing Plan.

Agency staff worked with the City of San Diego, City Planning & Community Investment Department for the Community Plan Amendment and other related documents for the Chollas Triangle as part of a SANDAG Smart Growth Grant.

- Improve Public Infrastructure activities:

Provided funding and completed the installation of twenty-nine (29) new streetlights along University Avenue from 54th Street to 68th Street to improve public safety and vehicular traffic.

The Agency approved submittal of an application to the California Infrastructure and Economic Development Bank for a \$2,000,000 loan to construct a multi-purpose building in North Chollas Community Park. In addition, the Agency provided funding for the project.

The Agency provided funding to install two (2) traffic signals along College Avenue at Adams Avenue and Rosa Street to improve pedestrian safety and mobility.

Agency staff worked with the City of San Diego, Engineering and Capital Projects to evaluate sidewalks and streetlights within the Chollas Creek Neighborhood in order to improve pedestrian safety and mobility.

- Increase Affordable Housing activities:

The Agency provided funding for rehabilitation of the Village Green Apartments to preserve, enhance and upgrade ninety-four (94) multi-family rental housing units within the project area. The project is anticipated to be completed in FY2011.

The Agency provided funding for the Housing Enhancement Loan Program (HELP) for seven (7) low- to moderate-income (up to 100% AMI) owners to make interior and/or exterior improvements to their property.

- Economic Development activities:

The Agency established and provided funding for a Storefront Improvement Program to maintain and preserve existing commercial and retail establishments within the project area.

The Agency worked with the City of San Diego, Economic Development Division to expand the Enterprise Zone within the project area.

Agency staff attended monthly Business Improvement District meetings and events to identify economic development activities.

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.” An estimated 63 jobs associated with redevelopment activities in the Project Area were created during Fiscal Year 2010. The projects supporting the primarily construction jobs were Village Green Apartments, the installation of street lights along University Avenue, code enforcement activities, and the Housing Enhancement Loan Program.

Gateway Center West Project Area

Southeastern Economic Development Corporation

General Information:

PROJECT AREA SIZE (ACRES)	59	REDEVELOPMENT PLAN TIME LIMIT	11/17/2019
COUNCIL DISTRICT	4	INCURRING DEBT FINAL DATE	1/1/2004
PLAN ADOPTIONS DATE	11/17/1976	EMINENT DOMAIN TIME LIMIT	EXPIRED
		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:

- *Eliminate Blight activities:*

The Agency negotiated a Disposition and Development Agreement (DDA) for an in-fill industrial development project at 33rd and E Street. Staff has initiated the California Environmental Quality Act (CEQA) review process. The Agency Board consideration is scheduled in FY2011.

- *Improve Public Infrastructure activities:*

SEDC Board approved a lease for a community garden by Project New Village, a non-profit, dedicated to improving health and fighting obesity. The garden is located on three vacant Agency-owned parcels on Market Street, and is scheduled for Agency Board consideration in December 2010.

- *Economic Development activities:*

SEDC completed and the Agency adopted the Five Year Strategic Plan for all Southeastern Economic Development Corporation administered project areas.

SEDC provided jobs for twenty (20) at-risk youth through the Hire-a-Youth Program. The summer employees conducted surveys and performed community service activities including graffiti removal.

- *Neighborhood Preservation activities:*

The SEDC Board and the Agency approved the revised SEDC Multi-Family Guidelines.

The Agency funded the Lead Safe Program to remediate lead hazards in low-income rental housing and initiated testing on six (6) homes.

- *Increase Affordable Housing activities:*

Continued to collaborate with funding partners, including Centre City Development Corporation and the San Diego Housing Commission, to close the funding gap for a large affordable housing and mixed use transit oriented catalyst project known as Com 22, developer Bridge Housing, located in Greater Logan Heights. The infrastructure for the project is funded by Proposition 8 funds, and the start of construction is scheduled for FY2011. The financing and construction of

seventy (70) units of affordable senior housing and a daycare facility is scheduled for Agency consideration in FY2011.

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.” An estimated 73 jobs associated with redevelopment activities in the Project Area were created during Fiscal Year 2010. The jobs, including the temporary at-risk youth hired through the Hire-A-Youth program, supported the primarily industrial and office facilities located in the Gateway Center West Business Park.

Grantville

Redevelopment Department

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 ADOPTIONS DATE	5/17/2005	EMINENT DOMAIN TIME LIMIT	5/17/2017
		TIME LIMIT TO USE TI TO REPAY DEBT	5/17/2050

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:

- Eliminate Blight activities:

Agency staff has been working with City of San Diego, City Planning & Community Investment Department and the Grantville Stakeholders Committee (“GSC”) on a Community Plan Amendment (zoning and land use update) for the Sub-Area A portion of the project area. A decision on a Community Plan Amendment alternative is scheduled for FY2011.

Agency staff has been working with City of San Diego, City Planning & Community Investment Department, GSC, and traffic consultants to address traffic improvements needed to address the increased development and land use densities within Sub-Area A.

Agency staff has been working with City of San Diego, City Planning & Community Investment Department and the Stakeholders Committee to determine the park and recreational requirements for increased development and land use densities within Sub-Area A.

Agency staff has been working with City of San Diego, City Planning & Community Investment Department on upgraded streetscapes and designs to improvement pedestrian, bicycle and public transportation within the project area.

- Improve Public Infrastructure activities:

Agency staff has been working with Community Planning and the Stakeholders Committee on additional traffic lanes on southbound Mission Gorge Road to reduce traffic congestion and blighting conditions.

Agency staff has contracted with environmental/engineering consultants to design flood channel improvements to Alvarado Creek to address long-term development requirements and interim flood control measures and environmental improvements.

- Increase Affordable Housing activities:

Agency staff has funded the Housing Enhancement Loan Program (HELP) for Grantville to offer loans to preserve, increase and rehabilitate the supply of affordable housing. Six (6) projects have been approved with two (2) completed, two (2) funded, and two (2) finalizing the application process.

Agency staff has implemented the Affordable Housing Cooperation Agreement with the County of San Diego by establishing an account for future affordable housing projects in coordination between the Agency and County of San Diego.

- *Economic Development activities:*

The Agency has worked with City of San Diego, Economic Development to expand the Enterprise Zone within the Project Area by adding approximately 100 acres to the zone.

Agency staff has been working with the City of San Diego, Economic Development Division to establish an Agency funded storefront improvement program (SIP) for the project area.

Agency staff is working with In-N-Out Burger to develop a new restaurant on the blighted corner of Mission Gorge and Friar Road. The restaurant is proceeding with design drawings to initiate the entitlement process.

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.” An estimated 4 jobs in the Project Area associated with redevelopment activities were created during Fiscal Year 2010. The projects supporting the jobs created include the Housing Enhancement Loan Program (HELP) that completed three (3) home enhancements out of 6 applications, and the feasibility/traffic studies for lane improvements at the intersection of Mission Gorge and Interstate 8.

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 ADOPTIONS 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:

- *Eliminate Blight activities:*

Assisted in the funding for the design of the C Street Master Plan and public infrastructure in the Centre City project area. No construction timeline has been established. The C Street Master Plan is a revitalization of C Street along 16 blocks starting from India Street to Park Boulevard. The master design work is in process. The C Street safety enhancement is anticipated to be completed in FY2011.

- *Improve Public Infrastructure activities:*

Assisted in the funding for the design and construction of the 19,000 square feet Bayside Fire Station. Preliminary planning for this station will include three apparatus bays to house engine, truck, medic and other fire-rescue vehicles. The final design will be completed in FY2012.

The design of the Lyceum Theatre lobby and restroom renovation is underway with an estimated completion date in FY2011. The Lyceum Theatre is a two-level subterranean structure and each level has a lobby and two restrooms. Proposed renovations include 14,000 square feet of common areas along with a 1,500 square feet outside subterranean entrance.

- *Increase Affordable Housing activities:*

Funded the Transitional Senior Housing which provided funding for thirty-seven (37) vouchers for homeless seniors to rent rooms and housing facilities.

- *Economic Development activities:*

The review of Westfield's improvement to the Horton Plaza Retail Center is in process. The improvement is to parcel 4, the Robinson's-May location located adjacent to the Historic Horton Plaza Park.

- *Neighborhood Preservation activities:*

The review of Westfield's improvement to the Horton Plaza Retail Center is in process. The improvement is to parcel 4, the Robinson's-May location on the fourth floor of the theater. In addition, the Agency is reviewing the redevelopment of the Historic Horton Plaza 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.” An estimated 43 construction jobs associated with redevelopment activities in the Project Area were created during Fiscal Year 2010. The project supporting the primarily construction jobs was the Balboa Theatre 4th Floor Build-out.

Linda Vista Project Area

Redevelopment Department

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 ADOPTIONS 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:

- Eliminate Blight activities:

The Agency approved an Exclusive Negotiation Agreement with MRW Development Company LLC for the rehabilitation and redevelopment of Agency-owned properties.

Painted and repaired the Agency-owned structure to preserve the structure of the building and to alleviate blighting conditions.

- Increase Affordable Housing activities:

Providing funding to the Housing Enhancement Loan Program (HELP) for six (6) projects benefitting low-income Linda Vista homeowners.

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.” There were no jobs created in the fiscal year directly associated with redevelopment activities in the Project Area.

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	ELIMINATED
PLAN ADOPTIONS DATE	11/22/1982	EMINENT DOMAIN TIME LIMIT	EXPIRED
		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:

- *Eliminate Blight activities:*

The Agency assisted community residents and potential businesses with access to various business assistance programs for Façade Improvement Grants, Enterprise Zone Program, and Revolving Loan Fund program.

- *Improve Public Infrastructure activities:*

The Agency provided funding and leveraged additional funding sources for streetlights and median improvemetns along Market Street. The project will calm traffic and make the neighborhoods for both vehicles and pedestrians safer. Constructing is scheduled to be completed in FY2011.

- *Increase Affordable Housing activities:*

The Agency entered into an Owner Participation Agreement for rehabilitation of forty-nine (49) units for the Vista Grande Apartments to provide forty-eight (48) restricted units to low- and very- low income families. The property owner was awarded Low Income Housing Tax Credits and the project commenced in November 2010.

- *Economic Development activities:*

SEDC completed and the Agency adopted the Five Year Strategic Plan for all Southeastern Economic Development Corporation administered project areas.

SEDC provided jobs for twenty (20) at-risk youth through the Hire-a-Youth Program. The summer employees conducted surveys and performed community service activities including grafitti removal.

- *Neighborhood Preservation activities:*

The SEDC Board and the Agency approved the revised SEDC Multi-Family Guildelines.

The Agency funded an expanded Housing Enhancement Loan Program (HELP) for single family homeowners to rehabilitate their properties and three (3) homes were completed.

The Agency funded the Lead Safe Program to remediate lead hazards in low-income rental housing and initiated testing on six (6) homes.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the Agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” An estimated 215 jobs associated with redevelopment activities in the Project Area were created during Fiscal Year 2010. The jobs, including the temporary at-risk youth hired through the Hire-A-Youth program, supported the retail, office, and manufacturing facilities located in the Gateway Center East Business Park, such as Costco, DHL, Family Health Center, and Commercial Press.

Naval Training Center Project Area

Redevelopment Department

General Information:

PROJECT AREA SIZE (ACRES)	504	REDEVELOPMENT PLAN TIME LIMIT	6/30/2035
COUNCIL DISTRICT	2	INCURRING DEBT FINAL DATE	6/30/2024
PLAN ADOPTIONS DATE	5/13/1997	EMINENT DOMAIN TIME LIMIT	5/13/2016
		TIME LIMIT TO USE TI TO REPAY DEBT	6/30/2050

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:

- *Eliminate Blight activities:*

Agency staff worked on the sale of Tax Allocation Bonds for housing and non-housing uses for the benefit of the project area with an anticipated completion and issuance in FY2011.

The Master Developer for the project area completed and opened NTC Park Phase 2 to the public.

The Public Safety Training Institute Joint Power Authority (JPA) continued development plans and entitlements for the Camp Nimitz facility.

The Regional Water Quality Control Board and United States Navy continued negotiations regarding environmental remediation and conveyance of the NTC Boat Channel to the City of San Diego.

- *Increase Affordable Housing activities:*

The Agency provided approximately \$2.9 million of funding to the Verbena Family Apartments projects in the San Ysidro project area (refer to the San Ysidro project area for additional details).

The Agency provided approximately \$2.6 million of funding to the El Pedregal Family Apartments project in San Ysidro project area (refer to the San Ysidro project area for additional details).

- *Neighborhood Preservation activities:*

The Agency continued to provide funding for a grant to the NTC Foundation, which leverages the grant with additional resources for the rehabilitation of historic buildings in the Civic, Arts and Cultural Center 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.” An estimated forty-two (42) construction jobs associated with redevelopment activities were created during the Fiscal Year 2010. The projects supporting the jobs included tenant improvements of the historic former Officer’s Club (now Corvette Diner), and a tenant in the former Enlisted Club now a bakery café. Tenant improvements for a newly constructed office building also contributed to the construction job creation.

North Bay Project Area

Redevelopment Department

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 ADOPTIONS 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:

- *Eliminate Blight activities:*

Agency staff worked on the sale of Tax Allocation Bonds for housing and non-housing uses for the benefit of the project area with an anticipated completion and issuance in FY2011.

Continued efforts to rehabilitate and complete new construction of the PeninsulaYMCA multi-use gymnasium for the YMCA Peninsula Branch Site Improvements.

Completed the Urban Corps LEED Recycling Education Center and Roof Garden project to replace the Urban Corps current facility with a rehabilitated office building, a LEED Certified Recycling Education Center, auditorium, roof garden, and other auxiliary buildings.

- *Improve Public Infrastructure activities:*

Agency staff worked with City of San Diego, City Planning & Community Investment Department for the Five Points Pedestrian Improvements project to coordinate design and construction.

Agency staff worked with City of San Diego, City Planning & Community Investment Department for the Washington Street Median Improvements project to coordinate design and construction.

Agency staff partnered with a developer to design and construct the Clairemont Drive Median Improvements project. The project is in design and will commence when adjacent property improvements are initiated.

Agency staff worked with City of San Diego, City Planning & Community Investment Department to design the Voltaire Street Bridge Retrofit. Staff is awaiting potential State of California funding for the construction of the project.

Agency staff worked with City of San Diego, City Planning & Community Investment Department on additional Public Improvement Projects to identify priority projects and construction cost estimates.

- Increase Affordable Housing activities:

The Stella at Five Points Project, an eighty-five (85) unit multi-family housing project, is under construction. The development has encountered construction delays and is currently in receivership. No funds associated with the Owner Participation Agreement have been disbursed.

The Agency provided funding to Veterans Village of San Diego for Phase III construction project, which includes an additional ninety-six (96) transitional housing beds for former homeless veterans. The construction is scheduled to be completed in FY2011.

Agency staff have started negotiations on an Owner Participation Agreement for the Mission Apartment project. The project will provide eighty-five (85) units of affordable housing at the corner of Washington Street and Hancock Street on a blighted 1.5 acre site. Agency board consideration for this project is anticipated in FY2011.

- Economic Development activities:

The Agency is providing technical assistance and support on the Midway Pacific Highway Corridor/Old San Diego Community Plan Update being prepared by the City of San Diego, City Planning & Community Investment Department.

The Agency is providing technical assistance and support on the Uptown Community Plan Update being prepared by the City of San Diego, City Planning & Community Investment Department.

The Agency assisted Uptown Partnership, Inc. in completing the draft of the Five Points Traffic circulation Study. The study was submitted to the City of San Diego, Engineering and Capital Projects Department for review.

The Agency approved a façade improvement program for the entire project area. Draft guidelines and supporting documentation for the proposed program have been completed and are under review.

- Neighborhood Preservation activities:

The Agency assisted with the creation of the Banner District within the Morena Boulevard business district.

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.” An estimated 171 construction jobs associated with redevelopment activities in the Project Area were created during Fiscal Year 2010. The projects supporting the jobs creation were the Veterans Village of San Diego, the Urban Corps Recycling Center, and the YMCA Gymnasium.

North Park Project Area

Redevelopment Department

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 ADOPTIONS 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:

- Eliminate Blight activities:

The Agency sold \$13.9 million of tax-exempt Tax Allocation Bonds for non-housing uses for the benefit of the project area issued on July 16, 2009.

The design of tenant improvements was prepared for Agency owned commercial space that includes a community room and police storefront at 4332 30th Street.

The Agency provided funding for the rehabilitation of the historic North Park Theatre at 2981 University Avenue. The project began in March 2010 and includes the remediation of the existing HVAC system and other related improvements, historic restoration of two (2) theatre marquees, and installation of security gates to address homeless issues. Completion is scheduled for FY2011.

- Improve Public Infrastructure activities:

Installed security cameras and additional signage at the Agency owned, North Park Parking Garage at 3829 29th Street to make the garage easier to locate and safer to use for residents, employees, and patrons of local businesses.

Allocated funding for the design of street improvements next to a proposed mini-park at 29th Street and North Park Way.

- Increase Affordable Housing activities:

The construction of the North Park Inn project for seventeen (17) units at 2625 University Avenue was started in August 2009 to provide permanent supportive rental housing for formerly homeless men with a dual diagnosis of substance abuse and mental illness.

Completed the site clearance for the Florida Street Apartment project to prepare for the construction of eighty-two (82) units of affordable rental housing for low-income families at 3783-3825 Florida Street.

The Agency established a Housing Enhancement Loan Program (HELP) to provide forgivable housing enhancement loans for owner-occupants of one- and two- unit properties in greater North Park whose gross household income is no more than 100% of the Area Median Income.

The HELP program completed eight (8) projects and two (2) are under construction with an anticipated completion during FY2011.

Agency staff worked on the sale of Tax Allocation Bonds for housing uses for the benefit of the project area with an anticipated completion and issuance in FY2011.

- *Economic Development activities:*

A \$4 million rehabilitation project for the historic Lafayette Hotel began in April 2010 to promote viability of the hotel and retain more than fifty (50) jobs. The hotel is located at 2223 El Cajon Boulevard, San Diego, CA 92104.

- *Neighborhood Preservation activities:*

An enhanced Storefront Improvement Program was established to provide eligible business applicants with assistance for facade and sign renovations within the project area business corridor.

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.” An estimated 32 construction jobs associated with redevelopment activities in the Project Area were created during Fiscal Year 2010. The projects supporting the jobs were the rehabilitation of the North Park Inn at 2625 University Avenue, the rehabilitation of the North Park Theatre, the rehabilitation of the Lafayette Hotel and site clearance and home rehabilitation projects.

San Ysidro Project Area

Redevelopment Department

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 ADOPTIONS 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:

- Eliminate Blight activities:

Agency staff worked on the sale of Tax Allocation Bonds for housing and non-housing uses for the benefit of the project area with an anticipated completion and issuance in FY2011.

The Agency initiated revisions of the blight study, environmental study, and other related documents associated with the proposed San Ysidro Redevelopment Plan amendment for extending the Agency's eminent domain authority for twelve (12) years.

- Improve Public Infrastructure activities:

Completed the San Ysidro Street Light project for the installation of twenty-nine (29) pole light attachments, sixteen (16) cobra lights, and twenty-one (21) decorative lights to improve both visibility and overall public safety within the project area.

Initiated the design and planning for public improvements along Camino de la Plaza between the I-5 off ramp and Virginia Avenue. The project will include the installation of new sidewalks, curbs, and gutters. The project shall also provide for an additional westbound lane to facilitate traffic circulation.

The Agency entered into an agreement with an architectural firm to undertake a site assessment of two (2) potential library sites within the project area.

Approval was received from the San Ysidro Project Area Committee for the installation of traffic signals at the intersection of West San Ysidro Boulevard and Averil Road, and Beyer Boulevard and Smythe Avenue. Agency consideration for this action is anticipated in FY2011.

The Agency entered into an agreement with an engineering firm to prepare cost estimates for various public improvements within the project area to improve public infrastructure within the project area.

- Increase Affordable Housing activities:

Completed construction of the El Pedregal Family Apartments, a forty-five (45) unit affordable housing project on approximately 2.2-acres located at the northeast corner of West San Ysidro Boulevard and Averil Street. The residential units are rent restricted for households earning

between 30% to 60% of the area median income. The total project cost was approximately \$18.4 million, of which the Agency provided \$4.6 million in residual receipt loans.

Construction began on the Verbena Family Apartments, an eighty (80) unit affordable housing project on approximately 6.8-acres located at 3774 Beyer Boulevard. The residential rental units shall be made available for households earning between 30% to 60% of the area median income. The total project cost is estimated at \$29 million, of which the Agency provided \$6.9 million in residual receipt loans.

- *Economic Development activities:*

Completed the draft of 7th Implementation Agreement with International Gateway Associates East, LLC to provide for the transfer of development rights and obligations of the Disposition and Development Agreement to Shamrock/Las Americas Venture I, LLC for the Las Americas East Parcels (Parcel D, Parcel F, and Property) The East Parcels are vacant and encompass a total of 8.0-acres just east of the existing shopping center. Agency consideration for this action is anticipated in FY2011.

Approved a Third Amendment to the Agreement with the San Ysidro Business Association (SYBA), which extended the term of the Agreement for one year to complete the scope of work. The SYBA assists the Agency in identifying needed public improvements, coordinating a year round street banner program and utility box art program, and implementing other economic revitalization related programs and activities.

The Agency approved the Storefront Improvement Program to provide eligible business applicants with assistance for facade and sign renovations within the project area.

The Agency provided funding for the Housing Enhancement Loan Program (HELP) to provide forgivable housing enhancement loans for low-income households. The HELP program completed three (3) homes and three (3) homes are under construction, and three (3) homes are going through the approval process with anticipated completion during FY2011.

- *Neighborhood Preservation activities:*

Approved an agreement with Casa Familiar, a local non-profit, to assist the Agency in facilitating community outreach efforts, identifying new affordable housing opportunities, identifying neighborhood infrastructure needs, facilitating community clean-ups, and implementing other affordable housing and revitalization activities.

Approved an agreement with Urban Corps, a local non-profit, to assist the Agency in enhancing the housing stock, beautifying public right-of-ways, and coordinating community clean up events to alleviate blighting conditions with 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.” An estimated 205 construction jobs associated with redevelopment activities were generated during Fiscal Year 2010. The construction jobs generated were as a result of the development of the 80-unit Verbena Family Apartments (under construction), and the 45-unit El Pedregal Family Apartments (completed).

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	ELIMINATED
PLAN ADOPTIONS DATE	4/14/1986	EMINENT DOMAIN TIME LIMIT	EXPIRED
		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:

- Eliminate Blight activities:

Installed three (3) colorful public murals by local and international artists, in areas that have historically been used for heavy illegal graffiti by utilizing \$20,000 in graffiti abatement funds.

- Improve Public Infrastructure activities:

Completed the public design approval process for the Southcrest Trails Park and selected the artist for the public art component as part of the investment in a linear park along Chollas Creek.

The Agency funded the installation of seventy-three (73) mid-block light within the project area to improve neighborhood safety. Staff is working with the City of San Diego, Engineering and Capital Projects department to design and initiate the construction bid process.

SEDC staff identified funding and completed conceptual design for a "Green Alley" pilot project on four blocks of unpaved alleyway along residential homes and Cesar Chavez Elementary School, and the adjacent Southcrest Trails Linear Park.

- Increase Affordable Housing activities:

The Agency completed the Mayberry Townhomes rehabilitation project and preservation of sixty-nine (69) townhomes for very-low, low- and moderate-income tenants housing.

Negotiated under Exclusive Negotiating Agreement with Urban Link a Disposition and Development Agreement for six (6) units of affordable and sustainable single family in-fill housing on vacant small parcels adjacent to Cesar Chavez Elementary School, which is projected to be presented for approval by the Agency Board in FY2011.

- Economic Development activities:

SEDC completed and the Agency adopted the Five Year Strategic Plan for all Southeastern Economic Development Corporation administered project areas.

SEDC provided jobs for twenty (20) at-risk youth through the Hire-a-Youth Program. The summer employees conducted surveys and performed community service activities including graffiti removal.

- Neighborhood Preservation activities:

In partnership with the Urban Corps of San Diego County, a new program was developed for neighborhood revitalization called "Green Today." This program leverages funds from a variety of sources, such as Housing Enhancement Loan Program (HELP), Lead Safe San Diego, and the Weatherization, Energy Efficiency and Residential Rehab Program (WEER) to give energy retrofits and exterior facelifts on single family residences and to plant trees and gardens in public rightofways and medians within the project area. Program works in partnership with volunteers and Urban Corp employees who generally are formerly at-risk youth.

SEDC Board and the Agency approved the revised SEDC Multi-Family Guidelines.

The Agency funded an expanded Housing Enhancement Loan Program (HELP) for single family homeowners to rehabilitate their properties and three (3) homes were completed.

The Agency funded the Lead Safe Program to remediate lead hazards in low-income rental housing and initiated testing on six (6) homes.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the Agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." An estimated 117 jobs associated with redevelopment activities in the Project Area were created during Fiscal Year 2010. The jobs, including the temporary at-risk youth hired through the Hire-A-Youth program, supported the primarily retail facilities located in the Southcrest Park Plaza such as Northgate Gonzalez Market, CVS Pharmacy, Giant Pizza King, Auto Zone, Cricket Communications, and Jack-in-the-Box. The jobs also supported service and office businesses located in the Southcrest Park Plaza.

ANNUAL FINANCIAL AUDIT REPORT

The Redevelopment Agency of the City of San Diego, Annual Financial Report for fiscal year ending June 30, 2010 (Audit) was released and issued on December 30, 2010. 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).² *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 no findings and no Major Violations per California Redevelopment Law (refer to Attachment 3, Page 108 - 111).

² 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 of the City of San Diego,
Annual Financial Report for Fiscal Year Ended
June 30, 2009

Attachment 4 – Redevelopment Agency Property Report