



THE CITY OF SAN DIEGO

City Heights Redevelopment Project Area FACT SHEET

The City Heights Redevelopment Project Area includes the City Heights, Normal Heights, and Kensington-Talmadge planning areas – encompassing a total of 1,984 acres. Redevelopment projects reflect the goals of removing blight and improving education, transportation, affordable housing, retail and office space, as well as community beautification.

The completed and planned development in City Heights affords a variety of professional and personal opportunities. The redevelopment program builds on several established commercial districts; multi- and single-family housing and improved education facilities attract homebuyers; and four major freeways as well as an extensive public transit system facilitate access to the area.

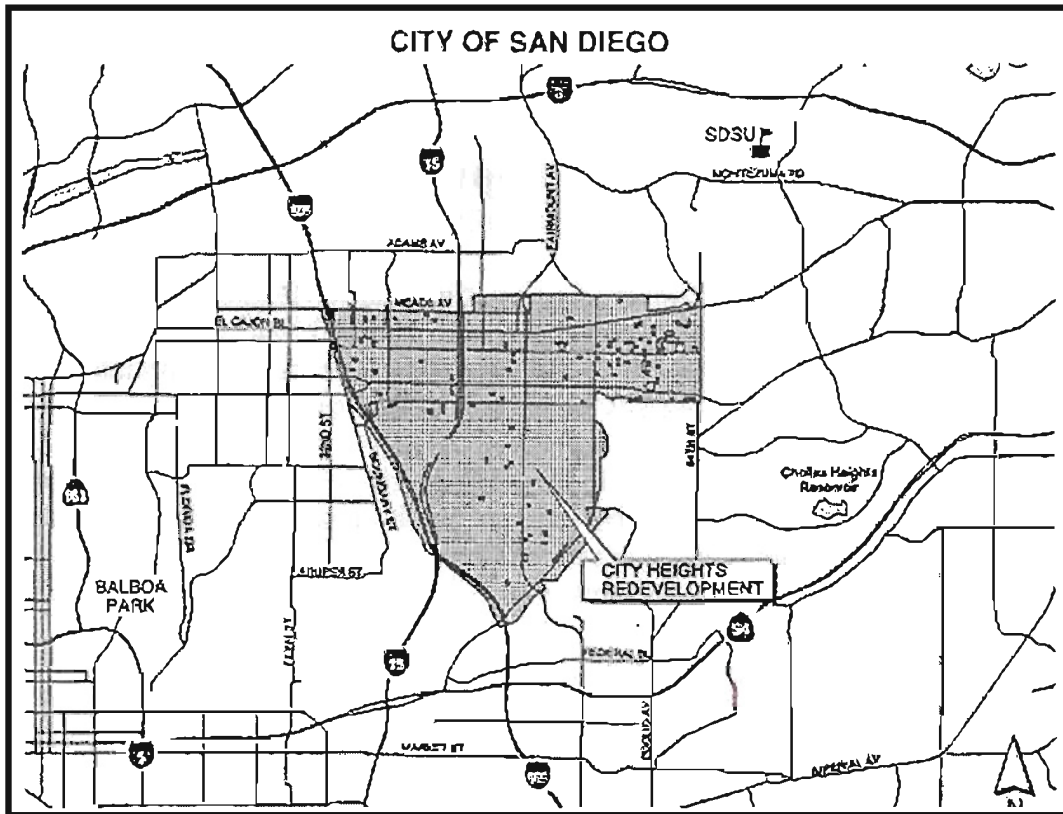
City Heights development objectives:

- Commercial and mixed-use projects
- Affordable single- and multiple-family housing, and rehabilitation
- Youth recreation and service centers
- Transportation facilities
- Living wage job creation
- Improved educational facilities
- Increased homeowner occupancy

The City Heights Redevelopment Project Area benefits from a number of City redevelopment incentives, including:

- Site assembly
- Fee reductions
- Permitting assistance
- Off-site improvements
- Housing programs
- Commercial façade rebates
- Agency land write-downs
- Low-cost financing incentives

The San Diego Redevelopment Agency works in constructive collaboration with local planning committees and other established community organizations and has a successful track record of guiding projects through review and approval. The City Heights community and the Agency have received numerous awards for innovative planning, smart growth design and community revitalization.



The City Heights Redevelopment Project Area is bounded by Euclid avenue and 54th Street on the east, Meade and Monroe avenues on the north, Home Avenue on the south, and Interstate 805 on the west.

<p><u>Advisory Committee:</u> City Heights Redevelopment Project Area Committee (PAC) Meetings: Second Monday each month, 6 p.m., City Heights Weingart Library, 3795 Fairmount Avenue</p> <p><u>Resources/Documents:</u></p> <ul style="list-style-type: none"> • City Heights Redevelopment Project Five-Year Implementation Plan • Mid-City Communities Plan • City Heights Revitalization Action Plan • Central Urbanized Planned District Ordinance 	<p><u>Project Contacts:</u> City Heights Redevelopment Project Area Jim LoBue Redevelopment Coordinator Tel: (619) 533-5263 E-mail: Jlobue@san Diego.gov</p> <p>Bob Kennedy Project Manager Tel: (619) 533-4276 E-mail: RHKennedy@san Diego.gov</p> <p>Maricela Leon Assistant Project Manager Tel: (619) 533-5265 E-mail: Mleon@san Diego.gov</p>
--	--

Redevelopment Projects/Programs

City Heights Urban Village – An eight-block area in the center of City Heights that is being redeveloped through the combined efforts of numerous public and private entities. The City Heights Urban Village project has earned national attention as a model for comprehensive urban revitalization and development. Public and private partners have invested approximately **\$137 million**. Projects within the Urban Village include:

- Mid-City Police Substation
- Mid-City Community Gymnasium
- New Rosa Parks Elementary School
- Weingart City Heights Library/Performing Arts Annex
- Mid-City Community Service Center
- City Heights Retail Center
- Mid-City Continuing Education Center
- Head Start Day Care Center
- Recreation Center and public swimming pool
- Six-story office building and 116 new housing units

Home in the Heights Homebuyer and Rehab Programs – A partnership among the Redevelopment Agency, Price Charities, San Diego Housing Commission (HC) and San Diego Neighborhood Housing Services (NHS) created an innovative first-time homebuyer low interest home loan program. With a \$350,000 budget funded by the affordable housing set-aside funds from tax increment, the program offers City Heights' families earning up to 100 percent Area Medium Income an opportunity to obtain a silent-second mortgage \$15,000 loan. The Home in the Heights loan can then be partnered with San Diego Housing Commission (HC) funds (up to \$40,000), or with funding available from Price Charities (up to \$30,000) to combine with conventional loan programs. This program is being targeted to local residents displaced by new schools and redevelopment projects.

San Diego State University (SDSU) Community Center – This facility houses a number of local school and neighborhood serving programs, including a mentoring program for local school teachers, students and residents, a resident computer learning lab, counseling and training programs for local at-risk youth, as well as the offices of the City Heights Community Development Corporation. Future plans involve the renovation of the commercial building next door for use as a local community services office space.

State Route 15 Improvements – The California Department of Transportation (CalTrans) has worked extensively with the City of San Diego, local schools, Metropolitan Transit District and local community organizations to design and install a depressed freeway with vast architectural enhancements and community amenities. The recently completed project cost more than **\$150 million**. The project features three new community parks as well as public transit plazas, a new bicycle path, and extensive streetscape enhancements. Excess land from the freeway construction is now owned by the Agency and planned for use in future redevelopment projects.

University Avenue Improvements – Within the past five years, the City of San Diego has completed more than **\$2 million** worth of public improvements to the City Heights portion of University Avenue. The recently completed projects are located in the blocks between the I-805 freeway and Wilson Avenue, and between 50th and 54th streets.

Mid-City Pipeline – In 2002, the City of San Diego completed a **\$14.8 million** project installing a 48” water line that provides water service to all of the San Diego Mid-City communities, with the majority of the project along El Cajon Boulevard in the City Heights community.

Water and Sewer Group Jobs – The City of San Diego Water and Wastewater departments have replaced numerous old and failing sewer and water lines in the City Heights community for a total cost of **\$5.75 million**. These improvements are ongoing.

Future Projects

Regional Transportation Center (RTC) – The RTC will sell, service and provide multiple alternative fuels for various types of alternative fuel vehicles. It will also include a nonprofit education center, with IMAX Theater, multiple Internet hookups and museum-quality interactive exhibits to accommodate middle and high school field trips during the day, and adult vocational education classes in alternative technology automotive repair at night. The project will cost **\$12.5 million**, and is being financed by the Redevelopment Agency, HUD, the Department of Energy, Ford Foundation and other private funds.

Metro Career Center: Office and Affordable Housing – This mixed-use community development project will incorporate office and retail space, a community meeting room, computer center, and a daycare center sited in an 80,000-square-foot building. The building has been custom-designed for its primary tenant, the Workforce Partnership job training and placement program. The affordable housing element consists of 120 units of affordable housing for very low-income families. The two facilities will share a 490 vehicle parking structure. The Metro Center is expected to be open and operational in December 2003 and has a budget of **\$42 million**.

Model School Project – Through a partnership among the City, Redevelopment Agency, San Diego Unified School District, and San Diego Housing Commission, this project will provide an elementary school for 700 students, park and open space enhancements, community services facilities, as well as an affordable housing element to replace all units lost by the school construction. The budget is estimated to exceed **\$120 million**.

New and Expanded Schools – Due to the very high youth population density in the area, the City Heights Redevelopment Project Area will soon see four new elementary schools, as well as the expansion of Edison Elementary School. The combined cost is projected to exceed **\$200 million**. The planning and design of the four new schools are based on the recent success of the Rosa Parks Elementary and Monroe Clark Middle schools, and is being carried out in collaboration with local community organizations and the City of San Diego.

Bandar Salaam Apartments – In 2002 the Housing Commission completed this apartment renovation project that has refurbished a ramshackle, 27-year-old project into a place of pride by completing extensive structural replacements/repairs and interiors that have new appliances, carpet and countertops. Total development costs exceed **\$6 million**, \$2.1 million of which was funded by a Residual Receipts Loan from the Housing Commission.

###