

SD APA April 12 Luncheon



American Planning Association
California Chapter
San Diego

Making Great Communities Happen

*The Future of
Development in
San Diego
Post-Redevelopment*



Jeff W. Graham

President

Civic San Diego

Jeff W. Graham
President



APA

***The New Civic San Diego and
Post-Redevelopment
Opportunities***

April 12, 2013

Responsibilities & Priorities

- Redevelopment wind-down
- Affordable housing
- Neighborhood revitalization
- Economic transformation
- Infrastructure improvements
- Homeless solutions
- Long-range planning
- Foster TOD
- Facilitate mobility
- Entitlements / Permitting
- Job creation
- Environmental sustainability
- Support for arts & culture
- Historic preservation
- Advance biking/walking
- Community collaboration

A New Approach for a New Era



Civic San Diego

Created in response to the State's dissolution of redevelopment, Civic San Diego is the merger of Centre City Development Corporation (CCDC) and Southeastern Economic Development Corporation (SEDC) and charged with the mission of

- winding down redevelopment;
- the management of former redevelopment agency housing and non-housing assets; and
- leveraging its talent, creative culture, and entrepreneurial spirit to advance community development, neighborhood investment and revitalization, and urban planning and permitting.

Organizational Structure

Civic San Diego

- Merger of CCDC and SEDC
- Public benefit, non-profit corporation
- Wholly owned by the City of San Diego
- Nine-member Board of Directors
- Staff departments
 - Neighborhood Investment (P3's, Affordable Housing, & Economic Development)
 - Public Works
 - Planning (Entitlements, Permitting and Long-Range)
 - Finance / Accounting
 - Parking District
 - Community Engagement & Legislative Analysis
- Roughly 30 staff positions (60% reduction)

Current Authorities

Civic San Diego

All Former Redevelopment Project Areas	Former CCDC and SEDC Redevelopment Project Areas	Former Downtown Redevelopment Project Areas Only
<ul style="list-style-type: none"> ▪ Wind-down redevelopment ▪ Manage housing and non-housing assets of former RDA ▪ Implement projects, including public works, on approved ROPS or using excess bond proceeds 	<ul style="list-style-type: none"> ▪ Economic development ▪ Public works projects (not on ROPS) 	<ul style="list-style-type: none"> ▪ Long-range planning <ul style="list-style-type: none"> ▫ Community Plan and PDO amendments ▫ Park and Fire Station design ▫ Environmental lead agency ▫ Mobility ▪ Design review ▪ Issuance of entitlements ▪ Issuance of permits ▪ Parking District management ▪ DIF and FAR Bonus Fee project implementation
<p>Currently no funding for community engagement</p>		

Consequences of Redevelopment Dissolution

- Loss of critical funding for
 - ❑ Site acquisition, assembly and soils remediation
 - ❑ Affordable and homeless housing
 - ❑ Long-range planning
 - ❑ Parks, fire stations, and libraries
 - ❑ Capital improvements for arts and culture
 - ❑ Sidewalks, streetlights, streetscape
 - ❑ Capital improvements for social service providers
 - ❑ Home rehabilitation and first-time homebuyer loans
 - ❑ Historic preservation
 - ❑ Storefront improvements
 - ❑ Loss of Polanco Act and Eminent Domain for Redevelopment



Pinnacle Park – East Village



Villa Montezuma – Sherman Heights

Affordable Housing Assets

- Affordable Housing Master Plan

- 1,045 new housing units (including approx. 400 units for homeless)

- Excess Housing Bond Proceeds

- Approximately \$33 million

- 23 Real Properties

- Ownership transferred to the City as Housing Successor Entity in January 2013
- 10 properties with existing housing developments and rent restrictions
- 8 properties to be held for future affordable housing projects
- 5 downtown properties proposed to be competitively sold for high density, mixed-use development
 - *minimum of 15% of residential units must be affordable*
 - *proceeds from sale dedicated to Affordable Housing and City-wide NOFA for housing projects*



Atmosphere – Cortez District

Non-Housing Assets

- Numerous real properties City-wide
 - ❑ Completion of Non-housing Due Diligence Review (audit)
 - ❑ Payments to County of excess TIF (housing & non-housing)
 - ❑ Issuance of Finding of Completion by the DOF
 - ❑ Approval of Long-Term Property Master Plan by the DOF
 - *Transfer to the City for a Public Purpose*
 - *Transfer to the City to hold for Redevelopment Purposes*
 - *Competitively sell*
 - ❑ Transfer real properties from Successor Agency to the City
- Excess Non-Housing Bond Proceeds
 - ❑ Completion of public improvements or P3's denied by the DOF



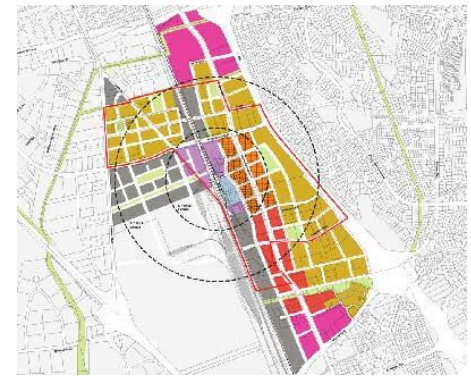
North Park Mini-Park

Community Development

- People-based (*increase economic mobility*)
 - ❑ Child care
 - ❑ Job training
 - ❑ Home ownership
 - ❑ Quality schools
 - ❑ Small business development and lending
 - ❑ Social services
- Place-based (*attract private capital investment*)
 - ❑ Real estate and infrastructure
 - ❑ Affordable housing
 - ❑ Commercial development
 - ❑ Green space
 - ❑ Community facilities
 - ❑ Transit

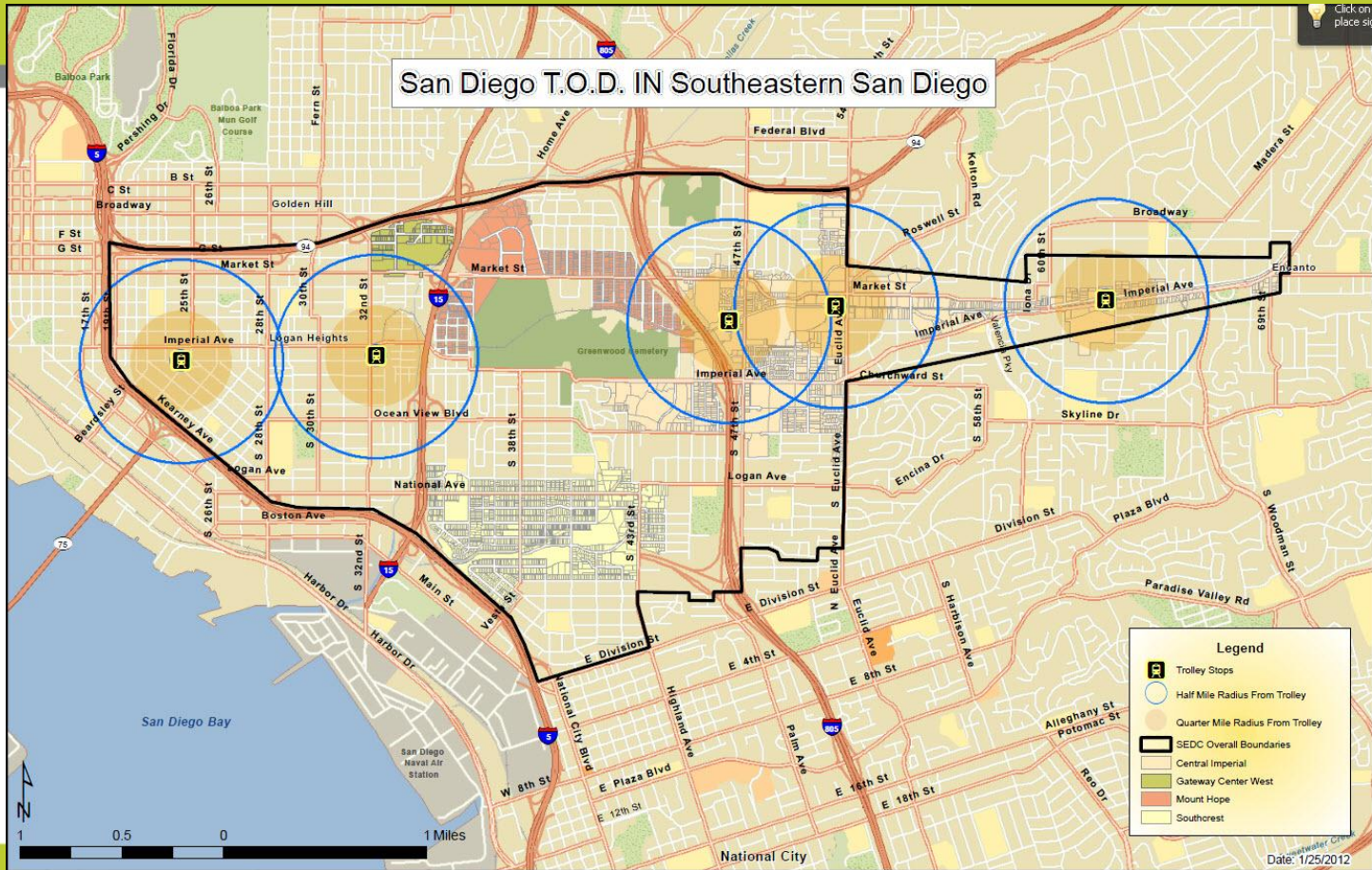
Potential New Strategies for Neighborhood Revitalization and Economic Development

- Public-Private Investment Fund
 - Transit-oriented Development (TOD)
 - Site assembly
 - Infrastructure
 - Affordable Housing
 - Public-Private Partnerships
- In addition to Community Plan Updates....
 - TOD Specific Plans or Overlays
 - Programmatic EIRs & Design guidelines
 - Updates to the PFFP
 - Attracts private investment
 - Creates certainty and predictability



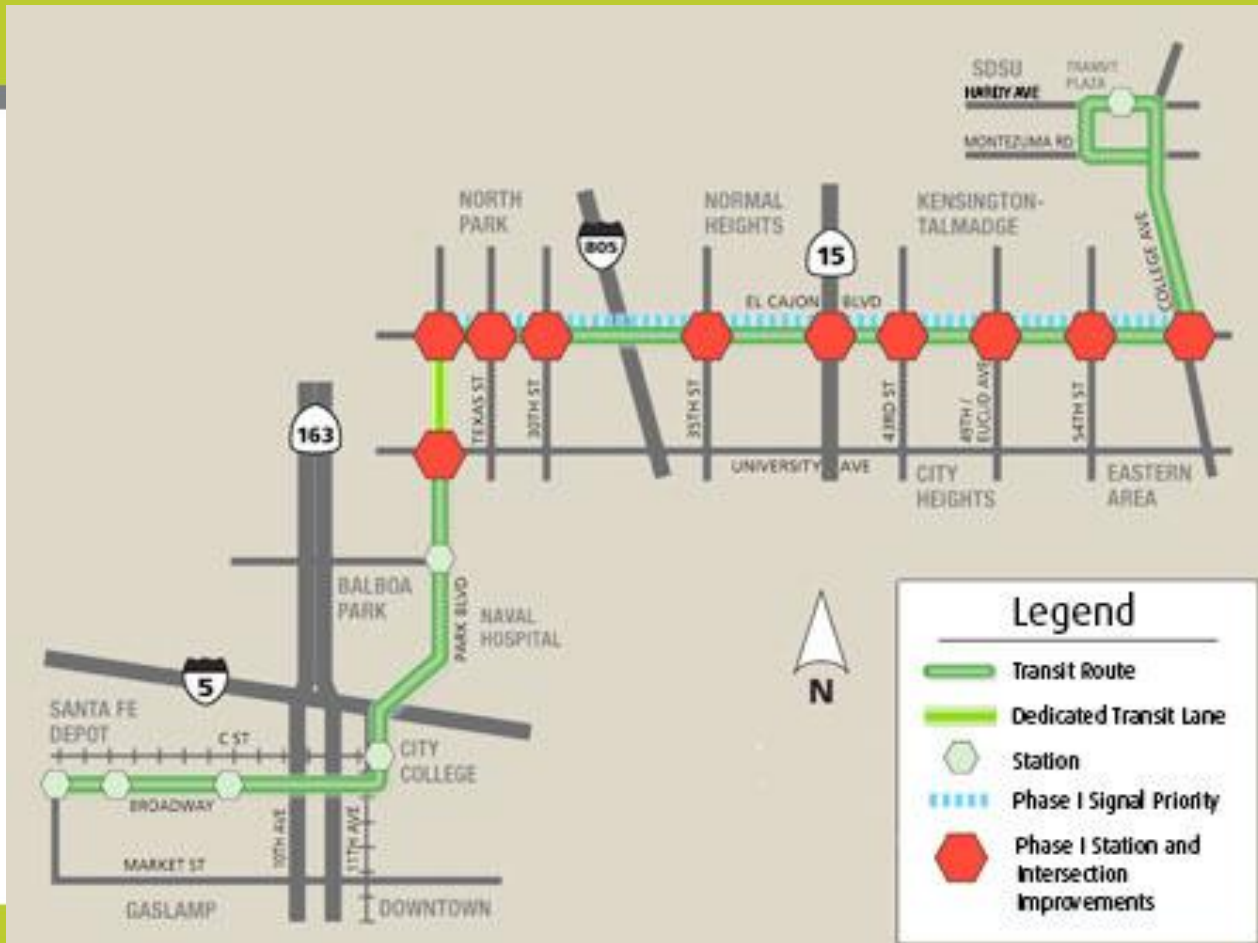
TOD Priority Sites

Light Rail Orange Line



TOD Priority Sites

Mid-City Bus Rapid Transit



Potential New Strategies for Neighborhood Revitalization and Economic Development



- Land Value Recapture
- Affordable Housing Master Plan
- Community Facilities Districts (CFDs)
- Joint Powers Authorities
 - *City / CivicSD / County / School District*
- EB-5 Financing for Infrastructure
- Alliances with foundations
- Grants – planning and capital
- CDBG
- New Market Tax Credits

Potential New Tools through Legislation

- Infrastructure & Revitalization Financing Districts
 - AB 229, AB 243, AB 1080, SCA 9
- Infrastructure Financing Districts (IFDs)
 - AB 294, AB 662, AB 690, SB 33, SB 628
- Restoration of Polanco Act
 - AB 427, AB 440
- Restore powers of local Oversight Boards / reduce reporting requirements
 - AB 564, AB 569
- Sustainable Communities Investment Authority
 - SB 1
- Funding for Affordable Housing
 - SB 391





Brad Richter

Assistant VP, Planning
Civic San Diego

Downtown Community Plan

Civic San Diego

Downtown Community Plan

- Population Goals: 90,000 residents
17,000 to 36,000+ in ten years
- Employment Goals: 165,000
(currently 75,000)
- Focus on Parks
and Mobility Improvements



Downtown Development Review

Civic San Diego

Time and Uncertainty

Civic San Diego's Development Entitlement Process

- Downtown Community Plan adopted in 2006
- Three Planned District Ordinances tailored to downtown
- Program FEIR
- Community Planning Group representing all interest groups (property owners, business owners, residents (owners and renters) with staff accessibility
- Staff well-versed in regulations and focused on single community
- Non-political decision-making

Incentivizing Investment

Civic San Diego

- Updated Community Plans
- Specific Plans for targeted investment areas
- Updated Public Facilities Financing Plans
- Design Guidelines
- Program/Master FEIR and CEQA Reform
- Community Planning Group engagement
- Non-political decision-making
- Market is the ultimate driver

Financing Infrastructure

Civic San Diego

- Public Facilities Financing Plans – Development Impact Fees
- Capital Improvement Program
- Federal and State Grants
- Downtown FAR Bonus Payment Program
- Infrastructure Financing Districts
- Parking Districts

Maintaining Infrastructure

Civic San Diego

- “Enhanced Maintenance Services”
 - Property-based Improvement Districts
 - Maintenance Assessment Districts
 - Conservancies/Foundations
 - Maintenance Agreements





Reese A. Jarrett

General Partner at Carter Reese and
Associates and
President of E. Smith and Company

**Carter
Reese &
Associates**
Revitalizing Our Neighborhoods

Future of Redevelopment in San Diego

“A Local Developer’s Perspective”

Presented by

Reese A. Jarrett

General Partner, Carter Reese & Associates

American Planning Association

April 12, 2013

Carter Reese & Associates

Revitalizing Our Neighborhoods



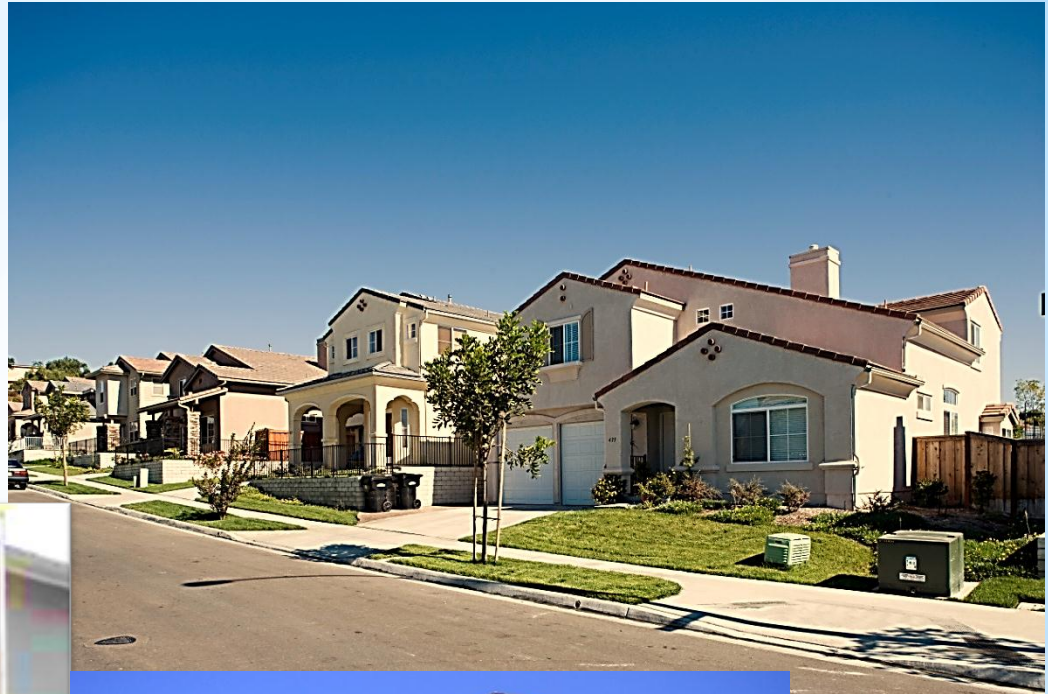
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Revitalizing Our Neighborhoods



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Key Focus Areas

- Redevelopment over the past four decades
- Redevelopment: Downtown vs. Southeastern
- Redevelopment Post AB 1x 26: Where Do We Go From Here Without Redevelopment as a Tool?

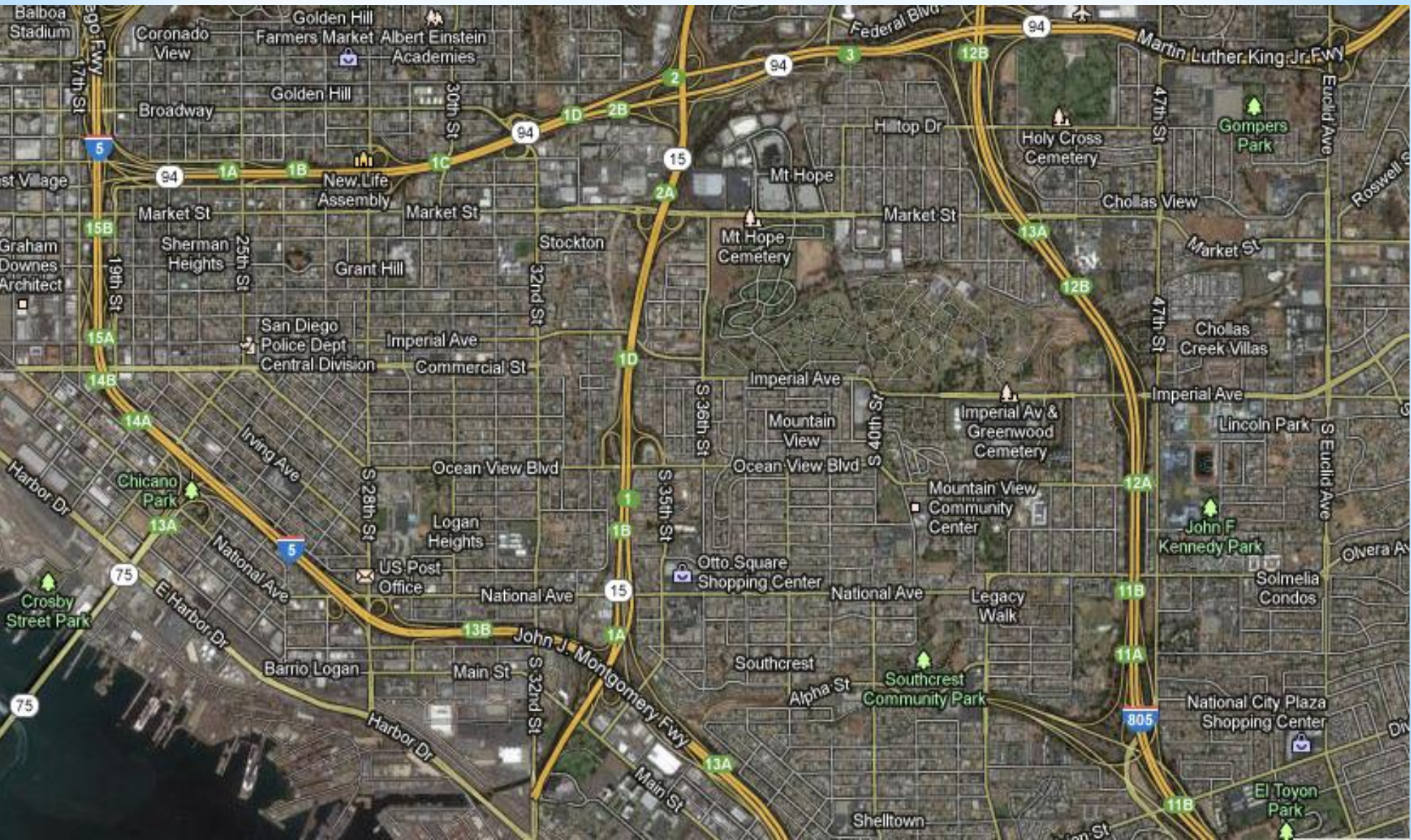
Redevelopment

- Role & Impact of Redevelopment
- General Plan
- Community Plans

Role & Impact of Redevelopment

- Revitalization
- Tax Increment Financing
- Renaissance

General Plan



Development Services Department Planning Division



- PLANNING HOME
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- GENERAL PLAN**
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General Plan

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- [General Plans & Community Plans Work Together](#)
- [Documents and Reports](#)
- [General Plan Map Figures](#)
- [Housing Element Update](#)
- [Pilot Village Program](#)

COMMUNITY PLANS

**GENERAL PLAN
MONITORING REPORT 2011 (PDF)**

**CLIMATE MITIGATION AND
ADAPTATION PLAN**

General Plan

The City's [General Plan](#) is its constitution for development. It is comprised of ten elements that provide a comprehensive slate of citywide policies and further the City of Villages smart growth strategy for growth and development.

The General Plan was comprehensively updated by unanimous vote of the City Council in 2008. The City Council also certified the [General Plan Program Environmental Impact Report](#) and adopted associated [amendments to the Land Development Code](#). The General Plan update did not include land use designation or zoning changes, which is the purview of the City's community plans.

Community plans work together with the General Plan to provide location-based policies and recommendations in the City's 50+ community planning areas. Community plans are written to refine the General Plan's citywide policies, designate land uses and housing densities, and include additional site-specific recommendations as needed. [Read more about how the General Plan and Community Plans work together.](#)

Additional background information on the development of the General Plan, the public hearings, and the update process is



General Plan

- Set the Foundation for Smart Growth Development
- Transit Oriented Development
- City of Villages

Community Plans

- Not updated in 20+ years
- Lacks the components for smart growth development
- Southeastern Community Plan adopted in 1987

Redevelopment – Downtown vs. Southeastern

- **Downtown – CCDC Process**
- **Southeastern – City Entitlement Process**

Downtown – CCDC Process

- Unique from all other redevelopment areas
- Takes three months
- Model for redevelopment
- Authority currently rest solely in Civic San Diego

Southeastern – City Entitlement Process

- Burdened with layers of over regulation
- State & Federal Mandates
- Local ordinances and development overlay rules

Southeastern – City Entitlement Process

- City of San Diego General Plan
- Southeastern San Diego Community Plan
- City of San Diego Land Development Code
- Southeastern San Diego Planned Development Ordinance
- SEDC Commercial Corridor Urban Design Guide
- SEDC Multi-family Development Guidelines
- Chollas Creek Enhancement Plan
- Chollas Creek South Branch Implementation Plan
- Project First Class
- Community Street Tree Master Plan, Southeastern San Diego
- Urban Ecosystem Analysis: San Diego, California
- SANDAG Smart Growth Guidelines
- SANDAG Regional Transportation Plan and Bus Rapid Transit (BRT) Planning

Development Services Department



Where Do We Go From Here?

- Development Services Department vs. Civic San Diego
- Financing of Community Planning & Development

Financing Options

- General fund Revenue
- Reduction/Deferral of Permits and Fees
- Density Bonus Law
- Reduction in Development Standards
- Reduction in Parking Standards
- New Markets Tax Credits (NMTCs)
- Low Income Housing Tax Credits (LIHTCs)
- Proposition 1C Funds
- Multi-Family Housing Program (MHP)
- CalHome
- Community Facilities District (CFD)
- Special Assessment District
- Landscaping Districts/Parking Districts
- Property-Based or Business Improvement District (PBID or BID)
- Development Impact Fees
- Development Services Department vs. Civic San Diego
- Financing of Community Planning & Development

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Thank You!

Reese A. Jarrett
General Partner



QUESTIONS