

Summary of the CH REDEV PLAN: Sheila Mitra-Sarkar

The City Heights Redevelopment Project Area continues to exhibit conditions and characteristics of physical blight, depressed economic conditions and social disparity as defined in California Redevelopment Law (CA Health and Safety Code Sections 33030-33039). Specific blighting conditions include:

## II.

**Lot size**

**Deficient maintenance**

**Preponderance of old structures** that do not meet current building and zoning codes;

**Vacancies and marginal uses** of commercial properties;

**Overcrowded conditions** at local schools;

**Overcrowded residential units** resulting from multiple families sharing single units;

**High incidence of overall residential transiency** and a low rate of home owner occupancy;

**High crime rates;**

**A relatively high proportion of residents** having low incomes and being either unemployed or under-employed;

**A local area deficiency in park and recreation facilities** relative to City of San Diego General Plan standards;

**Deterioration of infrastructure facilities**

**Population growth overtaxing** public facilities such as clinics, recreation facilities, transportation infrastructure, water service and educational facilities.

**III. PROJECT AREA GOALS AND OBJECTIVES** Improve existing housing in the project area while preserving the look and feel of single family neighborhoods, including support for repair and rehabilitation programs.

1. Support City Council Policy 600-19 (Fostering Balanced Community Development for the City of San Diego) to achieve a balanced distribution of housing opportunities to all income groups equitably throughout the City.
2. Increase public awareness of community identity, physically improve and define community boundaries and entryways, preserve the identity of separate neighborhoods and promote the positive characteristics of the area.

3. Support the identification and preservation of historical objects, buildings, architectural style, and neighborhood context, wherever possible.
4. Attract, retain, and improve local businesses, especially those serving basic needs of residents.
5. Support the creation of living wage and professional jobs.
6. Support the development of high quality, transit-oriented, mixed-use commercial, residential,
7. Support programs to encourage maintenance and upkeep of private and public properties and facilities in accordance with municipal code requirements.
8. Support the development of needed schools, parks, and recreation amenities in the community.
9. Promote cooperative programs and facilities,
10. Support residents and businesses displaced by redevelopment projects to relocate within the project area.
11. Reduce the negative impacts of motor vehicle traffic,
12. Support collaborative efforts in the planning and implementation of redevelopment projects and programs with local community
13. Support the improvement of communication and coordination with residents of all ethnic groups.

#### **IV. CROSS CUTTING THEMES, PROPOSED PROJECTS, AND CONTRIBUTION TO BLIGHT ALLEVIATION FOR THE FIVE-YEAR PERIOD**

##### **A. Cross-Cutting Themes**

1. The following cross-cutting themes should be applied broadly in the execution of the projects identified in the five year implementation plan:
2. Sustainable Development:
3. Health and Safety:
4. ADA Compliance and Universal Design:

5. Culturally and linguistically appropriate education and outreach:
6. Public Art: Support public art that is community-driven and that enriches the aesthetic and cultural experience of the City Heights Project Area.
7. Facilities and Opportunities for Youth: Support efforts to increase the quality and quantity of opportunities available to City Heights Project Area
8. Land Banking: Identify and purchase land that can be utilized for future development in line with the five year implementation plan.
9. Neighborhood Code Compliance: Support efforts to increase code compliance of key regulations that affect the aesthetic quality and safety of the project area.
10. Non-motorized Access: