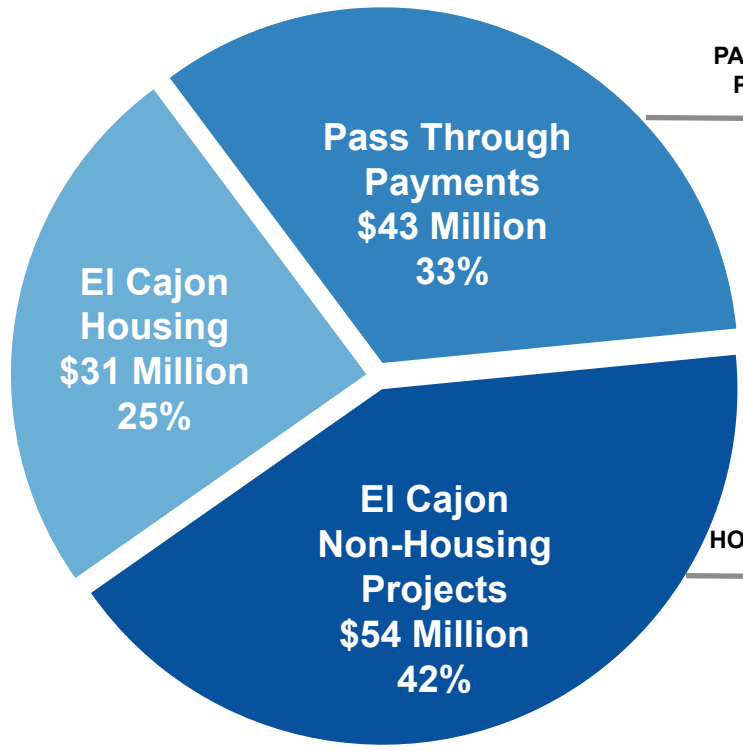


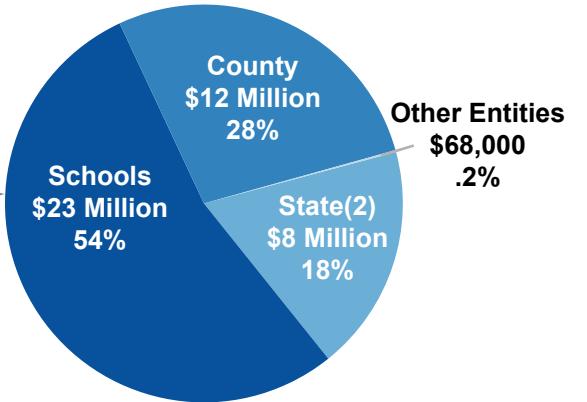
EL CAJON REDEVELOPMENT AGENCY ACCOMPLISHMENTS



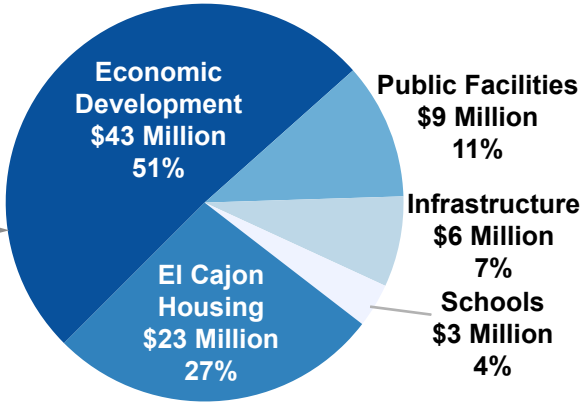
**TAX INCREMENT RECEIVED
1989-90 THROUGH 2009-10
\$128 MILLION**



PASS THROUGH PAYMENTS(1)



EL CAJON NON-HOUSING & HOUSING PROJECTS(3)



The Agency has passed through \$31 million or 25% of Tax Increment revenue received for school district and State payments.

Through Tax Increment financing, the Agency has been able to invest over \$83 million into redevelopment projects creating 2,749 permanent jobs and 2,675 temporary jobs.

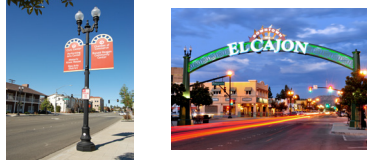
PUBLIC FACILITIES: \$ 9 MILLION INVESTED

- 179 Temporary jobs and 334 Permanent jobs



INFRASTRUCTURE: \$ 6 MILLION INVESTED

- 63 Temporary jobs



AFFORDABLE HOUSING: \$ 23 MILLION LEVERAGED

- 750 Temporary jobs and 360 affordable units (94 covenants)



ECONOMIC DEVELOPMENT: \$ 43 MILLION LEVERAGED

- 1,683 Temporary jobs and 2,415 Permanent jobs



Footnotes:
 (1) Pass Through Payments include negotiated, inflationary, and statutory payments for the following taxing entities: Grossmont-Cuyumaca Community College, County of San Diego, City of El Cajon, Cajon Valley Unified School District, Grossmont High School District, Grossmont Healthcare District, San Diego County School Service, Santee Elementary School, East County Fire Protection, CSA No 115 Pepper Dr., CWA Helix Water District, San Diego Flood Control District, Heartland Paramedics No 69, La Mesa/Spring Valley Elementary, Greater San Diego Co. Res. Conservation District, San Diego County Street Lighting District, Cajon Valley Union Co. School Bldg, Santee School Bldg, and La Mesa/Spring Valley School Bldg.
 (2) State mandated Educational Revenue Augmentation Fund payments shifting a portion of the State's financial responsibility for funding education to local governments.
 (3) Expenditures for El Cajon Non-Housing and Housing Projects are less than the total revenue received by the Agency and remaining revenue is set aside for future projects.



EL CAJON REDEVELOPMENT AGENCY ACCOMPLISHMENTS

CAJON VALLEY MIDDLE SCHOOL GYMNASIUM

Pass-through payments to the School District have resulted in significant capital improvements to facilities, including \$3 million for Bostonia Elementary School renovations, \$1.5 million for the Cajon Valley Middle School Gymnasium, and a portion of the new District Center Operation Center with an estimated cost of \$17.5 million through 2020.



CENTER POINTE BUSINESS PARK



In 1997 the Agency assisted in the sale of City owned land at the northwest corner of Johnson Avenue and Vernon Way to House Properties for development as Center Pointe Industrial Park. Center Pointe Industrial Park is the first such development in

decades and provides 212,800 square feet of first class office space for high tech research and development business. The project has created more than 100 new jobs to the East County region.

LEXINGTON AVENUE SENIOR RESIDENCES

On November 30, 1993, the Agency executed a Disposition and Development Agreement with Goldrich, Kest & Associates for the construction of 100 very low income housing units for senior citizens. The Project was completed in 1995 and remains fully leased and an integral development in the revitalization of downtown. The Agency invested approximately \$7.4 million into this project.



AGENCY ACCOMPLISHMENTS

ECONOMIC DEVELOPMENT

- Business Retention, Recruitment and Relocation Program
- Center Pointe Business Park
- Downtown Cafe
- Facade Improvement Program
- Parkway Plaza Expansion
- Mangia Bene Restaurant
- Mossy Nissan
- New York Bakery
- Northwest Corner Project
- Por Favor Restaurant
- St. Madeleine Sophie's Center
- Southwest Corner Project
- Toyota of El Cajon

PUBLIC FACILITIES

- Civic Center Project
- El Cajon Branch Library Construction
- Prescott Avenue Promenade
- Wieghorst Museum

SCHOOLS

- Cajon Valley Middle School Gymnasium
- El Cajon Valley High School Technology Lab
- El Cajon Valley High School Stadium and Baseball Field Improvements
- El Cajon Valley High School Building Modernization
- El Cajon Valley High School Networking Infrastructure Upgrade
- Granite Hills High School Modernization of Wood/Metal Shops
- Granite Hills High School Remodel of Science Classrooms
- Granite Hills High School Weight Room Building
- Bostonia Elementary School

INFRASTRUCTURE

- Alley-Sidewalk Improvements
- City Welcome Monument
- Downtown/Main Street Streetscape
- Downtown Arch
- Median Improvements
- Pavement Overlays
- Wayfinding Signage

AFFORDABLE HOUSING

- Benton Place Single Family Residences
- Billings Street Single Family Residences
- Birchwood Lane Single Family Residences
- Decker Court Single Family Residences
- El Cajon Senior Tower Residences
- Emerald Estates Condominium Conversions
- Granite Hills Place Single Family Residences
- Habitat for Humanity - Foundation Lane
- Lexington Avenue Senior Residences
- Magnolia Villas
- Park Magnolia Villas Single Family Residences
- SW Corner Townhomes
- Wisconsin Cottages Single Family Residences