

## ATTACHMENT B

### FACT SHEETS ON FORMER RDA REAL PROPERTY HOUSING ASSETS

# 808 W. Cedar St., 92101

Downtown (Little Italy)

## Site Summary

**Property Plan:** Retained by City for future affordable housing development  
**APN:** 533-311-07 & 08  
**Lot Size:** 14,801 SF  
**Acquisition Dates:** 5/8/2012  
**Acquisition Costs:** \$2,049,153  
**Funding Source:** Centre City Low/Mod Funds  
**Existing Use(s):** Leased for educational/childcare use on interim basis pending development.  
**LU District:** Employment/Residential Mixed-Use  
**Density/FAR:** Base FAR 4.0, Max FAR 4.0 with height restriction  
**Proposed Uses:** Low-mod housing  
**% Affordable/AMI:** 100%, SB 341 Compliant  
**Type/Affordability:** Family/Special Needs  
**Surplus Land Act:** Proposed - Exempt Surplus  
**Supportive Housing:** TBD  
**Estimated Subsidy:** None anticipated

## Site Descriptions

**Background:** The Site was acquired by former RDA with Low/Mod funds for a future affordable housing project in 2012, as part of a DDA with the Monarch School Project, which simultaneously purchased a former RDA-owned site in East Village for an expanded and relocated school facility. The site is approximately 15K SF in size and has a 10K SF square-foot-building, which is leased on an interim basis for educational/childcare use with lease proceeds deposited to the LMIHAF. The site provides a rare opportunity to develop affordable housing in the growing Little Italy neighborhood. It is an ideal site for an affordable housing project as it lies directly across from a MTS Trolley stop (Little Italy station) and is near the new Waterfront Park created at the County Administration building.

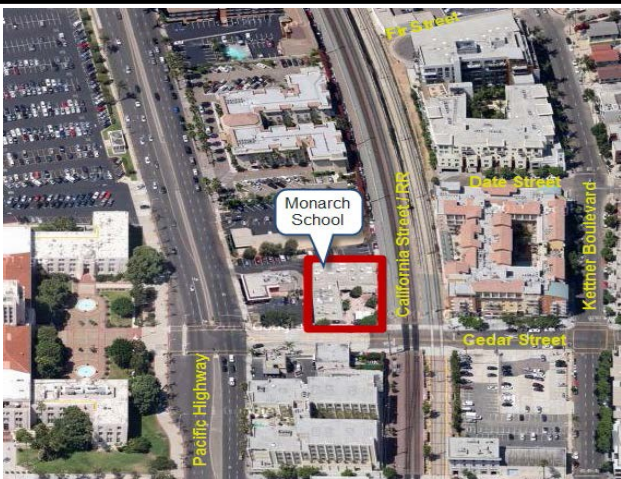
**Environmental Issues:** Phase I (2011) and Phase II (2006) identified elevated lead concentrations in the top 5 feet, hazardous waste concentrations of lead in the top 3 feet and petroleum hydrocarbons from 2 borings. The previous and current uses at adjacent properties may have impacted the environmental integrity of the site. A consultant estimated the remediation costs to be approximately \$700,000 (as of Jan. 2011).

**Relocation Issues:** None.

## Proposed Plan

Originally proposed as a 100% affordable project, due in part to changes in the State's Surplus Land Act (SLA), the current plan is to declare it as exempt surplus land and offer the Site through an RFQ/P with the requirement that at least 40% of any residential units be affordable in accordance with the SLA.

The City anticipates that disposition of this site will generate land sales proceeds for the LMIHAF, in addition to producing affordable housing units. Issuance of the RFQ/P is anticipated in FY 2024.



# 40<sup>th</sup> & Alpha

3947 & 3961 Z St., and NW Corner of 40<sup>th</sup> & Alpha, 92113  
Southeastern San Diego (Southcrest)

## Site Summary

**Property Plan:** Retained by City for future affordable housing development  
**APN:** 549-140-16  
**Lot Size:** 21,000 SF  
**Acquisition Dates:** 8/11/99, 2/4/00, 3/7/03  
**Acquisition Costs:** \$206,435  
**Funding Source:** SEDC Non-Low/Mod Funds  
**Existing Use(s):** Vacant land  
**Zoning:** Residential multi-family SESDPD MF-2500  
**Density/FAR:** 1 du/2,500 SF lot and 17.42 du/ac, max FAR 1.0, max units 6.8, subject to affordable housing bonuses and incentives  
**Proposed Uses:** Affordable housing  
**% Affordable/AMI:** 100%/ SB 341 Compliant  
**Surplus Land Act:** declared Surplus Land  
**Supportive Housing:** TBD  
**Estimated Subsidy:** none anticipated



## Site Descriptions

**Background:** The former RDA acquired this site in 2008 with Low/Mod Funds. The site consists of two non-contiguous lots (a 7K SF lot and a 14K SF lot), located in the block bounded by Z Street to the north, Alpha Street to the south and 40<sup>th</sup> Street to the east. It is located in the Southcrest neighborhood, across from Southcrest Park and Cesar Chavez Elementary School.

There were a number of attempts by the City to develop the property for affordable housing. In 2009, an RFP was issued, a developer was selected, and a DDA was scheduled for City Council consideration in 2011. However, it was canceled by the developer due to uncertainties associated with AB 26 and redevelopment dissolution. Most recently, the City issued a RFP in 2019, but that effort failed to result in approval of a development agreement.

The City declared the property to be "surplus land" under the SLA and issued a Notice of Availability. Staff hopes to have a development agreement ready for Cit Council consideration in early 2024.

**Environmental Issues:** None.

**Relocation Issues:** None.

## Proposed Plan

In late 2022, the City declared the Site as "surplus land" and issued a Notice of Availability (NOA) in compliance with the SLA. Proposals have been received and Staff is in the process of evaluation and negotiating a development agreement with the recommended developer. The SLA/NOA requires that development of the site include at least 25% affordable housing.

Pending the outcome of negotiations, Staff hopes to bring the development agreement forward for City Council consideration in early 2024.

It is not anticipated that the proposed development would receive financial assistance from the LMIHAF.



# 475 W. Broadway, 92101

Downtown (Columbia)

## Site Summary

**Property Plan:** For sale w/affordable housing requirement  
**APN:** 533-538-12 (Previously 533-538-05)  
**Lot Size:** 26,905 SF  
**Acquisition Dates:** 3/17/1981  
**Acquisition Costs:** \$163,000 as part of a larger site  
**Funding Source:** Not available  
**Existing Use(s):** Child Day Care Center  
**LU District:** Core  
**Density/FAR:** Base FAR 9.0, Max FAR 14.0  
**Proposed Uses:** Mixed-use development with affordable housing component  
**% Affordable/AMI:** Minimum 40% affordable  
**Surplus Land Act:** Proposed - Exempt Surplus  
**Supportive Housing:** None required  
**Estimated Subsidy:** None anticipated.

## Site Descriptions

**Background:** Former RDA acquired the site as part of the 4.8-acre land acquisition in the Columbia Redevelopment Project in the late 1970s/early 1980s. The City currently leases the site on an interim basis for education/childcare use with lease proceeds deposited to the LMIHAF.

The adjacent Columbia Tower site was also acquired by former RDA as part of the same land acquisition, and is ground leased, including a surface parking lot, to the owner of Columbia Tower, a 150-unit affordable senior housing on the site, until 2037. The ground lease provides for development of the parking lot in connection with the subject property if certain conditions are met.

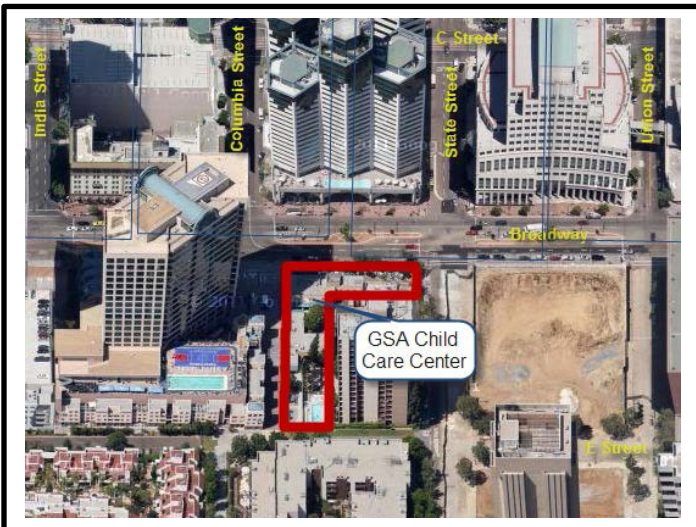
**Environmental Issues:** No known environmental issues on the site. Environmental investigation should be conducted prior to redevelopment of the site.

**Relocation Issues:** None.

## Proposed Plan

Originally proposed as future mixed-use development with a 20% affordable housing requirement, due in part to changes in the State's Surplus Land Act (SLA), the current plan is to declare it as exempt surplus land and offer the Site through an RFQ/P with the requirement that at least 40% of any residential units be affordable in accordance with SLA rent and income restrictions.

The City anticipates that disposition of this site will generate land sales proceeds for the LMIHAF, in addition to producing affordable housing units. Issuance of the RFQ/P is anticipated in FY 2024.



# 13<sup>th</sup> & Market (balance of site)

1301 & 1317 Market St., 529 & 533 13<sup>th</sup> St., 92101  
Downtown (East Village)

## Site Summary

**Property Plan:** For sale w/ affordable housing requirement

**APN:** 535-152-01, 02, 04 & 05

**Lot Size:** 17,000 SF, non-contiguous

**Acquisition Dates:** 1/7/2000 (parcels 01 & 02), 3/13/2006 (parcel 04), 5/4/2007 (parcel 05)

**Acquisition Costs:** \$5,345,609

**Funding Source:** Centre City Low/Mod Funds & Non-Low/Mod Funds

**Existing Use(s):** Currently corner parcels leased on interim basis to Quartyard LLC for retail/community use, and midblock parcels leased for construction storage/laydown

**District:** Residential Emphasis

**Density/FAR:** Base FAR 6.0, Max FAR 10.0

**Proposed Uses:** Mixed-use development with 40% affordable

**% Affordable/AMI:** Minimum 40% affordable

**Surplus Land Act:** Proposed - Exempt Surplus

**Supportive Housing:** None required

**Estimated Subsidy:** None anticipated.

## Site Descriptions

**Background:** Former RDA acquired nearly 40,000 sf site but was unable to complete acquisition prior to dissolution. The 20,000 sf eastern portion of the site was developed as the Alpha Square affordable housing project. It was envisioned that the western portion of the site would be developed as a primarily market rate development with an affordable component.

With the 2019 revisions to the SLA, it has been determined that the remaining 17,000 square foot site would be declared as excess surplus land and offered for sale through an RFP requiring 40% of the residential units to be affordable.

**Environmental Issues:** Previous environmental studies indicated that the property is likely impacted with environmental contaminants including elevated levels of lead and petroleum. Further investigation is needed at the time of redevelopment of the site.

**Relocation Issues:** None.

## Proposed Plan

Originally proposed as future mixed-use development with a 20% affordable housing requirement, due in part to changes in the State's Surplus Land Act (SLA), the current plan is to declare it as exempt surplus land and offer the Site through an RFQ/P with the requirement that at least 40% of any residential units be affordable in accordance with SLA rent and income restrictions.

The City anticipates that disposition of this site will generate land sales proceeds for the LMIHAF, in addition to producing affordable housing units. Issuance of the RFQ/P is anticipated in FY 2024.





# 7th & Market

517 7<sup>th</sup> Ave., 510 & 534 8<sup>th</sup> Ave., 745 Market St., 92101  
Downtown (East Village)

## Site Summary

**Property Plan:** For sale w/affordable housing requirement  
**APN:** 535-112-01,02,03,05,06,07,08,09,10 & 11  
**Lot Size:** 55,157 SF  
**Acquisition Dates:** 6/22/2001 and 10/20/2005  
**Acquisition Costs:** \$5,439,902  
**Funding Source:** Non-Low/Mod Funds  
**Existing Use(s):** Surface parking lot  
**LU District:** Employment/Residential Mixed-Use  
**Density/FAR:** Base FAR 6.0, Max FAR 8.0  
**Proposed Uses:** Mixed-use development with affordable housing component  
**% Affordable/AMI:** Min 25%/ SB 341 Compliant  
**Surplus Land Act:** declared Surplus Land  
**Supportive Housing:** TBD  
**Estimated Subsidy:** None. Sales proceeds will be deposited to LMIHAF.

## Site Descriptions

**Background:** Former RDA assembled 10 parcels with non-Low/Mod Funds for purpose of constructing a public parking garage with ground floor retail. Most recently, the former RDA had the site under contract through a Disposition and Development Agreement. However, this agreement was terminated, and the City Council took action to declare the site as surplus land in early 2023. The City has offered the property for sale through the SLA NOA process with a requirement that at least 25% of the residential units are affordable.

**Environmental Issues:** Previous environmental studies indicated that the site's soil and ground water is impacted with petroleum hydrocarbons from historic gas station operations on the site and the soil is impacted with elevated levels of lead. In 2010, remediation activities were completed on portion of the site using Orphan Site Clean-up Fund Program. Additional remediation work would be required for the remainder of the site prior to future redevelopment of the site.

**Relocation Issues:** None.

## Proposed Plan

In early 2023, the City declared the Site as "surplus land" and issued a Notice of Availability (NOA) in compliance with the SLA. Letters of Interest are due August 4, 2023, at which point the City will begin evaluating proposals with the intent of entering negotiations with one or more development teams. The SLA/NOA requires that development of the site include at least 25% affordable housing. Pending the outcome of negotiations, Staff hopes to bring the development agreement forward for City Council consideration in FY 2024. It is not anticipated that the proposed development would receive financial assistance from the LMIHAF.

