



News from
Councilmember Todd Gloria

District Three

NEWS RELEASE

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San Diego City Council Approves Buyer for Truax House

Historic AIDS Hospice Site to be Preserved and Include Community Center

SAN DIEGO, CA (August 2, 2016) – The San Diego City Council today unanimously authorized the sale of the City-owned property located at 540 W. Laurel Street and 2513/2515 Union Street, which includes the Truax House, to Nakhshab Development and Design, Inc., for \$2,500,000.

In addition to being the highest offer received, the buyer intends to preserve, restore, and memorialize the Truax House. The proposal includes dedicating the ground floor of the Truax House as a community center, with communal courtyard space, and working with the adjacent property owners to provide public access to Maple Canyon. The Truax House was recently designated as historic by the City's Historical Resources Board at their July 28 meeting.

"I'm delighted that the purchaser intends to preserve, restore, and memorialize the Truax House, as well as make the ground floor available for community purposes and work with the adjacent property owners to provide public access to Maple Canyon, said Councilmember Gloria. "The buyer, Soheil Nakhshab, has already demonstrated a commitment to preservation of the historic resource by submitting it through the Historical Resources Board for designation. It is clear Mr. Nakhshab has been listening to the public and has the community's best interests in mind."

The City Council took action in April to authorize the Real Estate Assets Department to solicit proposals from buyers. Councilmember Todd Gloria directed staff to bring the selection of a buyer back to City Council for final approval to ensure the needs of the community were met. The Truax House is named after San Diego LGBT leader Doctor A. Brad Truax, and was used as a hospice to serve AIDS patients. Dr. Truax died of the disease in 1988. Over the years, the building's condition has deteriorated and repair costs are estimated at over \$1.8 million.

"This is exactly the type of proposal that the Council had in mind when we agreed to put the property on the market. Soheil has done a wonderful job of incorporating solutions to the various concerns noted at the last hearing by different stakeholders, many of whom are now supporting this action."

Mr. Nakhshab intends to pursue a project that would replace the non-historic house at 540 W. Laurel St. with a new mixed use building including a coffee shop, office space, and residential units, including 10% of units to be qualified very low income housing. The proposal indicates the project will be sustainably designed.

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