

FOR IMMEDIATE RELEASE

Tuesday, Oct. 20, 2020

City Council Approves Sale of Downtown Property for Affordable Housing

Action Paves Way for 75 to 110 New Homes to Address our Affordable Housing Crisis

SAN DIEGO – The City Council today unanimously approved the sale of a piece of City-owned land on Cortez Hill in Downtown to Community HousingWorks, an affordable-housing developer that plans to demolish the existing building and replace it with apartments priced as affordable for low-income residents.

Until this past May, the property, located at 1449 Ninth Ave., was occupied by the Cortez Hill Family Shelter, a 47-unit transitional center for families lacking permanent housing. The three-story building had fallen into severe disrepair, and on May 19, 2020, the City Council declared the land to be “surplus,” paving the way for it to be sold.

“With the sale of this property, the City could potentially be creating more than 100 new homes for families and individuals who would otherwise struggle to find affordable places to live,” said Council President Georgette Gómez. “This is exactly what we should be doing with our surplus land. I look forward to seeing the City do more of this with excess property in the future.”

The sale price at the appraised value of \$11,593 takes into account the deed restriction that comes with the property requiring 44 units to continue to be priced as affordable for households earning no more than 30 percent of area median income (AMI). The new project is expected to consist of between 75 and 110 apartments, including the 44 units that will be deed-restricted as affordable for households earning no more than 30 percent of AMI. The remainder of the units will be priced as affordable for households earning between 30 percent and 80 percent of AMI.

In her 2017 Housing Action Plan, Council President Gómez stressed the need to amend the City Council's policy on the disposition of surplus land, known as Council Policy 700-10, so that providing additional affordable housing is a primary consideration. The proposed revisions to Council Policy 700-10 were heard at the City's Land Use and Housing Committee on Oct. 15, where it passed on a unanimous vote. The proposed changes to Council Policy 700-10 are expected to be heard by the full City Council before the end of 2020.

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Council President Gómez represents the Ninth Council District of the City of San Diego, which includes the communities of Alvarado Estates, City Heights, College Area, College View Estates, El Cerrito, Kensington, Mountain View, Mt. Hope, Rolando, Southcrest, and Talmadge. She chairs the City of San Diego Rules Committee and sits on the Metropolitan Transit System Board of Directors and on the SANDAG Board of Directors and Executive Board.