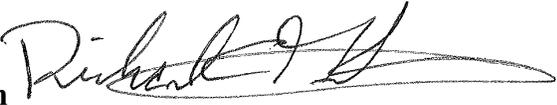




## MEMORANDUM

**To:** Mayor Kevin L. Faulconer  
City Council President Georgette Gómez and City Councilmembers

**From:** Richard C. Gentry  
President & CEO  
San Diego Housing Commission 

**Date:** July 2, 2019

**Subject:** Feasibility Study for Property at the Corner of Famosa and Nimitz  
Boulevards That is Owned by the Housing Authority of the City of San Diego

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The San Diego City Council conveyed the property at the corner of Famosa and Nimitz Boulevards in City Council District 2 to the Housing Authority of the City of San Diego (Housing Authority) specifically for the development of affordable housing on this site.

As the administrative agent for the Housing Authority, the San Diego Housing Commission (SDHC) engaged a third-party consultant to perform a study to evaluate whether or not the potential development of affordable housing is feasible on this property, also known as Site 428.

The study determined affordable housing development at Site 428 is feasible.

The final report of this feasibility study is available for your reference. Due to the size of the report, you may view and download it through Google Drive – [CLICK HERE](#).

SDHC also will be providing a copy of the report today to Peninsula Community Planning Board (PCPB) Chair Robert Goldyn and will inquire about scheduling a presentation to the PCPB Board later this summer. This would be the fourth presentation SDHC has made to the PCPB Board about affordable housing and this property since June 15, 2017.

No specific development design or plan has been created or proposed for the site at this point in time. The feasibility study utilized a preliminary site plan to determine whether or not 78 affordable rental housing units could be developed, based on the number of units cited in a 1981 Housing Authority resolution regarding the property.

Based upon the determination from this feasibility study, SDHC will release a Request for Proposals (RFP) within 60 days to obtain proposals from developers for a potential affordable rental housing development at this site. Since no specific development design or plan has been created or proposed for this site at this time, the specific population and income levels that would reside in a development at this location have not been determined.

SDHC will evaluate responses to the RFP in accordance with the criteria set forth in the RFP, SDHC's Procurement Policy, and all applicable procurement laws and regulations.

If, through this RFP process, SDHC selects a proposal for a potential development of this site, such development will be subject to further reviews and approvals that will provide opportunities for additional community input and City Council review. Before development can occur at this site, a proposal would be presented to the PCPB and would need to obtain director-level approval from City of San Diego's Development Services Department and approval for street vacation from the Planning Commission and City Council.

The need for additional affordable rental housing in the City of San Diego is well-established. SDHC values public participation and input in the creation and preservation of affordable housing that is needed in communities throughout the City of San Diego to address the city's housing crisis.

I am available to answer any questions you may have.