



County of San Diego

DEPARTMENT OF GENERAL SERVICES

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Affordable Housing Program

Frequently Asked Questions - 5255 Mt. Etna Drive (Former Crime Lab) October 2018

Q1: Why is the County planning to place a new affordable housing development at the corner of Genesee Avenue and Mt. Etna Drive?

The County recognizes that the high cost of real estate within the County has created a competitive housing rental market in San Diego. Additionally, the rental market demand is outpacing the available supply and rental rates continue to escalate. Many low-income residents of our community are homeless or at risk of becoming homeless. County staff was directed to assess whether potentially-surplus County property could be made available to help alleviate this crisis. A feasibility study identified several County properties for further evaluation, and of those properties the former Crime Lab at 5255 Mt. Etna Drive ("Site") was determined to be suitable for near-term development. The Crime Lab functions have been relocated to the County Operations Center and the Site is available for redevelopment. The County desires to form a public - private partnership in the form of a ground lease with a specialty affordable housing developer to provide affordable solutions for the community.

Q2: What are the County's goals for the affordable housing development?

1. Construct primarily multifamily residential units with at least fifty percent (50%) of the units dedicated as affordable to special needs and vulnerable populations in accordance with the County of San Diego Consortium 2015-2019 Consolidated Plan/2017-18 Annual Funding Plan and Section 232.5 of Article XV of the San Diego County Administrative Code. These populations include: seniors, persons with disabilities, persons with serious mental illness or substance abuse problems, persons with HIV/AIDS, military personnel and veterans, at-risk youth, survivors of domestic violence, persons who are homeless or at risk of homelessness, transition age youth, and families in need. The County would look favorably upon proposals that include a mix of seniors, military personnel, and veterans as well as workforce and middle-income housing.
2. Provide supportive services as appropriate to the targeted special needs and vulnerable population(s), which may include providing or coordinating with one or more supportive service partners to design and deliver needed services to tenants to promote housing stability and independence.
3. Construct and open the housing in the most expeditious way possible.
4. Maintain affordability restrictions for 99 years.
5. Provide annual rental payments to the County of San Diego.



Q3: What involvement does the City have with this development project?

The County is initiating a City of San Diego Community Plan Amendment (CPA) and rezone to allow for multifamily housing at the Site. The CPA process is a discretionary action by the City that requires analysis under the California Environmental Quality Act (CEQA). The CPA/CEQA effort is proposed to allow for County demolition of existing structures and City approval of the appropriate land use and zoning designations to facilitate future residential development. The City will be considering density and traffic impacts as part of this approval. Additionally, the City will retain oversight of the permitting process during construction.

Q4: What will be built at this site?

The County has selected Chelsea Investment Corporation as the developer to construct multifamily residential units with at least fifty percent (50%) of the units dedicated as affordable to special needs and vulnerable populations in accordance with the County of San Diego Consortium 2015-2019 Consolidated Plan/2017-18 Annual Funding Plan and Section 232.5 of Article XV of the San Diego County Administrative Code. It is anticipated that additional details of the proposed project will be available in December 2018/Early 2019.

Q5: What are the target populations for this project?

The County issued a Request for Proposals to prequalified developers that indicates an interest in seeing a mix of seniors, military personnel, and veterans as well as workforce and middle-income housing.

Q6: How many units are anticipated to be constructed and will there be a commercial component?

Chelsea Investment Corporation will begin community engagement to present what has been proposed and gather valuable feedback on the final design. The final unit count and land uses, including commercial, will depend on the allowable density and land uses per the final approved Community Plan Amendment.

Q7: What percentage of the housing will be dedicated to affordable homes?

The County has provided direction to construct primarily multifamily residential units with at least fifty percent (50%) of the units dedicated as affordable to special needs and vulnerable populations.

Q8: When does the County plan to engage the community on the proposed project?

The County is in the process of initiating a Community Plan Amendment that will require environmental review under CEQA. An Environmental Impact Report (EIR) will be prepared. Public outreach through the Clairemont Community Planning Group began in September for the CPA, and a CEQA Scoping Meeting was held the following week. These were the first of many opportunities for the public to provide feedback and comment on the potential impacts of the proposed development. The EIR public scoping period is open until October 19, 2018 to allow for input focused on CEQA topics, specifically alternatives, potential impacts, and mitigation measures. Please send input via email or United States Postal Service to the addresses at the end of this FAQ sheet prior to October 19, 2018. Additional opportunities to comment on the impacts of the proposed CPA include the 45-day public review period for the Draft EIR and the public hearings before the City Planning Commission and City Council.

Q9: Will there be any opportunity for the community to give input on the development?

The County will strongly encourage the selected developer to work closely with the community.

Q10: When will demolition to the existing structures occur?

The County estimates that demolition of the existing structures will begin in early 2020, subject to all applicable discretionary approvals by the City and County.

Q11: What is the approximate date of groundbreaking/grand opening?

The County estimates ground breaking to occur in late 2020 with grand opening expected by mid-2022, subject to all applicable discretionary approvals by the City and County.

Q12: What is the value of the project?

Project value will be available once the design has been finalized.

Q13: How will construction be financed?

It is anticipated that the project will be financed utilizing a combination of developer contribution, conventional construction loans, permanent bond financing, government subsidized debt as well as local, state, and federal tax credits.

Q14: How high will the buildings be? What is the combined square footage of the building(s)?

These details are pending City of San Diego review of the future proposed development to be submitted by Chelsea Development Corporation.

Q15: How many parking spaces will be available?

In general, parking spaces are dictated by the City's zoning ordinance. Details regarding parking layout, type and the number of spaces will be released once the design has been finalized and the proposed development has been approved by the Board of Supervisors.

Q16: Will the project be LEED Certified?

LEED certification is not a requirement of the RFP but could be proposed by the developer.

Q17: What is the County's anticipated timeline?

1. County initiate CPA/rezone with City of San Diego and associated CEQA analysis - September 2018
2. Developer Selection and Negotiations - October 2018 – December 2018
3. Board of Supervisors consideration of a Negotiating Agreement with the selected developer- December 2018
4. Board of Supervisors Authorization to Advertise and Award Construction Contract for Demolition of Crime Lab structures, consideration of negotiated Ground Lease, and Certification of EIR - December 2019

Q18: There are numerous acronyms being referred to during this process. Can you please provide a list of them and what they stand for?

AECOM – Planning firm assisting the County with the CPA

CAP – Climate Action Plan

CPA – Community Plan Amendment

CPG – Community Planning Group

CPIOZ – Community Plan Implementation Overlay Zone

DGS – County of San Diego Department of General Services

EIR – Environmental Impact Report

ESA – Environmental Science Associates, the firm assisting the County with the EIR

HHSA – County of San Diego Health and Human Services Agency

NOP – Notice of Preparation of an EIR

TPA – Transit Priority Area

RFP – Request for proposals

Q19: Will the infrastructure and services in the area be expanded to accommodate the additional residential units?

The Site is a County-owned property located within the City of San Diego. The County EIR for the CPA is required to analyze the potential impacts on utilities and service systems per the CEQA Appendix G Environmental Checklist. Additionally, the City is a Responsible Agency to the CPA EIR and will provide input and comment regarding the potential environmental impacts. Finally, any future development at the Site would be designed to adequately tie in to existing City infrastructure, per City requirements.

Q20: Can the County maintain and upgrade existing streets and facilities in Clairemont rather than spending money on additional housing?

The County of San Diego and City of San Diego are two separate local governmental bodies. Clairemont is located within the jurisdictional boundaries of the City of San Diego and is therefore outside of the County's jurisdiction for infrastructure maintenance. Street improvements, schools, libraries, and public utilities fall under the jurisdiction and responsibility of the City of San Diego.

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View the RFP at www.sdcre.com

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View updates to the schedule and informational materials:

<https://www.sandiegocounty.gov/content/sdc/sdhcd/community-development/current-housing-developments>

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