

NOTICE OF A PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO REGARDING THE PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND COMMUNITY HOUSINGWORKS, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, PROVIDING FOR THE SALE AND DEVELOPMENT OF REAL PROPERTY WITHIN THE SOUTHCREST NEIGHBORHOOD OF THE CITY OF SAN DIEGO

NOTICE IS GIVEN that the Council of the City of San Diego ("Council") will hold a hearing on July 29, 2024, at the hour of 2:00 p.m., or as soon as the matter may be heard, in the Council Chambers, 12th Floor, City Administration Building, 202 "C" Street, San Diego, California, under California Health and Safety Code section 33433 ("HSC Section 33433"), for the purpose of considering a proposed Disposition and Development Agreement ("DDA") between the City of San Diego ("City") and Community HousingWorks, a California nonprofit public benefit corporation ("Developer"), which provides for the Developer's purchase of real property of approximately 22,000 square feet, comprised of 3 non-contiguous parcels, owned by the City bounded by 40th, Alpha, and Z Street in the Southcrest neighborhood of the City of San Diego, California ("Property"). Under HSC Section 33433, the Council will be conducting a public hearing on this matter.

DATE OF HEARING:	Monday, July 29, 2024
TIME OF HEARING:	2:00 p.m. (or as soon as the matter may be heard)
PLACE OF HEARING:	Council Chambers, 202 "C" Street, 12th Floor, San Diego, CA 92101
CONTACT NAME:	Michael Wong, Successor Agency Program Manager City of San Diego, Economic Development Department
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CONTACT NUMBER:	(619) 236-6408
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The proposed DDA provides for the sale of the Property from the City to the Developer, and construction by the Developer of a multi-building, 3-story, affordable housing project that includes at least 57 rental housing units for lower income households, including 1 manager's unit, that will be income-restricted for 55-years.

The proposed Disposition and Development Agreement between the City of San Diego and Community Housing Works Agreement has been reviewed for consistency with the Final Environmental Impact Report (FEIR) for the Southeastern San Diego and Encanto Neighborhoods Community Plan Updates (Project No. 386029/SCH No. 2014051075) which was certified by the Council on November 16, 2015 (Resolution R-310077). Approval of the DDA is a subsequent discretionary action within the scope of the development program evaluated in the FEIR and is not considered to be a separate project for the purposes of CEQA review under CEQA Guidelines Sections 15378(c) and 15060(c)(3). Under Public Resources Code Section 21166 and CEQA Guidelines Section 15162, there is no change in circumstance, additional information, or project changes to warrant additional environmental review for this action.

The following documents are available for public inspection and copying during regular office hours (8:00 a.m. to 5:00 p.m., Monday through Friday) at the office of the City Clerk, 202 C Street, City Administration Building, 2nd Floor, San Diego, California 92101.

1. A copy of the proposed DDA;
2. Summary Report prepared under HSC Section 33433 that describes and specifies the following:
 - a. The costs to be incurred by the City under the DDA.
 - b. The estimated value of the interest to be conveyed by the City to the Developer under the DDA at the highest and best use permitted under the Redevelopment Plan for the Centre City Redevelopment Project ("Redevelopment Plan").
 - c. The estimated value of the interest to be conveyed, determined at the use and with the conditions, covenants, and development costs required by the DDA.
 - d. The compensation to be paid to the City under the transaction;
 - e. An explanation of the difference, if any, between the compensation to be paid to the City under the transaction, and the fair market value at the highest and best use consistent with the Redevelopment Plan.
 - f. An explanation of why the sale and development of the Property under the DDA will assist in the elimination of blight.

At any time before the date and time of the public hearing by the Council, written comments on, or objections to the subject items, may be filed with the City Clerk. Comments may also be submitted during such period on the other documents referred to in this Notice. All persons wishing to question, comment, object to, or be heard on such matters at the public hearing will be given an opportunity to appear and be heard. If you later desire to challenge actions of the Council in connection with these actions, you may be limited to raising issues that you have raised at or before the public hearing.

This material is made available in alternative formats upon request. To order information in an alternative format, or to arrange for a sign language or oral interpreter for the hearing, please call the City Clerk's office at least five (5) working days prior to the hearing at (619) 533-4000 (voice) or (619) 236-7012 (TT).

Diana J.S. Fuentes
San Diego City Clerk
City of San Diego

Publish Dates: **July 15, 2024**
July 22, 2024