



COUNTY OF SAN DIEGO

AGENDA ITEM

BOARD OF SUPERVISORS

GREG COX
First District

DIANNE JACOB
Second District

KRISTIN GASPAR
Third District

RON ROBERTS
Fourth District

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Fifth District

DATE: June 20, 2017

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TO: Board of Supervisors

SUBJECT:

REVIEW OF POTENTIAL EXCESS PROPERTY FOR DEVELOPMENT OF AFFORDABLE HOUSING (DISTRICTS: ALL)

OVERVIEW

At the March 21, 2017 (6) hearing on the Capital Improvement Needs Assessment program for Fiscal Years 2017/18-2021/22, your Board directed staff to review the County's potential excess property for appropriateness for the development of affordable housing. Staff in the Departments of General Services (DGS) and the Health and Human Services Agency, Housing and Community Development Services (HCDS) have completed this review and today present the report on that evaluation.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find pursuant to Section 15061(b)(3) of the State California Environmental Quality Act (CEQA) Guidelines that the recommendation below is categorically exempt from environmental review under CEQA because it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment.
2. Receive the report on review of potential excess property for development of affordable housing.

FISCAL IMPACT

There is no fiscal impact associated with the assessment of potentially excess properties for the purpose of development of affordable housing. There will be no change in net General Fund costs and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ADVISORY BOARD STATEMENT

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N/A

BACKGROUND

Identification of Properties for Evaluation per Board Polices A-128 and F-51

Board Policy A-128, Comprehensive Homeless Policy, guides the consideration of approaches to provide affordable housing, including the use of surplus County-owned real property for that purpose. Board Policy F-51, County Real Property Asset Management, guides the process for managing County-owned real property, including the lease or sale of County-owned real property. Pursuant to Board Policy F-51, the Director, DGS, shall, as circumstances warrant, identify County-owned real property that is surplus. If the properties analyzed in the report your Board will receive today are determined to not be appropriate for development of affordable housing, when appropriate, staff may return to your Board to seek a surplus declaration. Properties that have been declared surplus by your Board may then be offered for lease or may be offered for sale to other applicable public agencies. If no other public agencies are interested in leasing or purchasing the surplus real property, it may then be offered for sale to private parties.

At the March 21, 2017 (6) Board hearing on the Capital Improvement Needs Assessment program for Fiscal Years 2017/18-2021/22, your Board directed staff to review the County's potentially excess property to determine appropriateness for the development of affordable housing. Staff in the Departments of General Services (DGS) and the Health and Human Services Agency, Housing and Community Development Services (HCDS) have evaluated currently vacant and available sites, sites to be vacated by projects currently in progress, and sites anticipated to be vacated by planned and proposed projects.

Staff identified eleven properties as potentially excess to the County's foreseeable needs for evaluation. One property is located in an unincorporated area of the County, one property each is located in the cities of Escondido and El Cajon, and eight properties are located in the City of San Diego.

Evaluation Process

A site assessment methodology was prepared to rate the conduciveness of each site for affordable housing. Each site was reviewed using criteria, which included a land use and zoning analysis, environmental due diligence, and consideration of the surrounding existing land uses. Additionally, a programmatic assessment reviewed the proximity of each site to transit, jobs and essential services, support services, and its geographic location relative to the jurisdiction of the Housing Authority of the County of San Diego. Other existing and potential constraints to the future use or disposition were also noted at several properties.

Attachment A presents the assessment criteria, rating each category as "Conducive", "Somewhat Conducive" or "Potentially Difficult or Uncertain". A "Conducive" rating indicates the site: is compatible with General Plan and zoning if developed for affordable housing; has no or readily

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addressable environmental considerations; is compatible with neighboring land uses if developed for affordable housing; and is located in proximity to public transportation and to commercial/retail services. A “Somewhat Conducive” rating indicates that the site: could be used for affordable housing within certain permitted conditions, such as mixed-use development; has some environmental conditions, such as biological resources, soil contamination or potential seismic fault; has neighboring land uses, such as commercial, light industrial or other uses that may restrict the types of housing that would be feasible; and/or has limited or no public transportation or commercial services in close proximity to the site. A “Potentially Difficult or Uncertain” rating indicates the site: if used for housing would not be in conformance to General Plan or Zoning Ordinances or that an extended discretionary entitlement process would be involved; has significant environmental conditions that may be costly to mitigate or restrictive to housing uses; has neighboring land uses unsuitable for housing such as heavy industrial; and/or has a rural setting without convenient access to public transportation or commercial/retail services.

Attachment B is a Summary Table of the sites with ratings, land area, estimated valuations and a brief description of zoning/entitlement parameters. Attachment C provides individual ratings for each site, existing improvements, area and potential maximum dwelling unit yield, and a zoning description. Actual unit yield would be subject to proposed unit sizes and various site specific factors.

Properties Evaluated

The properties identified and evaluated are listed below and are shown in map form on Attachment D. They were categorized by the following availability:

Currently vacant or to be vacated near-term:

- Descanso Detention Facility, 7878 Campbell Ranch Rd., Descanso
- North Inland Family Resource Center (FRC) / Regional Center, 600 E. Valley Parkway, Escondido
- Superior Court - Family Court, 1501 Sixth Ave., San Diego
- Levant Service Center, 6950 Levant St., San Diego

To be vacated by capital project currently in progress:

- Downtown Union and A Property, 1249 Union St., San Diego
- Sheriff Regional Crime Lab, 5255 Mt. Etna Dr., San Diego
- Assessor Recorder County Clerk - El Cajon, 200 S. Magnolia Ave., El Cajon

Proposed to be vacated by capital project in site acquisition/planning:

- Southeast Family Resource Center (FRC), 4588 Market St., San Diego
- Central Region Public Health, 5202 University Ave., San Diego
- Comprehensive Health, 3177 Ocean View Blvd., San Diego

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- Health Services Complex, 3851 Rosecrans St., San Diego

Environmental Statement

Receipt of the Board letter and associated report, and evaluation of the potentially excess properties is categorically exempt from environmental review under CEQA because it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment.

LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN

Today's proposed action to receive the report on the assessment of potential excess County property supports the Strategic Initiatives of Healthy Families, Safe Communities, Sustainable Environments, and Operational Excellence, in the County of San Diego's 2017-2022 Strategic Plan.

Respectfully submitted,



HELEN N. ROBBINS-MEYER
Chief Administrative Officer

ATTACHMENT(S)

- Attachment A – Affordable Housing Site Assessment Criteria
- Attachment B - Affordable Housing Site Assessment Summary Table
- Attachment C – Individual Site Assessments
- Attachment D – Location Map of Potential Excess Property

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AGENDA ITEM INFORMATION SHEET

REQUIRES FOUR VOTES: Yes No

WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED

 Yes No

PREVIOUS RELEVANT BOARD ACTIONS:

March 21, 2017 (6) CAPITAL IMPROVEMENT NEEDS ASSESSMENT FISCAL YEARS 2017/18-2021/22

BOARD POLICIES APPLICABLE:

A-128 Comprehensive Homeless Policy
F-51 County Real Property Asset Management

BOARD POLICY STATEMENTS:

N/A

MANDATORY COMPLIANCE:

N/A

ORACLE AWARD NUMBER(S) AND CONTRACT AND/OR REQUISITION NUMBER(S):

N/A

ORIGINATING DEPARTMENT: Department of General Services

OTHER CONCURRENCE(S): Health and Human Services Agency

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