

**COUNTY OF SAN DIEGO  
BOARD OF SUPERVISORS  
TUESDAY, MAY 06, 2025**

**MINUTE ORDER NO. 21**

**SUBJECT: APPROVAL OF A DISPOSITION AND DEVELOPMENT AGREEMENT AND CEQA EXEMPTIONS FOR DEVELOPMENT OF AFFORDABLE HOUSING ON COUNTY LAND LOCATED AT 5202 UNIVERSITY AVE., SAN DIEGO AND 620 E. VALLEY PKWY., ESCONDIDO (DISTRICTS: 4 & 5)**

**OVERVIEW**

The San Diego region faces a severe and chronic shortage of affordable housing units that directly impacts housing insecurity and housing cost burden for lower-income households across San Diego County. Over the past decade, the region has produced only enough very low-income housing to meet 10% of the need. Given this housing crisis, we need to leverage every available option to develop more affordable housing. One of these options is the redevelopment of excess County of San Diego (County)-owned property into affordable homes.

On March 1, 2022 (17), the Board of Supervisors (Board) authorized staff to issue a Request for Proposals (RFP) to qualified firms to begin the competitive selection process for the ground lease and development of affordable housing on County property located at 620 E. Valley Parkway in the city of Escondido. San Diego Community Housing Corporation in partnership with National Community Renaissance of California (SDCHC/CORE) was chosen with a proposed 134 affordable senior units in addition to an approximately 5,800 sq. ft. childcare center that will be open to the public (Project). The Project meets the requirements of California Government Code section 25539.4. Staff and SDCHC/CORE have finalized the terms of a Disposition and Development Agreement (DDA) and are now returning for approval of that agreement as well as the relevant California Environmental Quality Act (CEQA) finding.

On April 4, 2023 (30) the Board authorized staff to explore viability of a potential conveyance of 5202 University Avenue (University Ave.), in the City of San Diego to San Diego Housing Commission (SDHC).

The University Ave. site is adjacent to Casa Colina, an affordable housing development owned and operated by SDHC. Casa Colina will be undergoing a densification and rehabilitation project in the coming years and as a result, the County and the SDHC are in a unique position to leverage vital public resources to maximize the benefit to the public. In accordance with Board authorization to explore the viability of a potential conveyance to SDHC of University Ave., SDHC has advised that SDHC's standard development practice is to ground lease property to its nonprofit affiliate who will then partner with an affordable housing developer to construct the affordable housing project. SDHC operates in this manner because SDHC does not have the capacity to construct projects or apply for certain affordable housing funding. Staff and SDHC have finalized the terms of the DDA and are now returning for approval of that agreement as well as the relevant CEQA finding.

## **RECOMMENDATION(S)**

### **CHIEF ADMINISTRATIVE OFFICER**

#### **620 Valley Pkwy. (Recommendations 1 through 3)**

1. Find that the proposed action to authorize execution of a Disposition and Development Agreement (DDA) for development of affordable housing at 620 E. Valley Pkwy., Escondido is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332.
2. Authorize the Director, Department of General Services (DGS), to execute the DDA with San Diego Community Housing Corporation in partnership with National Community Renaissance of California (SDCHC/CORE) or an affiliate entity, to execute the Ground Lease and any other attachments to the DDA and perform any actions in furtherance of or necessary to administer or implement the DDA and Ground Lease, including but not limited to, approving, and executing amendments to the DDA, the Ground Lease, and their attachments.
3. Authorize the Deputy Chief Administrative Officer, Health and Human Services Agency, or a designee, to execute the Regulatory Agreement and any amendments to the Regulatory Agreement on 620 E. Valley Pkwy., Escondido and perform any actions in furtherance of or necessary to administer or implement the DDA, Ground Lease, and Regulatory Agreement.

#### **5202 University Ave. (Recommendations 4 through 6)**

4. Find that the proposed action to authorize execution of a DDA for development of affordable housing at 5202 University Ave., San Diego is exempt from CEQA pursuant to CEQA Guidelines section 15332.
5. Authorize the Director, DGS, to execute the DDA with SDHC or an affiliate entity, to execute the Grant Deed and any other attachments to the DDA and perform any actions in furtherance of or necessary to administer or implement the DDA, including but not limited to, approving, and executing amendments to the DDA, and its attachments.
6. Authorize the Deputy Chief Administrative Officer, Health and Human Services Agency, or a designee, to execute the Regulatory Agreement and any amendments to the Regulatory Agreement on 5202 University Ave. and perform any actions in furtherance of or necessary to administer or implement the DDA and Regulatory Agreement.

## **EQUITY IMPACT STATEMENT**

Today's recommendations will result in the development of much-needed affordable housing in the region. The 6th Cycle Regional Housing Needs Assessment indicates that 68,959 units are needed regionally for very low, and low-income individuals and households. Restricted affordable housing for low-income households may serve seniors, families, homeless, at-risk of homelessness, veterans, homeless with serious mental illness, and transitional aged youth. All units reserved for low-income individuals and households serve tenant populations earning below 80% area median income, currently \$92,700 for a one-person household and \$132,400 for a four-person household.

This item aligns to the County Framework for Ending Homelessness and the Housing Blueprint by ensuring the County continues to focus on prevention and housing stability by addressing root causes, such as housing affordability. Additionally, today's actions support the County vision of a just, sustainable, and resilient future for all, specifically for those communities and populations in San Diego

County that have been historically left behind as well as our ongoing commitment to the regional *Live Well San Diego* vision of healthy, safe, and thriving communities. This will be accomplished by ensuring low-income residents have long-term housing stability and fosters a deeper connection to one's neighborhood and community.

#### **SUSTAINABILITY IMPACT STATEMENT**

Today's proposed actions support the County of San Diego's Sustainability Goals to provide just and equitable access; and to protect health and wellbeing. The recommended actions will provide just and equitable access to housing for extremely low, very low, and low-income individuals and households countywide, including those who are Black, Indigenous, and People of Color. These actions also align with the goal to protect the environment as well as health and wellbeing, which will be accomplished by requiring sustainability features for each site that are in alignment with California Tax Credit Allocation Committee requirements, and our regional efforts to decarbonize.

#### **FISCAL IMPACT**

Funds for this request are included in the Fiscal Year 2024-25 Operational Plan in the Department of General Services, Facilities Management Internal Service Fund. If approved, this request will result in total estimated costs and revenue of \$100,000 in Fiscal Year 2024-25 for staff time, consultant costs, as well as short and long-term site management costs for both sites. The funding source is an internal agreement with the Health and Human Services Agency supported by existing General Purpose Revenue. There will be no change in net General Fund cost and no additional staff years.

#### **BUSINESS IMPACT STATEMENT**

N/A

#### **ACTION:**

Noting for the record that this item was heard on May 7, 2025; ON MOTION of Supervisor Desmond, seconded by Supervisor Montgomery Steppe, the Board of Supervisors took action as recommended.

AYES: Anderson, Lawson-Remer, Montgomery Steppe, Desmond

ABSENT: (District 1 Seat Vacant)

State of California)  
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

ANDREW POTTER  
Clerk of the Board of Supervisors



**Signed**  
**by** Andrew Potter



MAY 06, 2025