

ORDINANCE NO. _____ (N.S.)

AN ORDINANCE AUTHORIZING AN AGREEMENT ENTITLED DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE COUNTY OF SAN DIEGO AND WAKELAND HOUSING AND DEVELOPMENT CORPORATION OR ITS AFFILIATE FOR DISPOSITION AND DEVELOPMENT OF THE REAL PROPERTY IDENTIFIED AS ASSESSOR PARCEL NUMBERS 271-182-17 AND -18 IN THE UNINCORPORATED COMMUNITY OF RAMONA.

WHEREAS, County of San Diego ("County") is the owner of real property encompassing two parcels that extend from the shared property boundary with the County's Ramona Intergenerational Community Campus between 12th and 13th Streets to the Santa Maria Creek and Walnut Street to the northeast (Assessor Parcel Numbers (APN) 281-182-17 and -18) ("Property"). Approximately 4.6 acres of the Property (as seen in Attachment A) is available for affordable senior group housing development.

WHEREAS, the County is authorized to sell the Property, for cultural, residential, commercial, or industrial uses or development, pursuant to the applicable law of the State of California, including California Government Code sections 25515 through 25515.5; and

WHEREAS, a Disposition and Development Agreement ("DDA") has been negotiated with Wakeland Housing Corporation ("Developer") providing for the sale and development of the Property with an affordable housing development; and

WHEREAS, the DDA also includes a County of San Diego Memorandum of Restrictive Covenants and Regulatory Agreement ("Regulatory Agreement"), to be executed and recorded against the interest in the Property upon satisfaction of conditions set forth in the DDA, specifying affordable housing use requirements for the Property; and

WHEREAS, the DDA and sale will result in economic benefits to the County through production of affordable housing units in the County; and

WHEREAS, the Chief Administrative Officer has recommended that the County execute the DDA with Developer or its affiliate; and

WHEREAS, Government Code section 25515.2 subsection (a) requires that an agreement for sale of property entered into under Government Code sections 25515 through 25515.5 be authorized by ordinance; and

WHEREAS, pursuant to Government Code section 25515.2 subsection (b), notice of the time and place of a public hearing concerning the adoption of this ordinance was published on November 21, 2023 and November 28, 2023; and

WHEREAS, pursuant to Government Code section 25515.2 subsection (b), the Board of Supervisors held a public hearing regarding adoption of this ordinance on December 5, 2023.

NOW THEREFORE, the Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Board finds the foregoing recitals are true and correct.

Section 2. The Board finds that the DDA will help meet the housing needs of the County and will provide economic benefit to the County.

Section 3. The Board finds that the development will not interfere with the use of the remaining public property per Government Code section 12215.1(b).

Section 4. The Board approves the DDA and authorizes the Director, Department of General Services to execute the DDA with the Developer or its affiliate in the form presented to this Board, and to execute the attachments to the DDA and any other documents necessary to implement the DDA, its attachments, and this ordinance.

Section 5. The Board authorizes the Agency Director, Health and Human Services Agency, or designee, to execute the Regulatory Agreement.

Section 6. The Board authorizes the Director, Department of General Services, or designee, and the Agency Director, Health and Human Services Agency, or designee, to perform any actions in furtherance or implementation of this ordinance, the DDA, and its attachments.

Section 7. This ordinance shall be effective in accordance with Government Code section 25123 and the DDA, once executed by all parties, shall be effective as the date of this ordinance.

APPROVED AS TO FORM AND LEGALITY

Claudia G. Silva, County Counsel

By: Inna Zazulevskaya, Senior Deputy County Counsel