

**CLERK OF THE BOARD OF SUPERVISORS
EXHIBIT/DOCUMENT LOG**

MEETING DATE & AGENDA NO. 05/06/2025 #21

STAFF DOCUMENTS (Numerical)

No.	Presented by:	Description:
1	Staff	9-page PowerPoint presentation

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PUBLIC DOCUMENTS (Alphabetical)

No.	Presented by:	Description:
A	N/A	

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D

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Affordable Housing on County-owned land: Approval of DDAs and Ground Leases at 5202 University Ave. and 620 E. Valley Pkwy.

May 6, 2025

Item # 21

David Estrella, Director, Housing and Community Development Services
Marko Medved, Director, Department of General Services



Affordable Housing Accomplishments as of 2017

- \$325 Million Invested
- 11 Surplus County Sites
- 5,880 Affordable Housing Units
- 71 Total Developments
- \$2.9 Billion Leveraged Funding
- Pro-Housing Designation



*Levant Senior Cottages
located in Kearny Mesa*

**2017 = Implementation of County Property Initiative
& Innovative Housing Trust Fund**



Affordable Housing on County Land

Address/Project	# of Homes	Est. Construction Start
6950 Levant Street – Linda Vista (D4)	127	Construction Complete
5255 Mt Etna Drive – Clairemont (D4)	404	Partially Completed
1501 6 th Ave – Downtown San Diego (D1)	126	May 2025
Cedar/Kettner – Downtown San Diego (D3)	64	Underway
12th and Main St. – Ramona (D2)	100	2027
5001 73 rd Street – College Area (D4)	120	2027
6255 Mission Gorge Rd. – Grantville (D2)	334	2027
4588 Market Street – Chollas View Area (D4)	138	2027
3177 Ocean View Blvd. – Logan Heights (D1)	122	2028
620 E. Valley Pkwy. – Escondido (D5)	136	2028
5202 University Ave. – Chollas Creek Area (D4)	90	2028
TOTAL:	1761	



620 E. Valley Parkway Affordable Housing and Childcare Facility (D5)

- Approve DDA with SDCHC/CORE
- Approx. 136 homes for low-income seniors, 5,800 sq. ft. childcare center open to the public
- LEED Silver equivalency, including all-electric systems and onsite solar power generation
- 99-year Ground Lease, \$1/year



5202 University Avenue - Affordable Housing (D4)

- Approve DDA for San Diego Housing Commission (SDHC)
- 90 homes for low-income seniors on County-owned portion
- 150 homes for low-income families and/or seniors on the adjacent SDHC-owned portion
- Eliminate displacement of current residents during densification and rehabilitation project
- Conveyance via deed restricted sale



Recommendations

- Find that the proposed actions are exempt from CEQA.
- Authorize execution of the DDA, Ground Leases and Regulatory Agreements with SDCHC/CORE on 620 E. Valley Pkwy and with San Diego Housing Commission on 5202 University Ave.





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