



SAN DIEGO
HOUSING
COMMISSION

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San Diego Housing Commission (SDHC)
Exclusive Negotiating Agreement and Related
Actions Regarding Property at the Southeast
Corner of Famosa and Nimitz Boulevards
Presentation to the SDHC Board of Commissioners
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SDHC – Property at Famosa & Nimitz Boulevards

Introduction

- The Housing Authority of the City of San Diego owns approximately 5.61 acres of undeveloped land consisting of 12 parcels on the southeast corner of Famosa and Nimitz Boulevards in the Peninsula Community Planning Area.
- The site is zoned RM-2-5 and RM-3-7 suitable for multifamily apartment construction.
- On July 6, 1981, the City of San Diego sold the property to the Housing Authority via resolution No. 254594
 - Resolution specified the property shall be used for the construction of no fewer than 78 low-income rental apartments.





SDHC – Property at Famosa & Nimitz Boulevards Development Feasibility

- December 2017: SDHC retained a consultant to study the property's development potential.
 - Analysis identified various land use constraints.
 - Consultant concluded the property could accommodate multifamily housing construction.
- In May 2019: Same consultant conducted a second and more thorough study of the property.
 - Study included reports from various due diligence engineering disciplines.
 - Second analysis confirmed the property, subject to additional analysis, could reasonably be considered for the development of at least 78 apartments.





SDHC – Property at Famosa & Nimitz Boulevards

Request for Proposals

- August 29, 2019: SDHC issued a Request for Proposals (RFP) for the potential development of high-quality, affordable rental housing on the property.
 - Posted on SDHC’s PlanetBids system
 - 179 notifications sent to registered vendors and firms
 - 24 firms became plan holders
 - Pre-proposal meeting held September 17, 2019, with representatives from two firms in attendance.
- February 27, 2020: RFP closed.
 - 2 proposals received from responsible parties:
 - Bridge Housing Corporation
 - McCormick, Baron and Salazar, Inc.
 - Both responses deemed responsive





SDHC – Property at Famosa & Nimitz Boulevards Request for Proposals (Continued)

- Evaluation Committee scored and ranked the responses to the RFP based on:
 - Project Plan
 - Project Related Experience
 - Strength of Development Team
 - Respondent’s Financial Capacity and Capability
 - Due Diligence Budget
 - Funds Requested
 - Proposed Terms.
- August 26, 2020: SDHC received Best & Final Offers from the respondents.
- Evaluation Committee determined that Bridge Housing Corporation’s proposal provided the best overall value to SDHC.
 - SDHC entered into discussions and negotiations with Bridge Housing.





SDHC – Property at Famosa & Nimitz Boulevards

Bridge Housing’s Preliminary Conceptual Proposal

- Subject to a thorough review by the City of San Diego and the community
- Common for a conceptual proposal to change substantially before it is finalized and potentially approved
- NOT yet a definitive, final proposal
- Potential development of 87 units with a mix of affordability:
 - 40 percent of Area Median Income (AMI): 9 one-bedroom units, 8 two-bedroom units, and 5 three-bedroom units
 - 60 percent of AMI: 14 one-bedroom units, 12 two-bedroom units, and 7 three-bedroom units
 - 80 percent of AMI: 9 one-bedroom units, 7 two-bedroom units, and 6 three-bedroom units
 - 100 percent of AMI: 3 one-bedroom units, 3 two-bedroom units, and 3 three-bedroom units
 - Unrestricted Manager’s Unit: 1 three-bedroom unit



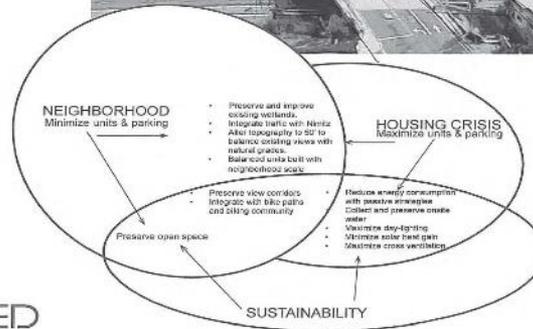
SDHC – Property at Famosa & Nimitz Boulevards

Bridge Housing’s Preliminary Conceptual Proposal

(Continued)

- Project concept: Environment, Health & Well Being and Community

Project Concept



A SUSTAINABLE FUTURE

Sustainability is at the forefront of this design proposal. We approached the concept of sustainability with a three-pronged approach that considers the environmental, health and well-being, and community sustainability. We minimized site disturbance and shed all vertical and hardscape elements outside of the sensitive wetland habitat in the Famosa Canyon. Our proposal will eliminate invasive species and rehabilitate the wetland with native plantings. All site runoff will be treated onsite with a generous bioswale also planted with native species.

We took great care to consider the health and well-being of future residents. We consider this to be a basic tenant of long-term livability and sustainability. With long views across the Famosa Canyon, residents can interact with nature in ways that are proven to reduce stress and elevate happiness. Multi-use paths and open space give the residents opportunities for physical exercise and create connections to the greater Point Loma community.

Lastly, our design addresses the concept of community. A sense of belonging and being part of the larger context makes a place inherently more sustainable. The community kitchen, coworking space, and passive gathering spaces represent opportunities for the residents to come together and be part of their community. The multi-use path that cuts through the center of the site insinuates the greater Point Loma Community within the proposed development.



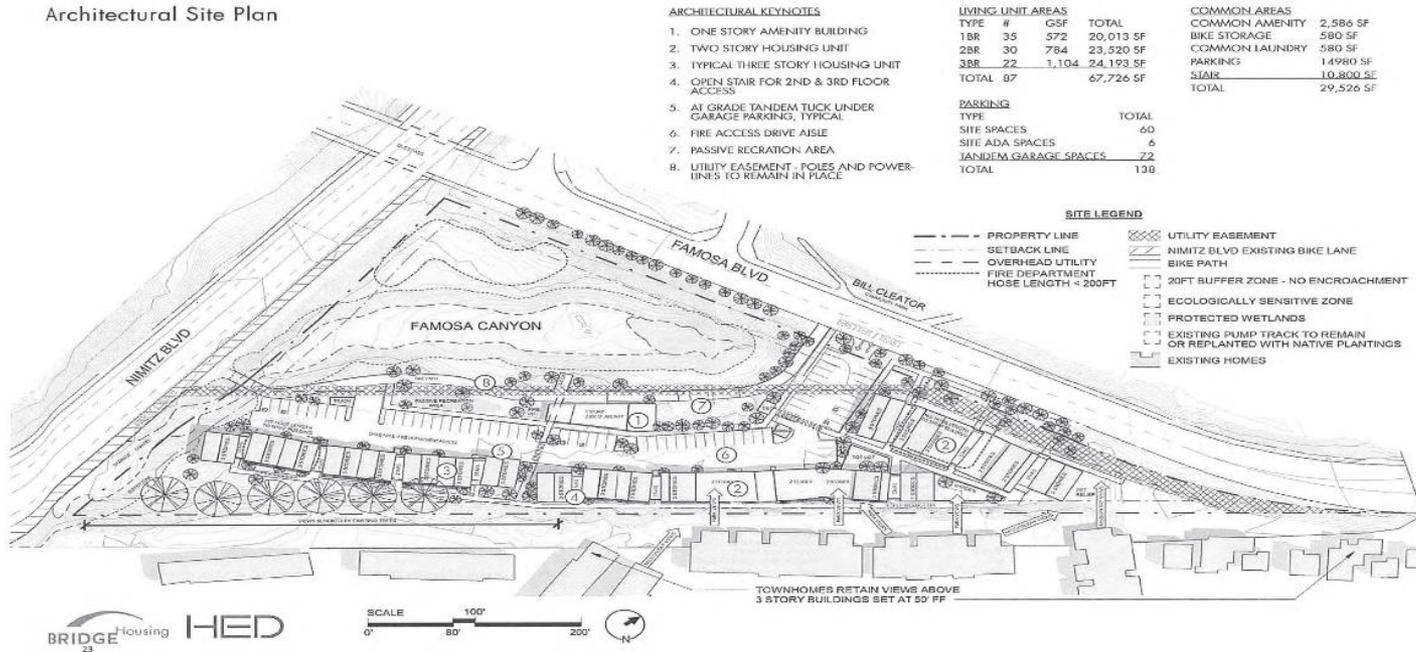
SDHC – Property at Famosa & Nimitz Boulevards

Bridge Housing’s Preliminary Conceptual Proposal

(Continued)

- Architectural Site Plan: Entrance on Famosa Boulevard. Buildings facing Famosa Canyon.

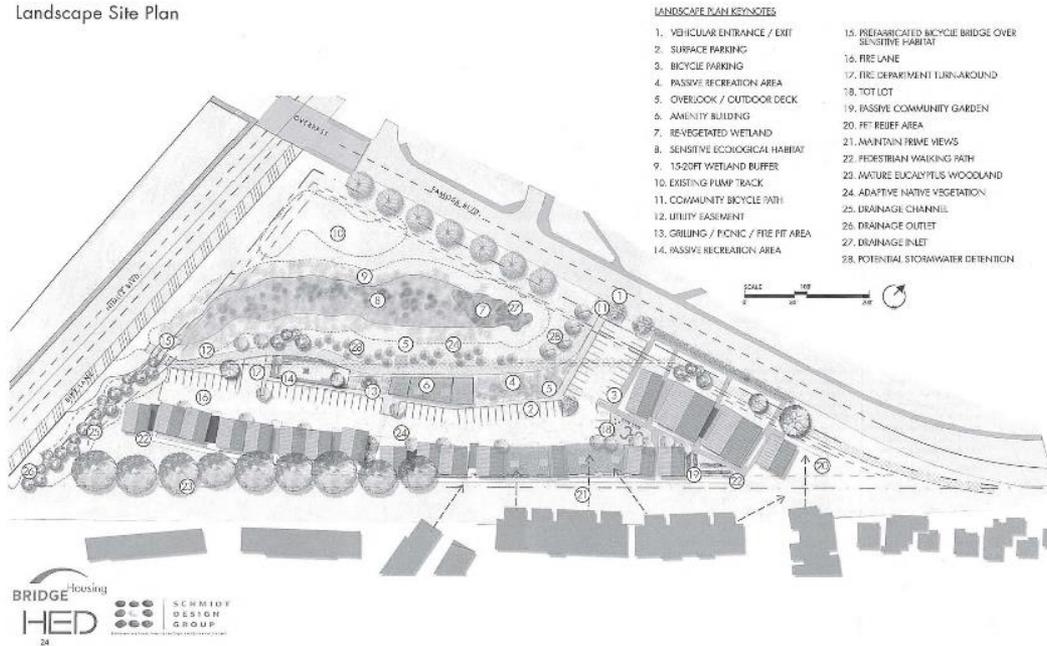
Architectural Site Plan



SDHC – Property at Famosa & Nimitz Boulevards Bridge Housing’s Preliminary Conceptual Proposal (Continued)

- Landscape Site Plan: Using native plants to restore wetlands. Site amenities such as a tot lot, fire pit and picnic areas enhance the community.

Landscape Site Plan



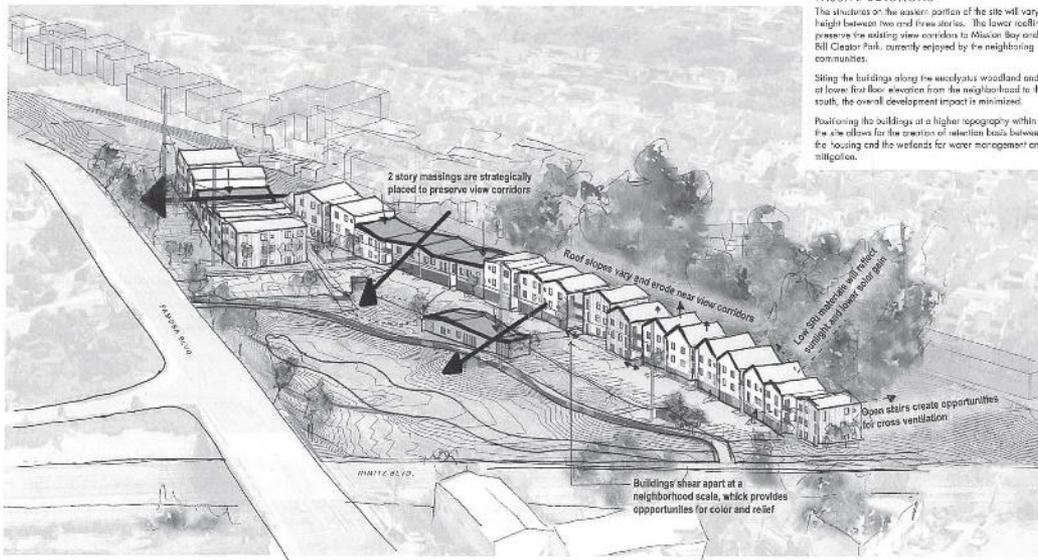
SDHC – Property at Famosa & Nimitz Boulevards

Bridge Housing’s Preliminary Conceptual Proposal

(Continued)

- Lower roof lines preserve the existing view corridors to Mission Bay and Bill Cleator Park

Perspective Views



PASSIVE SOLUTIONS

The structures on the eastern portion of the site will vary in height between two and three stories. The lower rooflines preserve the existing view corridors to Mission Bay and Bill Cleator Park, currently enjoyed by the neighboring communities.

Siting the buildings along the existing woodland and at lower first floor elevation from the neighborhood to the south, the overall development impact is minimized.

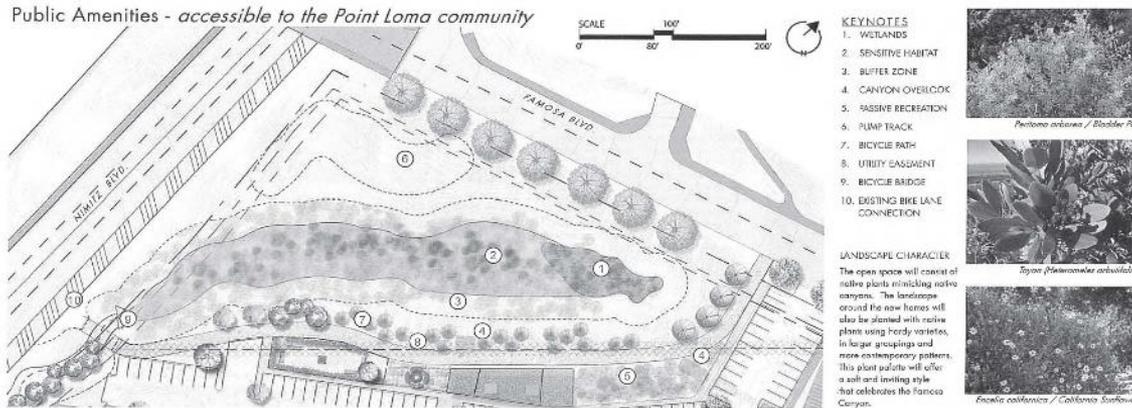
Positioning the buildings at a higher topography within the site allows for the creation of retention basins between the housing and the wetlands for water management and mitigation.





SDHC – Property at Famosa & Nimitz Boulevards Bridge Housing’s Preliminary Conceptual Proposal (Continued)

- Public Amenities: Accessible to the Point Loma community



The Point Loma site plan acknowledges the challenges of providing much needed housing in a currently vacant lot that is well loved by the community.



COMMUNITY CONNECTIONS

The Point Loma community has a deep emotional connection to the Famosa Canyon and are passionate about the environmental well-being of the Famosa Slough ecosystem. The community perceives the site as one of the last open spaces within the same Alta neighborhood and should be preserved as such. However, in its current condition, the canyon contains disturbed native habitat, overgrown vegetation, and encroachments. The litter along the edge of Famosa and Nimitz Boulevard is an unattractive nuisance. The community-designed pump track is the only part of the site that is utilized as public open space. Most of the community experience the canyon from their cars or bicycles as they pass.

By responsibly siting the residences to the south and west of the property, our design seeks to improve the environmental well-being of the canyon with wetland restoration, on-site stormwater treatment, and minimal grading. Attractive plantings along the edge of the site improve the public realm for cyclists and pedestrians. A publicly accessible multi-use

path through the site, increase the accessibility of the canyon and improve public safety. Cyclists and pedestrians can use the path avoid the overlook at Famosa and Nimitz Blvd.

CANYON CONNECTIONS

Expansive views and overlook opportunities from the multi-use path across the canyon offer unique views that are not possible today. The multi-use path is publicly accessible and the views and experience benefit the greater Point Loma community. Given the limited open space in the immediate vicinity make this an exciting prospect. Through wetland restoration and increasing the biomass and biodiversity with native plantings, the canyon will become an important wildlife corridor and bird habitat. Outdoor enthusiasts will have opportunities to observe rare sensitive habitat at a safe distance. The restored habitat also offers educational opportunities.

ENGAGING THE OPEN SPACE

Striking a balance between preserving open space, protecting sensitive ecosystems while encouraging community connection with paths, bridges and observation decks. The open space can continue to be a respite from the densely populated neighborhood for humans, birds, plant life and delicate waterbirds.



- Striking a balance between preserving open space, protecting sensitive ecosystems while encouraging community connections with paths, bridges and observation decks.



SDHC – Property at Famosa & Nimitz Boulevards Bridge Housing’s Preliminary Conceptual Proposal (Continued)

- Landscape Character: Reconnecting the Canyon

LANDSCAPE CHARACTER - Reconnecting the Canyon

The open space and restored wetland in the canyon will be highlighted and celebrated with canyon overlook decks and educational plant signage. The landscape design will showcase new planting native plants in urban settings can create inviting outdoor spaces that also support bird and pollinator habitat.

MONARCH GARDENS



An important focus of the landscape design will be to provide habitat for birds and pollinators, and in particular to support the Monarch butterfly. With a decrease in habitat populations by over 90% in the past 20 years, the monarch butterfly faces the threat of future extinction. Through the Mayor's Monarch Pledge program, communities are taking action to save the Monarch Butterfly. Selected areas would be designated as Monarch Gardens that would include educational signage and a selection of habitat for both breeding and feeding.

Monarch Garden Sample Plants:

BREEDING PLANT Spring-Summer



NECTAR FEEDING PLANTS Year round



CANYON PLANTING

A well-placed buffer restoration area and the re-vegetated canyon slopes will be visible from the canyon overlook decks. These areas will be planted with local native plants such as Fremont Cottonwood (Populus fremontii), Coyote Brush (Baccharis pilularis), and Lemoine Berry (Rhus integrifolia).



BIOSWALE PLANTING

If required, on-site rain gardens and bioswales can 'soak and capture' storm water. The landscape will include plants such as low-growing ground covers, grasses, and rushes.



SITE PLANTING

The landscape around the amenity space and new homes will be planted with native plants using heavy materials, in larger groupings and contemporary patterns. This plant palette will offer a soft and inviting style that celebrates the beauty of the natural landscape.



- The open space and restored wetlands will be highlighted and celebrated with canyon overlook decks and educational plant signage.



SDHC – Property at Famosa & Nimitz Boulevards Bridge Housing’s Preliminary Conceptual Proposal (Continued)

- On-site Amenities: Accessible to the residents

On Site Amenities - *accessible to the residents*



AMENITIES HUB

The centrally-located resident amenities are designed to support a more walkable and healthy urban experience with the amenity building being at the hub. The central building offers the link between nature and the built environment. Glass walls give residents unobstructed views of the canyon while the community kitchen and lounge. Residents

can also use the space for large community-wide gatherings and smaller more intimate get-togethers. The indoor space seamlessly extends outside to an outdoor patio with movable furniture and shade structures.

The main one-block patio wraps around the building to an area with a fire pit and barbecue area. Just beyond, there is a passive recreation area ideal for activities such as bocce and corn hole. Another passive recreation area is located on the east side of the building. The small footprint of the amenities package encourages the residents to use the space as an extension of their own home. It is thoughtfully designed to encourage organic social interaction and instill community pride.

The indoor / outdoor community amenities can also be programmed to support the food art events, cooking classes, bicycle repairs, and community yoga.

PLAYGROUND

The dedicated play area is intentionally separate from the amenities hub. The safety and privacy of all our residents is top of mind but it is especially true for our youngest residents. The playground is strategically sited at a pinch point in the development. Surrounded by low and treeless residences, there will always be "eyes on the playground," keeping the security of the space intact. The playground will feature climbing structures, a water feature, slides, and a rubberized surface. Shade trees and benches will provide respite from the sun. A canyon observation deck, a short walk from the playground, could be used for educational purposes for the children.

HEALTHY PLACES

Facilitating circulation via multiple paths and sidewalks encourage the community to be more active and connected with the greater Point Loma community. Outdoor fitness stations for adults will be sited in the playground, along the multi-use path, and on the walking trail behind the residences. We want to encourage every healthy choice through design.

A small community garden sited adjacent to the playground will provide fresh produce for the residents. The garden will bring residents together around a shared goal of producing food that promotes vitality and healthy eating choices.



- Playground, outdoor adult fitness stations and walking trails offer healthy choices through design.



SDHC – Famosa & Nimitz Boulevards Property Site Photos



SDHC – Famosa & Nimitz Boulevards Property Introduction – Site Map





SDHC – Property at Famosa & Nimitz Boulevards Community Meetings

- June 15, 2017: At the invitation of the Peninsula Community Planning Board (PCPB), SDHC made a presentation to the PCPB about affordable housing, and PCPB approved a letter to then-Councilmember Lorie Zapf and SDHC, supporting development of affordable workforce housing at the property at the southeast corner of Famosa and Nimitz Boulevards.
- May 17, 2018: SDHC staff returned to PCPB to provide a brief summary of progress to date on SDHC’s studies of the feasibility of developing affordable housing at the property.
- June 14, 2018: SDHC returned to PCPB for a special meeting, at which SDHC provided a more formal presentation about the property and affordable housing.





SDHC – Property at Famosa & Nimitz Boulevards Community Meetings (Continued)

- June 21, 2018: PCPB sent a letter to then-Councilmember Lorie Zapf and SDHC, rescinding PCPB's previous letter of June 15, 2017.
- July 19, 2018: PCPB sent a letter to then-Councilmember Lorie Zapf, stating that, at this time, PCPB takes no position in support of or opposition to development of the property at the southeast corner of Famosa and Nimitz Boulevards.
- August 28, 2019: PCPB voted to send a letter opposing development on the property at the southeast corner of Famosa and Nimitz Boulevards.





SDHC – Property at Famosa & Nimitz Boulevards

Staff Recommendations

- SDHC staff recommends that the SDHC Board of Commissioners recommend that the Housing Authority of the City of San Diego take the actions detailed in staff report HCR20-111.
 - Exclusive Negotiating Agreement
 - \$910,000 predevelopment loan to Bridge Housing
 - Repaid to SDHC at closing if Bridge Housing acquires the property
 - Deemed repaid if Bridge Housing does not acquire the property and assigns all of its interest in all reports, studies and plans pertaining to the property, subject to any applicable third-party rights in such materials
 - Purchase and Sale Agreement
 - \$800,000 purchase price
 - Contingent on satisfactory design, including affordable housing
 - Contingent on receiving all necessary discretionary approvals, entitlements and environmental clearances from the City





SDHC – Property at Famosa & Nimitz Boulevards Staff Recommendations

Questions & Comments

