



19 July 2018

Honorable Council Member **Lorie Zapf**, San Diego Council District 2
City Administration Building, 202 "C" Street, 10th Floor, San Diego, CA 92101

RE: Work Force Housing in the Peninsula Community and Information Request for the SDHC Famosa and Nimitz Property

Dear Council Member Zapf:

As Chair of the Peninsula Community Planning Board, I am conveying to you, as City Council Representative for the Peninsula community, the consensus of the PCPB that the Peninsula community is in need of work force housing.

As in most other San Diego communities, a significant unmet demand for work force housing exists in the Peninsula community. However, unlike other San Diego communities which have encouraged and supported the development of rental housing to accommodate work force families, the Peninsula has not been successful in attracting enough affordable rental housing to sustain our community over the long term. In fact, NO rental apartments specifically targeting low and moderate income families have been developed in the Peninsula since the Peninsula Community Plan was updated in 1987, even though affordable housing is recognized throughout the updated Community Plan as an important community objective.

For any community to be sustainable from generation to generation, it must maintain a housing stock that is available and affordable to families at all income levels. The Peninsula has always been a desirable place to live and work for San Diego families of all income levels. However, work force families at low and moderate income levels often have to pay more than half of their household income on rent in order to live and work in the Peninsula.

Recognizing that Ballot Measure M, which would increase the capacity to construct additional affordable rental housing in the City of San Diego, was approved by more than 66 percent of San Diego voters on November 8, 2016, and further recognizing that any proposed rental housing developments will always have to go through the City's permitting process, including community, environmental, and San Diego City Council reviews, the PCPB hereby requests that you and your City Council colleagues encourage and support the development of rental apartments in the Peninsula that would target low and moderate income work force families.

The PCPB appreciates staff from the San Diego Housing Commission (SDHC) providing presentations and allowing for discussion on affordable and work force housing to Board members and Community members. The PCPB is aware that there is a 4+ acre site in our Community Plan area at the southeast corner of Famosa Boulevard and Nimitz Boulevard that is owned by the SDHC and zoned specifically by the City Council for development of 78 units of affordable housing. The PCPB is further aware that the SDHC is currently proceeding with due diligence work to determine whether its Famosa Boulevard property is feasible for development as a rental apartment community for moderate-income work force families.

Because the PCPB meets only once a month, we request that you solicit and convey to the PCPB Chairman (PCPBSD@gmail.com) any updates that you might receive from the Housing Commission staff regarding its due diligence process and feasibility studies for the above mentioned property.



At this time the PCPB takes NO position of support or opposition to development at the Famosa and Nimitz property. If and when the SDHC determines that its property is feasible for development, the PCPB is requesting your commitment to require that the SDHC will solicit input from the Peninsula Community prior to and throughout its planning and designing process. If the SDHC eventually requests City approval of a development plan at its Famosa and Nimitz property, the PCPB will expect to review it via the Plan Review process and ultimately vote either to recommend approval of a development permit, or recommend denial of a development permit, or make no recommendation at all.

The PCPB herein notifies you that the PCPB has received a letter from the Park Point Loma Homeowners Association (adjacent to the Housing Commission property) which states the HOA's opposition to development of work force housing on the Housing Commission's property and the HOA's desire that the Housing Commission property be converted to public park or open space. The Park Point Loma HOA letter to the PCPB is attached to this letter as a courtesy to the HOA and as a reference for you.

In consideration of the HOA's position, and for the PCPB and the Peninsula Community to best understand the realistic range of development possibilities for the SDHC's property, the PCPB also requests that, as District Two Council Member, you solicit the official position of the Parks and Recreation Department as to whether it desires to acquire, construct, and operate a public park or open space at the 4+ acre property owned by the Housing Commission. A clear understanding of the Parks and Recreation Department's official position regarding the subject property would facilitate future discussions among Peninsula Community members and among the PCPB members.

Your attention and responses to the aforementioned requests will be greatly appreciated by the Peninsula Community members and by the PCPB members.

Thank you for consideration of this information.

Sincerely,

A handwritten signature in black ink that reads "Robert A. Goldyn". The signature is written in a cursive style with a large, stylized "R" and "G".

Robert Goldyn
PCPB Chairman

Attachment: Park Point Loma HOA letter

Cc: San Diego Housing Commission: attention Michael Pavco
San Diego Parks and Recreation Department: attention Herman Parker
Park Point Loma Homeowners Association: attention Angela (vedderang@cox.net)

Approved by an Action of the Peninsula Community Planning Board on 19 July 2018.



RE: Park Point Loma HOA Letter on Famosa and Nimitz Property

The letter as drafted below was presented to the PCPB by the Park Point Loma HOA at the 21 June 2018 PCPB meeting.

Good Evening PCPB,

This letter is on behalf of the Homeowners Association and residents of Park Point Loma. We are asking from Board to Board to rescind the previous letter sent to Lorie Zapf and SDHC on June 15, 2017, recommending the Famosa site for an affordable housing development. In addition to rescinding the letter, we are asking the PCPB to send a new letter requesting the Famosa site to be rezoned as parkland or open space.

As many from our community have expressed already, we were surprised and disappointed that we were not notified or asked for input on the planned development that would directly affect us. As a board representing our community you have a responsibility to advise government leaders and others of neighborhood values, history and culture and to listen to views of all residents in the community. We feel neglected in a sense that we were not asked to participate in this decision until it was already well under way. Residents in our community should have the right to be consulted on public/private policies, plans and initiatives affecting our neighborhood as we all have a common goal to preserve and improve our neighborhood.

This is not a matter of the community not wanting affordable housing, it is the lack of open space in a high density area. The impact of 78 residential units along with their accompanying couple hundred residents would have serious negative consequences on the local community instead of enhancing it. Issues range from increasing potential dangerous situations to young teens attending Correia with added traffic congestion, creating traffic jams, to blocking evacuation routes, to creating more and more demands of out-of-date infrastructure, increased pollution and noise.

Once again we please ask the PCPB to listen to your community residents; respect and recognize the peninsulas culture and history; and rescind the letter. Please let the decision of the board be guided by the principles of equity, participation and accountability as these principles are crucial to ensure the community's best quality of life is maintained.

Thank you for your time,

Park Point Loma HOA