

SMPG & SMCC Slide Presentation to Economic Development and Intergovernmental Relations Committee on March 5, 2pm, at 202 C Street

Slide-Description	Comment
Intro	Good Afternoon! I'm Cindy Moore. We're wearing green for luck! This will be a short presentation. We recognize that you must be tired after yesterday's marathon meeting.
1-Photo SM Sign	This presentation is from both the Serra Mesa Planning Group & Serra Mesa Community Council. Sandrock is the main entrance into SM.
2-Military housing	A motion was passed in Feb by both the planning group and community council stating that we support veterans. There are 900 military housing units in SM.
3-Door of Hope, Affordable Housing & Safe Parking	SM Supports Affordable Housing. When a developer proposed and shared their detailed plans for 3 new multi-family housing projects in SM, the community embraced the project's inclusion of affordable housing. SM recognizes the need for it and for homeless housing. Located in SM is the Door of Hope's homeless housing, San Diego Housing Commission's affordable housing units on Hurlbut and Glenhaven, and the Safe Parking program is downhill from SM.
4-Proposed project photo	In 2020 the community was told that the City selected CHW's RFP's proposal to build 29 supportive housing units and a manager's unit on a 1/3 acre. That's what we expected! SM supports the original proposal of 30 units. At a planning group meeting CHW discussed a 5-story building with 60 units, which is shown on this slide.

Slide-Description	Comment
5-Photo of Library; Project Concerns	<p>Since the plans the community has repeatedly requested haven't been provided, it's unknown if 60 units & 22 parking spaces will fit on 1/3 acre. Currently, there are 12 parking spaces at the site. The density will increase from the permitted 38 units/acre to 179 units/acre. An increase of 472%.</p> <p>The appraiser's report contains this statement "We have, however, made an extraordinary assumption that this increased unit density is achievable and would be approved by the City." With a lack of transparent process, we think this project is not feasible.</p>
6-Lease stipulates Improvements (text)	<p>The lease states that "All improvements on the Property must be of high architectural quality, well landscaped, and effectively and aesthetically designed. The shape, scale, exterior design, and exterior finish of the Improvements must be visually and physically related to, and must enhance, the adjacent neighborhood."</p> <p>This 7-story project as shown in the staff's presentation is out of scale. The neighborhood is primarily 1 story. What is the height of the building?</p>
7-Photos: parking on Glenhaven & Hurlbut	<p>Parking is limited day & night on adjacent streets. The community is very concerned about the inadequate on-site parking. How many parking spaces will be reserved for staff? How many van accessible parking spaces will be provided?</p>
8-Community Support & Benefits; Land Value (text)	<p>NOFA criteria stipulate a community outreach plan to solicit neighborhood input. CHW attended 1 planning group meeting. What is the plan to communicate with the community? Before this project is approved, the community wishes to be involved.</p> <p>KMA surveyed comparable land sales. The majority of these sales occurred in more urban neighborhoods, offering extensive shopping, services, and amenities within walking distance. KMA concluded that they were superior to the Sandrock site and downgraded the value of the land.</p> <p>Both Staff Reports incorrectly state that the site is located nearby grocery. The closest grocery is 2.2mi. and by foot includes a hill. Serra Mesa is a food desert.</p>

Slide-Description	Comment
9- Security of Financing & Risk to City	<p>The Developer received preliminary approval in May 2024 from the San Diego Housing Commission for 30 vouchers to subsidize a portion of the affordable units for veterans. What is the contingency plan if these funds don't materialize on an annual basis?</p> <p>Tax Credits of \$22+million are not approved. Funds are being slashed at all levels of government which will conceivably be in effect for 4 years.</p>
10-Mayor & Amendments (text)	<p>The lease states that the "Mayor is authorized by City to issue approvals, interpretations, waivers, and enter into amendments to this Agreement on behalf of City, to the extent that any such action(s) does/do not materially or substantially change the Project, this Agreement, or the Lease."</p> <p>This statement should not be part of the lease.</p>
11-Deny Request (text)	<p>This presentation has raised concerns and questions regarding the project's scale, feasibility, and financing. Both the planning group and community council urge you to deny the loan, development agreement, and lease because there are unanswered questions and concerns that are not resolved.</p>
Comment	<p>Additionally, the official documents aren't consistent regarding the number of stories – ranging from 4 stories above a 1 level podium to 5-stories to 5-stories over a 1 level podium and even a 2-level podium deck is mentioned. Do any of these inconsistencies affect any of the assessments that were made? If the zone guidelines were followed, the maximum height would be 40ft. We've tried to obtain the height of the building, and no one will share this information with us. Frustrating!</p>