



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Councilmember Peter Ortiz
Councilmember David Cohen

SUBJECT: SEE BELOW

DATE: March 22nd, 2024

Approved:

Date: March 22nd, 2024

SUBJECT: ACTIONS RELATED TO LOAN COMMITMENTS AND LAND PURCHASES FOR KOOSER APARTMENTS LOCATED AT 1371 KOOSER ROAD AND 525 NORTH CAPITOL AVENUE FOR THE DEVELOPMENT OF TWO NEW AFFORDABLE RENTAL HOUSING DEVELOPMENTS.

RECOMMENDATION

1. Bifurcate the vote for the Actions Related to Loan Commitments and Land Purchases for the Kooser Apartments and 525 North Capitol Ave Development.
2. Accept the staff recommendation for the 525 North Capitol Ave Development with the following amendment:
 - a. As part of the Resolution approving the loan and land commitments, request that Community Development Partners, in partnership with the District 5 Council Office, establish a Community Advisory Council for residents to route construction impact concerns and when complete, facilitate direct communication with project owner and the neighborhood for the term that the building is deed restricted affordable.

DISCUSSION

It's exciting to see two strong projects come forward, providing affordable units for at-risk populations. As we look to affect the housing and unaffordability crises in our city, these projects are greatly appreciated.

The 525 North Capitol Project stands out as a compelling development seeing that the location is:

- walking distance to the Capitol Light Rail Station,
- near North/Southbound HWY 680 entrances,
- proximate to elementary, middle, and high schools,
- walking distance to the Capitol Square Mall, which houses various retail options as well as the Blanca Alvarado Resource Center, which provides wrap-around health services, and
- steps away from the Delano Manongs Park.

It goes without say that the various types of individuals to be housed within this development, including veterans, intellectually disabled, formerly unhoused, and low-income, will greatly benefit from the resources in this built environment.

All that being said, the process that brought us here today included a major upset for the immediate community, as the townhomes that sit behind the proposed development were part of a failed Signature Project. That Signature Project included a proposal for medical offices with a shared parking lot for residents of the Townhomes on the site where this development is slated to be built.

In short, the residents of the Townhomes made the decision to live in this neighborhood with the understanding that the site would serve a different use than what is proposed today. While we empathize with their disappointment, we need to move forward thoughtfully and with them in mind.

To the end, the creation of a Community Advisory Council will allow for residents, primarily those of the Townhomes and adjacent Mobile Home Park, to route concerns. This will ensure that issues of construction make their way to the correct person and are addressed expediently. Once the Development is built, the CAC will take on the role of a de facto Neighborhood Association, bringing residents together to become familiar with the property managers, share updates, and address concerns that arise as residents of the building become more established. The purpose of the CAC is not to fight the project or future residents, and instead will serve as a good faith effort to bring neighbors together in the spirit of community.

The signers of this memorandum have not had, and will not have, any private conversation with any other member of the City Council, or that member's staff, concerning any action discussed in the memorandum, and that each signer's staff members have not had, and have been instructed not to have, any such conversation with any other member of the City Council or that member's staff.