

DISTRICT 4 REAL PROPERTY

Project Name	Description	Project Area	Background/Status
HOUSING ASSETS			
Hilltop and Euclid Site 922, 932, 942, 1034, 1036, 1038 and 1040 Euclid Ave, 92114 & 5012-5012 1/2 Hilltop Drive, 92102	Land only. TOD site within 1/4 mile of Euclid Trolley/Transit station. To be developed in the future and include mixed-income housing and commercial component. Approximate site size: 372,081 SF.	Central Imperial	<ul style="list-style-type: none"> • Site acquired with affordable housing funds. • Site has been transferred to Successor Housing Entity (City of San Diego) and is included in the Affordable Housing Master Plan.
Ouchi Site 5003 Imperial and 5030 Holly Drive	Land only; TOD site located within 1/2 mile of trolley stop and on major transit line. Site acquired with affordable housing funds. To be developed in the future and include affordable housing. Approximate site size: 50,529 SF.	Central Imperial	<ul style="list-style-type: none"> • Site acquired with affordable housing funds. • Requires demolition and hazardous materials remediation due to probable existence of asbestos and lead-based paint. • Continuing to participate in the Holly Drive complete streets improvements at the rear property line. • Has been transferred to Successor Housing Entity (City of San Diego) and is included in the Affordable Housing Master Plan.
Gallegos Lara Site 6395 & 6397 Imperial Ave, 92114	Land only. Isolated TOD site on imperial corridor. To be developed in the future and include affordable housing and commercial elements. Approximate site size: 7,431 SF.	Central Imperial	<ul style="list-style-type: none"> • Has been transferred to Successor Housing Entity (City of San Diego) and is included in the Affordable Housing Master Plan.

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Project Name	Description	Project Area	Background/Status
NON-HOUSING ASSETS			
RETENTION FOR FUTURE REDEVELOPMENT			
Former Valencia Park Library Site 101 50th Street	Currently vacant commercial property. Planned for redevelopment. Demolition and remediation required due to unsafe structure. Approximate site size: 5,097 SF.	Central Imperial	<ul style="list-style-type: none"> • Former library building purchased from City in order to complete remediation and site consolidation. • Building to be demolished and RFP to be issued to redevelop site for public use. • Site remains under DOF control pending approval of the Long Term Property Master Plan.
Valencia Business Park Site Stevens Way 92114	TOD site is located on the Orange Trolley and public transit lines, within 1/2 mile of trolley station. Currently vacant land. Approximate site size: 396,540 SF. Future open space and employment uses. HUD requirement for development that creates local jobs.	Central Imperial	<ul style="list-style-type: none"> • CCRs in Place Require Maintenance of Common and Open Space. • ENA with selected development team expired September 2011. Staff currently assessing alternatives for continuing with selected developer or issuing an RFQ/P. • This is the subject site of a proposal on the pipeline project list for possible NMTC allocation. Site remains under DOF control pending approval of the Long Term Property Master Plan.