

## Summary of Community Meeting

750-752 & 754-760 Anita Street  
Affordable Housing Proposal

**Date:** Wednesday, August 2, 2017  
**Time:** 6PM - 7PM  
**Location:** Hometown Buffet Restaurant  
 651 Palomar St.  
 Chula Vista 91911  
**Hosted by:** Wakeland Housing and  
 Development Corporation  
[www.wakelandhdc.com](http://www.wakelandhdc.com)



**YOU ARE INVITED TO A  
COMMUNITY MEETING**  
*Wednesday, August 2, 2017*

Join Wakeland Housing and  
 Development Corporation to learn  
 more about a proposal to revitalize  
 750-752 & 754-760 Anita Street in  
 Chula Vista with a new community of  
 affordable homes.  
 You'll hear from the project team and  
 have an opportunity to share your  
 input and feedback.

PLEASE JOIN US

AUGUST  
2  
6PM - 7PM | at the Hometown Buffet Restaurant  
 651 Palomar St., Chula Vista | Drinks and Refreshments  
 More info? | [www.wakelandhdc.com](http://www.wakelandhdc.com)

**Attendees:**



3 Residents	750-752 & 754-760 Anita Street
3 Community Members	Neighboring property owners/residents
Rebecca Louie	Chief Operating Officer
Robert G. "Buddy" Bohrer	Vice President & Director of Development
Elaine Camuso	Communications Manager
Angelica Muñoz	CORE Program Manager



Carlos Rodriguez	Principal
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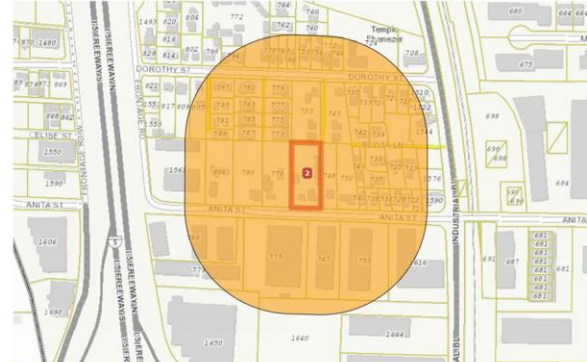


Councilmember Mike Diaz	
Jose Dorado	DSD Housing
Chris Bauer	DSD Land Development

**Outreach:** Invitations were mailed to those residents and property owners within a 500 foot radius of the subject properties (750-752 & 754-760 Anita Street)



750 Anita St  
6220723200  
500'R Map  
07.10.17



754-760 Anita St  
6220723400  
500'R Map  
07.10.17

## Summary of Comments:

### 1. Background and History of Wakeland Housing and Development Corporation ("Wakeland")

- Wakeland is a nonprofit corporation focused on developing, acquiring and rehabilitating affordable housing for working families and vulnerable population groups.
- Portfolio includes more than 6,700 units of affordable housing throughout California, with 2 projects in Chula Vista.
  - *Wakeland extended an invitation to all interested parties to tour their Chula Vista affordable housing developments at their convenience.*
- Residents were pleased that the developer was a non-profit organization with a mission and focus on improving the quality of life for the community. One resident specifically cited their own employment with a non-profit organization, Grid Alternatives.

### 2. Future of Existing Tenants

- Residents of the subject properties expressed their concern regarding their existing tenancy at the subject properties (e.g. increases in rent and displacement).
  - *As a non-profit organization, Wakeland has committed to the continued tenancy of the existing residents until such time as construction commences and not increasing rents. Wakeland is currently in the process of designing the project and securing entitlement and financing. It is anticipated that construction activities will begin in 2020.*
  - *Given the requested Housing Authority assistance and other proposed funding sources, Wakeland will be responsible for relocation of pre-existing tenants in compliance with applicable State and federal laws. These residents will receive relocation advisory services, benefits and*

*priority tenancy for the project and other affordable housing developments and rental assistance programs, if qualified. Relocation assistance and benefits would not be required for market rate or private party sales transactions.*

3. Traffic

- One community member expressed concerns with the truck traffic associated with the warehouse operations across the street.
  - *As the project moves forward through its design and entitlement process, it will be subject to the required entitlement and environmental process. Traffic issues will be reviewed through this process.*

**Follow Up Action:**

Wakeland will continue to engage with the community by mailing informational updates on the project and sending an email newsletter during the construction phase that alerts them to construction-related impacts in the neighborhood.

Wakeland encouraged interested persons to sign up to receive further information as the project progresses.