

DEVELOPMENT DETAILS

44 Total Developments
 3,390 Total Affordable Housing Units
 8 Special Needs Housing Program
 291 No Place Like Home Units
 264 County Housing Authority Project Based Vouchers
 \$175,750,777 Local, State, and Federal Funds Loaned

UPCOMING DEVELOPMENTS*

Development	Developer	City / Community	Board of Supervisor District	Funding Award	SNHP / NPLH Units	Total Units
Aviara East	BRIDGE Housing	Carlsbad	D3	\$1,300,000	0	70
Cedar & Kettner	BRIDGE Housing	San Diego - Downtown	D3	\$4,700,000	0	64
COMM 22 Addition	BRIDGE Housing	San Diego - Southeastern	D1	\$4,000,000	0	61
Greenbrier Village	National CORE & SDCHC	Oceanside	D5	\$5,972,695	29	60
Mariposa II Phase II	Affirmed Housing Group	San Marcos	D5	\$2,643,027	0	96
Paseo Norte Apartments (The RICC)	Wakeland Housing and Development Corp	Ramona	D2	\$3,000,000	0	100
Santa Fe Apartments	Wakeland Housing and Development Corp	Vista	D5	\$10,850,055	21	85
Santa Fe Senior Village	National CORE & SDCHC	Vista	D5	\$9,375,000	25	54
Shadow Hill	National CORE	Santee	D2	\$890,762	0	82
Southwest Village	Related Companies	San Diego - Lincoln Park	D4	\$2,355,444	9	81
Taormina (Mt. Etna)	Chelsea Investment Corp	San Diego – Clairemont Mesa	D4	\$4,000,000	0	136
The Iris	National CORE	San Diego - San Ysidro	D1	\$10,501,340	15	100
Union Tower	Wakeland Housing and Development Corp	National City	D1	\$3,500,000	0	94

*Includes developments with an award of loan funds. Does not include all excess County properties.

Aviara East (securing financing)

Developer: BRIDGE Housing Corp.
County Funding: \$1,300,000 HOME
Project Location: City of Carlsbad
Board District: 3
Total Units: 70 – new construction
Unit Mix: 14 studios, 23 one bedroom, 26 two bedroom, and 7 three bedroom
Rent Range: \$625 - \$1,869
AMI Range: 30% - 60%
Population Served: low-income families



Cedar & Kettner (securing financing)



Developer: BRIDGE Housing Corp.
County Funding: \$4,700,000 IHTF, County Property
Project Location: City of San Diego
Board District: 3
Total Units: 64 – new construction
Unit Mix: 25 one bedroom, 37 two bedroom, and 2 three bedroom
Rent Range: \$682 - \$1,818
AMI Range: 30% - 60%
Population Served: low-income seniors

COMM 22 Addition (securing financing)

Developer: BRIDGE Housing Corp.
County Funding: \$4,000,000 IHTF
Project Location: City of San Diego
Board District: 1
Total Units: 61 – new construction
Unit Mix: 5 studio, 41 one bedroom, and 15 two bedroom
Rent Range: \$636 - \$2,182
AMI Range: 30% - 80%
Population Served: low-income families



Greenbrier Village (securing financing)



Developer: National CORE & San Diego Community Housing Corp.
County Funding: \$5,972,695 NPLH
Project Location: City of Oceanside
Board District: 5
Total Units: 60 – new construction
Unit Mix: 50 studio, 9 one bedroom, & 1 manager
Rent Range: \$499 - \$571
AMI Range: 30%
Population Served: 29 units for homeless and at-risk of homeless individuals with a serious mental

illness, transitioned aged youth, and 31 units for low-income families

Mariposa II Phase II (securing financing)

Developer: Affirmed Housing Group
County Funding: \$2,643,027 HOME, 24 PBV
Project Location: City of San Marcos
Board District: 5
Total Units: 96 – new construction
Unit Mix: 46 one bedroom, 24 two bedroom, and 24 three bedroom
Rent Range: \$682 - \$2,521
AMI Range: 30% - 80%
Population Served: low-income families



Paseo Norte (securing financing)



Developer: Wakeland Housing and Development Corp.
County Funding: \$3,000,000 IHTF, 60 PBV, County Property
Project Location: Ramona Unincorporated County
Board District: 2
Total Units: 100 – new construction
Unit Mix: 85 one bedroom, 14 two bedroom, & 1 manager
Rent Range: \$568 - \$1,363
AMI Range: 25% - 50%
Population Served: low-income seniors

Santa Fe Apartments (securing financing)



Developer: Wakeland Housing and Development Corp.
County Funding: \$4,850,097 HOME, \$1,504,774 PLHA, \$4,495,184 NPLH, 42 PBV
Project Location: Vista Unincorporated County
Board District: 5
Total Units: 85 – new construction
Unit Mix: 84 studio units & 1 manager
Rent Range: \$318 - \$1,273
AMI Range: 15% - 60%
Population Served: 21 units for homeless and at-risk of homeless seniors with a serious mental illness and 64 units for low-income seniors

Santa Fe Senior Village (securing financing)

Developer: National CORE & SDCHC
County Funding: \$5,125,000 NPLH, \$4,250,000 HOME, & 51 PBV, 2 VASH PBV
Project Location: City of Vista
Board District: 5
Total Units: 54 – new construction
Unit Mix: 51 studio, 2 one bedroom, and 1 manager
Rent Range: \$636 - \$909
AMI Range: 30% - 40%
Population Served: 27 units for homeless and at-risk of homeless seniors with a serious mental illness and 24 units for low-income seniors, and 2 units for homeless senior veterans



Shadow Hill (securing financing)



Developer: National CORE
County Funding: \$890,762 IHTF
Project Location: City of Santee
Board District: 2
Total Units: 82 – rehabilitation
Unit Mix: 41 two bedroom, 40 three bedroom, & 1 manager
Rent Range: \$424 - \$1,818
AMI Range: 20% - 60%
Population Served: low-income families and persons with disabilities

Southwest Village (securing financing)



Developer: Related Companies
County Funding: \$2,355,444 NPLH
Project Location: City of San Diego
Board District: 4
Total Units: 81 – new construction
Unit Mix: 30 one bedroom, 29 two bedroom, 21 three bedroom, & 1 manager
Rent Range: \$682 - \$1,890
AMI Range: 30% - 60%
Population Served: 9 units for homeless individuals with a serious mental illness and 72 units for low-income families

Taormina (securing financing)



Developer: Chelsea Investment Corp.
County Funding: \$4,000,000 IHTF, County Property
Project Location: City of San Diego
Board District: 4
Total Units: 136 – new construction
Unit Mix: 63 one bedroom, 37 two bedroom, 35 three bedroom, & 1 manager
Rent Range: \$681 - \$2,521
AMI Range: 30% - 80%
Population Served: low-income families

The Iris (securing financing)



Developer: National CORE
County Funding: \$5,000,000 IHTF, \$5,501,340 NPLH
Project Location: City of San Diego
Board District: 1
Total Units: 100 – new construction
Unit Mix: 42 one bedroom, 32 two bedroom, 25 three bedroom, & 1 manager
Rent Range: \$568 - \$1,890
AMI Range: 25% - 60%
Population Served: 15 units for homeless individuals with serious mental illness and 85 units for low-income individuals and families

Union Tower (securing financing)

Developer: Wakeland Housing and Development Corp.

County Funding: \$3,500,000 IHTF

Project Location: City of National City

Board District: 1

Total Units: 94 – new construction

Unit Mix: 45 one bedroom, 25 two bedroom, 24 three bedroom

Rent Range: \$682 - \$1,818

AMI Range: 30% - 60%

Population Served: affordable units for low-income families



DEVELOPMENTS UNDER CONSTRUCTION

Development	Developer	City / Community	Board of Supervisor District	Funding Award	SNHP / NPLH Units	Total Units
Alora	Affirmed Housing Group	San Marcos	D5	\$6,250,000	0	100
Alpine Family Apartments	Pacific Housing & Milestone Housing Group	Alpine	D2	\$4,280,000	0	38
Casa Anita (Anita Street)	Wakeland Housing and Development Corp	Chula Vista	D1	\$10,439,136	24	96
Jamboree San Ysidro PSH	Jamboree Housing Corp	San Diego - San Ysidro	D1	\$6,476,589	25	65
Mid City Apartments	Chelsea Investment Corp	San Diego	D4	\$4,500,000	0	78
Nestor Senior Village	National CORE	San Diego - Otay Mesa	D1	\$7,500,000	35	74
Paseo Artist Village	Community Housing Works	Vista	D5	\$625,000	0	60
Ulric Street Apartments	Community Housing Works	San Diego - Linda Vista	D4	\$7,000,000	0	96
Union Bank Apartments	Wakeland Housing and Development Corp	San Diego - City Heights	D4	\$3,000,000	0	60
Valencia Pointe	CRP Affordable Housing & Community Development	San Diego	D4	\$5,200,000	0	102
Valley Senior Village	National CORE & SDCHC	Escondido	D5	\$10,134,920	24	50
Villa Serena	National CORE	San Marcos	D5	\$6,604,285	8	85
Windsor Pointe	Affirmed Housing Group	Carlsbad	D3	\$13,047,252	24	50

Alora (under construction)



Developer: Affirmed Housing Group
County Funding: \$3,700,000 IHTF, \$2,550,000 HOME
Project Location: City of San Marcos
Board District: 5
Total Units: 100 – new construction
Unit Mix: 15 one bedroom, 59 two bedroom, 25 three-bedroom, one manager
Rent Range: \$682 - \$2,425
AMI Range: 30% - 80%
Population Served: low-income families

Alpine Family Apartments (under construction)

Developer: Pacific Housing and Milestone Housing Group
County Funding: \$4,280,000 IHTF
Project Location: Alpine Unincorporated County
Board District: 2
Total Units: 38 – new construction
Unit Mix: 17 one bedroom, 10 two bedroom, 10 three bedroom, & 1 manager
Rent Range: \$682 - \$1,818
AMI Range: 30% - 60%
Population Served: low-income families

Casa Anita (fka Anita Street) (under construction)

Developer: Wakeland Housing and Development Corp.
County Funding: \$3,000,000 IHTF, \$7,439,136 NPLH
Project Location: City of Chula Vista
Board District: 1
Total Units: 96 – new construction
Unit Mix: 45 one bedroom, 27 two bedroom, and 24 three bedroom
Rent Range: \$682 - \$1,818
AMI Range: 30% - 60%
Population Served: 24 units for individuals who are chronically homeless, at risk of chronic homelessness with serious mental illness and 72 units affordable housing for low-income individuals and families

Jamboree San Ysidro PSH (under construction)

Developer: Jamboree Housing Corp.
County Funding: \$895,715 IHTF, \$5,580,874 NPLH
Project Location: City of San Diego
Board District: 1
Total Units: 65 – new construction
Unit Mix: 52 one bedroom, 9 two bedroom, 3 three-bedroom, one manager
Rent Range: \$568 - \$787
AMI Range: 25%
Population Served: homeless and/or chronically homeless individuals with serious mental illness

Mid-City Apartments (fka East Block Family) (under construction)



Developer: Chelsea Investment Corp.
County Funding: \$4,500,000 IHTF
Project Location: City of San Diego
Board District: 4
Total Units: 78 – new construction
Unit Mix: 32 two bedroom, 45 three bedroom, & 1 manager
Rent Range: \$1,363 - \$1,818
AMI Range: 50% - 60%
Population Served: low-income families

Nestor Senior Village (under construction)

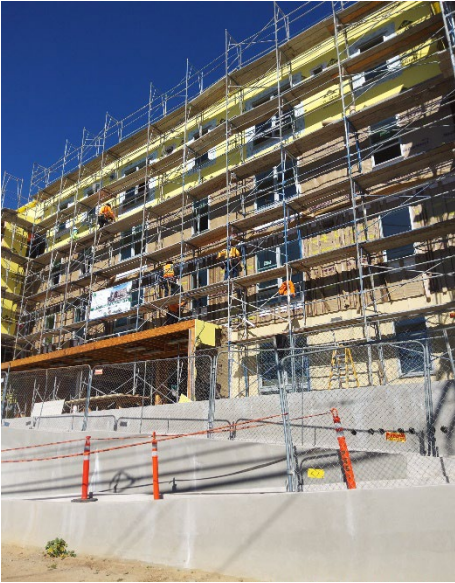


Developer: National CORE
County Funding: \$7,500,000 (NPLH)
Project Location: City of San Diego
Board District: 1
Total Units: 74 – new construction
Unit Mix: 73 studio units & 1 manager
Rent Range: \$505 - \$606
AMI Range: 25% - 30%
Population Served: 35 units homeless seniors with a serious mental illness and 39 units for low-income seniors

Paseo Artist Village (under construction)



Developer: Community Housing Works
County Funding: \$625,000 IHTF
Project Location: City of Vista
Board District: 5
Total Units: 60 – new construction
Unit Mix: 22 one bedroom, 21 two bedroom, 16 three-bedroom, one manager
Rent Range: \$682 - \$1,818
AMI Range: 30% - 59% AMI
Population Served: low-income families

Ulric Street Apartments (under construction)

Developer: Community Housing Works

County Funding: \$7,000,000 IHTF

Project Location: City of San Diego

Board District: 4

Total Units: 96 – new construction

Unit Mix: 12 studio, 21 one bedroom, 33 two bedroom, 29 three-bedroom, 1 manager

Rent Range: \$636 - \$1,818

AMI Range: 30% - 60%

Population Served: low-income families and veterans

City Heights Place (fka Union Bank Apts.) (under construction)

Developer: Wakeland Housing and Development Corp.

County Funding: \$3,000,000 IHTF

Project Location: City of San Diego

Board District: 4

Total Units: 60 – new construction

Unit Mix: 46 two bedroom and 14 three bedroom

Rent Range: \$818 - \$1,818

AMI Range: 30% - 60%

Population Served: low-income individuals and families

Valencia Pointe (under construction)

Developer: CRP Affordable Housing

County Funding: \$5,200,000 IHTF

Project Location: City of San Diego

Board District: 4

Total Units: 102 – new construction

Unit Mix: 58 two bedroom, 43 three bedroom, & 1 manager

Rent Range: \$1,091 - \$2,425

AMI Range: 40% - 80%

Population Served: low-income families

Valley Senior Village (under construction)

Developer: National CORE & SDCHC

County Funding: \$2,000,000 IHTF

Project Location: City of Escondido

Board District: 5

Total Units: 50 – new construction

Unit Mix: 49 studio and 1 two-bedroom manager

Rent Range: \$636 - \$1,273

AMI Range: 30% - 60%

Population Served: 25 units seniors 62+ chronically homeless, at risk of chronic homelessness with SMI and 24 units affordable housing for low-income seniors 62+

Villa Serena (under construction)

Developer: National CORE

County Funding: \$5,504,285 IHTF & \$1,100,000 SNHP

Project Location: City of San Marcos

Board District: 5

Total Units: 85 – new construction

Unit Mix: 18 one bedroom, 41 two bedroom, 25 three-bedroom, & 1 manager

Rent Range: \$682 - \$1,818

AMI Range: 30% - 60%

Population Served: low-income families & 8 units for homeless TAY with SMI

Windsor Pointe (under construction)

Developer: Affirmed Housing Group

County Funding: \$13,047,252 NPLH

Project Location: City of Carlsbad

Board District: 3

Total Units: 50 – new construction

Unit Mix: 24 studio, 16 one bedroom, 8 two bedroom, & 2 manager

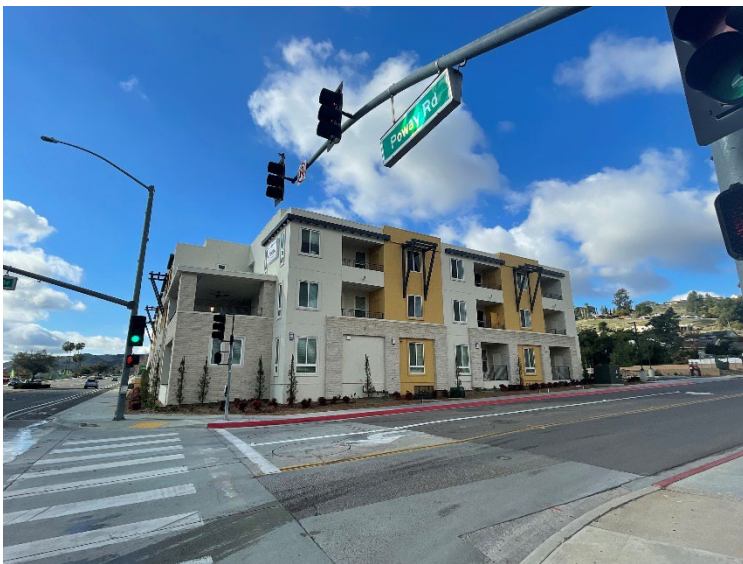
Rent Range: \$505 - \$1,636

AMI Range: 25% - 60%

Population Served: 24 units for homeless with an SMI, and 26 units low-income individuals and families with a preference for Veterans

COMPLETED DEVELOPMENTS

Development	Developer	City / Community	Board of Supervisor District	Funding Award	NPLH Units	Total Units
Apollo (Poway Commons)	Chelsea Investment Corp	Poway	D2	\$450,000	0	44
Genesis Apartments (El Cajon Senior Veterans)	San Diego Community Housing Corp (SDCHC)	El Cajon	D2	\$1,350,000	0	9
Paseo la Paz	Chelsea Investment Corp	San Diego - San Ysidro	D1	\$400,000	0	139
Playa Del Sol	Chelsea Investment Corp	San Diego - Otay Mesa	D1	\$1,500,000	0	42
Spring Valley Apartments	National CORE	Spring Valley	D1	\$2,300,000	0	60
St. Teresa of Calcutta (14th & Commercial)	Father Joe's Village & Chelsea Investment Corp	San Diego	D1	\$14,000,000	60	326
The Grove	Wakeland Housing and Development Corp	Vista	D5	\$3,450,000	0	81
Villa de Vida	Mercy Housing	Poway	D2	\$3,100,050	0	54
Vista Del Puente	Townspople	San Diego - Southcrest	D1	\$380,000	0	52
Vista Las Flores	Wakeland Housing and Development Corp	Carlsbad	D3	\$675,222	0	28

Apollo (fka Poway Commons) (completed)

Developer: Chelsea Investment Corp.
County Funding: \$450,000 IHTF
Project Location: City of Poway
Board District: 2
Total Units: 44 – new construction
Unit Mix: 35 one bedroom, 8 two-bedroom, & 1 manager
Rent Range: \$909 - \$1,636
AMI Range: 40% - 60%
Population Served: low-income seniors and veterans

El Cajon Senior Veterans Apartments (completed)



Developer: San Diego Community Housing Corp.
County Funding: \$1,350,000 IHTF, 8 VASH PBV
Project Location: City of El Cajon
Board District: 2
Total Units: 9 – rehabilitation
Unit Mix: one bedroom
Rent Range: \$682 - \$909
AMI Range: 30% - 40%
Population Served: homeless senior veterans

Paseo la Paz (completed)



Developer: Chelsea Investment Corp.
County Funding: \$400,000 IHTF
Project Location: City of San Diego
Board District: 1
Total Units: 139 – new construction
Unit Mix: 24 one bedroom, 79 two bedroom, 34 three-bedroom, & 2 manager
Rent Range: \$1,136 - \$1,818
AMI Range: 50% - 60%
Population Served: low-income families

Playa Del Sol (completed)



Developer: Chelsea Investment Corp.
County Funding: \$1,500,000 IHTF
Project Location: City of San Diego
Board District: 1
Total Units: 42 – new construction
Unit Mix: 3 one bedroom, 15 two bedroom, 23 three-bedroom, & 1 manager
Rent Range: \$1,136 - \$1,818
AMI Range: 50% - 60%
Population Served: low-income families and developmentally disabled individuals

Spring Valley Apartments (completed)

Developer: National CORE
County Funding: \$2,300,000 CDBG
Project Location: Spring Valley Unincorporated County
Board District: 1
Total Units: 60 – acquisition rehabilitation
Unit Mix: 16 one bedroom, 27 two bedroom, 15 three bedroom, & 2 manager
Rent Range: \$1,136 - \$1,818
AMI Range: 50% - 60%
Population Served: low-income individuals and families

St. Teresa of Calcutta (completed)

Developer: Father Joes Villages and Chelsea Investment Corp
County Funding: \$14,000,000 NPLH
Project Location: City of San Diego
Board District: 1
Total Units: 326 – new construction
Unit Mix: 281 studio, 18 one bedroom, 24 two bedroom, & 3 manager
Rent Range: \$505 - \$1,363
AMI Range: 25% - 50%
Population Served: 60 units for homeless individuals with a serious mental illness and 266 units for low-income individuals and families

The Grove (completed)

Developer: Wakeland Housing and Development Corp.
County Funding: \$750,000 IHTF, \$2,700,000 HOME, 24 PBV
Project Location: City of Vista
Board District: 5
Total Units: 81 – new construction
Unit Mix: 66 one bedroom, 14 two-bedroom, & 1 manager
Rent Range: \$682 – \$1,636
AMI Range: 30% - 60%
Population Served: low-income seniors

Villa de Vida (completed)



Developer: Mercy Housing
County Funding: \$3,100,050 IHTF, 53 PBV
Project Location: City of Poway
Board District: 2
Total Units: 54 – new construction
Unit Mix: 39 one bedroom, 14 two-bedroom, & 1 manager
Rent Range: \$682 – \$1,636
AMI Range: 30% - 60%
Population Served: Developmentally disabled adults

Vista Del Puente (completed)



Developer: Townspeople and National CORE
County Funding: \$380,000 IHTF
Project Location: City of San Diego
Board District: 1
Total Units: 52 – new construction
Unit Mix: 6 one bedroom, 29 two bedroom, 16 three-bedroom, & 1 manager
Rent Range: \$685 - \$1,818
AMI Range: 30% - 60%
Population Served: low-income families, veterans, and persons with HIV/AIDS

Vista Las Flores (completed)



Developer: Wakeland Housing and Development Corp
County Funding: \$675,222 HOME
Project Location: City of Carlsbad
Board District: 3
Total Units: 28 – acquisition rehabilitation
Unit Mix: 15 two bedroom, 12 three bedroom, & 1 manager
Rent Range: \$1,363 - \$1,818
AMI Range: 50% - 60%
Population Served: low-income individuals and families