

**INNOVATIVE HOUSING TRUST FUND  
DEVELOPMENT DETAILS**

Development	Developer	Status	City / Community	Board of Supervisor District	Funding Award	Total Units
Valley Senior Village	National CORE	Securing Financing	Escondido	D3	\$2,000,000	50
Cedar & Kettner	Bridge Housing	Securing Financing	San Diego Downtown	D4	\$1,129,238	64
Shadow Hill	National CORE	Securing Financing	Santee	D2	\$890,762	82
Alora	Affirmed Housing	Securing Financing	San Marcos	D5	\$3,700,000	100
City Heights Place	Wakeland Housing	Securing Financing	San Diego City Heights	D4	\$3,000,000	60
Villa Serena	National CORE	Under Construction	San Marcos	D5	\$5,504,285	85
Ulric Street Apartments	Community Housing Works	Under Construction	San Diego Linda Vista	D4	\$7,000,000	96
Paseo Artist Village	Community Housing Works	Under Construction	Vista	D5	\$625,000	60
Jamboree San Ysidro Permanent Supportive Housing	Jamboree Housing Corp.	Under Construction	San Diego San Ysidro	D1	\$895,715	65
Mid-City Apartments	Chelsea Investment Corp	Under Construction	San Diego Ken-Tal	D4	\$4,500,000	78
Apollo	Chelsea Investment Corp	Under Construction	Poway	D2	\$450,000	44
Alpine Family Apartments	Milestone Housing Group	Under Construction	Alpine	D2	\$4,280,000	38
Valencia Pointe	CRP Affordable Housing	Under Construction	San Diego Encanto	D4	\$5,200,000	102
El Cajon Senior Veterans Apartments	SDCHC	Under Construction	El Cajon	D2	\$1,350,000	9
Casa Anita	Wakeland Housing	Under Construction	Chula Vista	D1	\$3,000,000	96
Paseo la Paz	Chelsea Investment Corp	Completed	San Diego San Ysidro	D1	\$400,000	139
Villa de Vida	Mercy Housing	Completed	Poway	D2	\$3,445,000	54
Playa Del Sol	Chelsea Investment Corp	Completed	San Diego Otay Mesa	D1	\$1,500,000	42
Vista Del Puente	Townpeople	Completed	San Diego Southcrest	D1	\$380,000	52
The Grove	Wakeland Housing	Completed	Vista	D5	\$750,000	81
<b>TOTALS</b>					<b>\$50,000,000</b>	<b>1,397</b>

### Valley Senior Village (securing financing)



Developer: National CORE & SDCHC  
County Funding: \$2,000,000 IHTF  
Project Location: City of Escondido  
Board District: 3  
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+

### Cedar & Kettner (securing financing)



Developer: BRIDGE Housing Corp.  
County Funding: \$1,129,238 IHTF  
Project Location: City of San Diego  
Board District: 4  
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: affordable housing for low-income seniors (includes 5 SNHP units)

### 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



**Alora (securing financing)**



Developer: Affirmed Housing Group  
County Funding: \$3,700,000 IHTF  
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

**City Heights Place (fka Union Bank Apts.) (securing financing)**



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: affordable housing for low-income individuals and families

**Villa Serena (under construction)**



Developer: National CORE  
County Funding: \$5,504,285 IHTF  
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

### 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

### 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



**Jamboree San Ysidro PSH (under construction)**



Developer: Jamboree Housing Corp.  
County Funding: \$895,715 IHTF  
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 with serious mental disorder

**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



**Apollo (fka Poway Commons ) (under construction)**



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

### Alpine Family Apartments (under construction)



Developer: Pacific Housing and Milestone Housing Group

County Funding: \$4,280,000 IHTF

Project Location: Alpine

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

### 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



**El Cajon Senior Veterans Apartments (under construction)**



Developer: San Diego Community Housing Corp.  
County Funding: \$1,350,000 IHTF  
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

**Casa Anita (fka Anita Street) (under construction)**



Developer: Wakeland Housing and Development Corp.  
County Funding: \$3,000,000 IHTF  
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 chronically homeless, at risk of chronic homelessness with SMI and 72 units affordable housing for low-income individuals and families

**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

**Villa de Vida (completed)**



Developer: Mercy Housing  
County Funding: \$3,445,000 IHTF  
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

**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



**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

**The Grove (completed)**



Developer: Wakeland Housing and Development Corp.  
County Funding: \$750,000 IHTF  
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