



SAN DIEGO
HOUSING
COMMISSION

News Release

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COMM22 BRINGS 200 UNITS OF AFFORDABLE HOUSING FOR FAMILIES AND SENIORS TO LOGAN HEIGHTS

Public-private, transit-oriented development received financial assistance from San Diego Housing Commission and is restricted to low- to extremely low-income renters

SAN DIEGO, CA— COMM22, an innovative, a 200-apartment development with housing for low-income seniors and families in adjacent complexes, held its grand opening today to the acclaim of representatives of the surrounding Logan Heights community and some of its first residents. ([Watch the video.](#))

The San Diego Housing Commission (SDHC) was a financing partner in the public-private development, built by BRIDGE Housing Corporation. and Metropolitan Area Advisory Committee on Anti-Poverty (MAAC), in partnership with the San Diego Unified School District.

Named for its location on Commercial Street, east and west of 22nd Street, COMM22 was praised for its transformative effect on the Logan Heights community, where it replaced blighted, vacant lots with a vibrant mixed-income, mixed-use and transit-oriented development.

San Diego City Councilmember David Alvarez said SDHC President & CEO Richard C. Gentry and the City of San Diego's former Centre City Development Corp. were among the many partners in getting the project proposal moving off the planning stages. "Today just goes to show that it takes more than just one person," Councilmember Alvarez said. "We were all committed."

SDHC Chairman of the Board of Commissioner Gary Gramling said: "These are homes that individuals and families are going to make their own for decades. How fortunate for us to have an opportunity to be part of it."

COMM22 consists of two separate apartment buildings, each four stories high:

- Victoria at COMM22, 69 affordable studios and one- and two-bedroom apartments for seniors (62+) and one manager's unit.
- Paseo at COMM22, with 128 affordable units of one-, two- and three-bedroom apartments for families and two manager's units. Included are 13 units of supportive housing for youth aging out of the foster care system who also have a mental illness, who will receive services under the state Mental Health Services Act (MHSA) program.

Depending on unit type, COMM22 units are restricted to renters with incomes at or below 30 to 60 percent of San Diego Area Median Income (AMI). Units in both the Paseo and Victoria components will remain affordable for 55 years.

Speaker of the California State Assembly Toni Atkins said BRIDGE Housing and MAAC “have done an incredible thing for this community.” Developments such as COMM22, she said, are needed for people who are “struggling to be able to own an affordable place to live.”

State Senator Ben Hueso, whose district includes Logan Heights, said he remembered community support for a development on the Commercial Street site as far back as 1997. “When you involve people in the community, you get buy-in,” Sen. Hueso said. “This is testament to this process and to two organizations that were willing to take on a very difficult project.”

COMM22 was built on mostly vacant lots which formerly served as maintenance and storage lots for the San Diego Unified School District, which is leasing the land to BRIDGE Housing Corp. and MAAC.

Arnulfo Manriquez, President & CEO of MAAC, said the school district in 2003 encouraged MAAC and BRIDGE Housing to partner on a proposal for the property. “Fast forward 12 years – here we are with a beautiful new development,” he said. “It’s incredible.”

Cynthia Parker, President & CEO of BRIDGE Housing, said Paseo and Victoria are “just the beginning of what will be four long blocks of different types of housing contributing to the vitality and affordability of San Diego.”

When completely built out, COMM22 will include market-rate live/work lofts (housed in a rehabilitated former warehouse building) and for-sale townhomes, day care facilities, and commercial, retail and office space.

“If our students are able to benefit from affordable housing and the supportive services here in this development, they’re going to have a better chance to succeed in schools and succeed in life,” said Richard Barrera, Board Member, San Diego Unified School District.

As a transit-oriented development, the four-acre site lies along the San Diego Trolley Orange Line and is within walking distance of the 25th & Commercial station and bus routes along the Imperial Avenue corridor, one block to the north.

“It’s an intersection of environmental and social goals where we have residents, families, seniors, riding transit and living in transit-oriented development,” said Eugene Lee, Section Chief, California Department of Housing and Community Development.

Two COMM22 tenants spoke highly of their new homes:

Paseo resident Jessica, a single mother with two children, said: “It was a dream come true to be here with my daughters.”

Victoria resident Raymond, 64, said: “I am immensely happy here and I thank you, everyone who helped me...I’m glad this place was built.”

Background:

[Victoria at COMM22](#) – Senior Housing – SDHC Partnership

- 69 affordable apartments and one manager’s unit.
- Residents age 62 and older.

- Total Development Cost: \$28,799,000, partially funded by:
 - \$4,190,000 from HUD HOME Investment Partnerships Program funds granted to the City of San Diego and administered and loaned by SDHC;
 - State Multifamily Housing Revenue Bonds: \$15,500,000 (SDHC authorized the issuance of the bonds; the Housing Authority of the City of San Diego approved the bonds);
 - \$10,000 from San Diego Housing Trust Fund, funded by Housing Impact fees on commercial development, and
 - HUD 202 Capital Advance Loan: \$4,868,300 for 30 senior units, for which HUD also has awarded federal rental assistance for very low-income seniors, who will pay 30 percent of their income toward rent, with no minimum income requirement.
- Restricted to seniors with incomes from 30 percent of San Diego Area Median Income (AMI), currently \$17,050 for an individual and \$19,450 for a two-person household, to 50 percent of AMI, currently \$28,350 for an individual and \$32,400 for a two-person household.

Paseo at COMM22 – Family Housing – SDHC Partnership

- 128 affordable apartments and two managers' units
- 13 units restricted to residents with incomes up to 30 percent of AMI, currently \$17,050 annually for an individual. These one-bedroom units will serve young adults aging out of the foster care system who also need mental health services and are at risk of homelessness.
- 115 units affordable to residents with incomes from 40 percent of AMI, currently \$32,400 annually for a family of four, to 60 percent of AMI, currently \$48,600 a year for a family of four.
- Total Development Cost: \$56,664,000, partially funded by:
 - \$500,000 from City of San Diego Inclusionary Affordable Housing Fund, administered and loaned by SDHC;
 - State Multifamily Housing Revenue Bonds: \$28,700,000 (SDHC authorized the issuance of the bonds; the Housing Authority of the City of San Diego approved the bonds);
 - State Mental Health Services Act Loan: \$1,462,000; and
 - City of San Diego (Former Redevelopment Agency) Loan: \$9,255,000

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