



SAN DIEGO
HOUSING
COMMISSION

News Release

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**PERMANENT SUPPORTIVE HOUSING FOR SENIORS
AND PEOPLE AT RISK OF HOMELESSNESS
WILL RETURN TO UPTOWN UNDER A NEW
SAN DIEGO HOUSING COMMISSION PARTNERSHIP**

San Diego City Council took action today

SAN DIEGO, CA—A recently rehabilitated 34-unit apartment complex in Uptown will be revived as affordable housing with supportive services for very low-income seniors and people at risk of homelessness under the terms of a proposed lease between the San Diego Housing Commission (SDHC) and its nonprofit affiliate, Housing Development Partners (HDP).

Built around 1908, Parker-Kier Apartments is a three-story building that consists of 19 studios and 15 one-bedroom units.

Eleven apartments will be occupied by very low-income seniors, ages 55 and older, who need nursing home services but are able to live in a community setting without jeopardizing their health and safety. They will receive social and medical services from St. Paul's Program of All-Inclusive Care for the Elderly (PACE).

Another 22 apartments will be occupied by residents between the ages of 25 and 59 who participate in one of two state Mental Health Services Act programs, which are administered by the County of San Diego. These programs will be operated by Community Research Foundation and Mental Health Systems Inc.

SDHC will be contracting with HDP for 10 years to operate Parker-Kier as permanent supportive housing. SDHC has also awarded 33 federal housing vouchers to HDP to support housing at Parker-Kier at a maximum combined annual value of \$395,028 in the first year.

“The San Diego Housing Commission invested more than \$3.9 million in federal, state, and local funds to rehabilitate Parker-Kier Apartments,” said SDHC President & CEO Richard C. Gentry. “These apartments will become homes for some of the most vulnerable residents of the City of San Diego.”

The San Diego City Council, sitting as the Housing Authority of the City of San Diego, today authorized SDHC to enter into a lease with HDP to operate Parker-Kier Apartments—an action that SDHC's Board of Commissioners recommended on June 7, 2013.

Property Background:

On June 18, 2010, and July 20, 2010, respectively, SDHC's Board of Commissioners and the Housing Authority of the City of San Diego allocated \$2,477,765 of federal HOME Investment

Partnerships Program funds, \$1,097,478 of federal Community Development Block Grant (CDBG) funds, \$14,956 from the California state Housing Trust Fund, and \$45,686 from the San Diego Housing Trust Fund to perform rehabilitation work at Parker-Kier that previously had been postponed.

SDHC's Board of Commissioners and the Housing Authority of the City of San Diego on January 20, 2012, and February 14, 2012, respectively, authorized SDHC to allocate up to an additional \$463,497 from HOME funds and SDHC reserve funds to complete the rehabilitation of Parker-Kier.

SDHC completed rehabilitating Parker-Kier on August 9, 2012, at a total cost of \$3,967,211. Improvements included: making Americans with Disabilities Act accessibility improvements, adding a functional elevator to the building, installing solar-electric panels to produce electricity, installing solar-water panels to produce hot water, upgrading lighting and plumbing in each unit, and adding new Energy Star-rated appliances in each unit.

Parker-Kier Apartments, formerly known as Del Mar Apartments, has a long history of serving as supportive housing for very low-income residents.

SDHC acquired the building in 1991 from the Port of San Diego. The conditions of a 1992 interest-free loan from the City of San Diego's former redevelopment agency to fund SDHC's work to correct safety hazards and make repairs at Parker-Kier restricts all 34 apartments to individuals who need supportive services and earn up to 50 percent of San Diego's area median income, currently \$28,250 a year for one person.

These restrictions remain in place until March 31, 2022. SDHC and HDP are working on amending the restrictions to allow for an unrestricted manager's unit, which state regulations require for buildings with more than 16 apartments.

After March 31, 2022, HOME program restrictions that require 24 apartments at Parker-Kier to remain affordable for residents earning up to 60 percent of San Diego's area median income will remain in place until July 19, 2027.

For more information about SDHC partnership developments, visit www.sdhc.org.

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