



SAN DIEGO
HOUSING
COMMISSION

News Release

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SAN DIEGO HOUSING COMMISSION PARTNERSHIP DEVELOPMENTS AND HOMELESSNESS PROGRAM HONORED AS ‘BEST OF THE BEST’

Ruby Awards recognize “exceptional contributions to serving the community”

SAN DIEGO, CA—Four San Diego Housing Commission (SDHC) partnership developments that provide a total of 210 affordable apartments in the City of San Diego and an SDHC partnership program to address chronic homelessness earned Ruby Awards as the “best of the best” in the local affordable housing industry.

The four developments were completed in 2012. They include a rescued foreclosed condominium development in North Park that received federal funds directed by SDHC; gap funding provided by SDHC to move forward a development in Barrio Logan that had been stalled for 20 years; the rehabilitation of a 100-year-old building to serve those at risk of becoming homeless, to which SDHC loaned \$1.69 million; and the creation of a one-stop homeless center that received a \$2 million loan and 89 federal housing vouchers from SDHC.

“These four development partnerships reflect SDHC’s careful consideration of proposals before we make investments to create additional affordable housing in the City of San Diego,” said SDHC President & CEO Richard C. Gentry

Presented by the San Diego Housing Federation, a local affordable housing advocacy organization, the annual Ruby Awards recognize “individuals and housing developments for their exceptional contributions to serving the community.” Ruby Awards were presented in seven housing categories.

Also recognized was the collaborative effort of SDHC and the United Way of San Diego County that makes it possible for 25 chronically homeless individuals to receive housing and supportive services they need.

“The 25 federal housing vouchers we directed to the United Way’s Project 25 have proved to be a solution to the problem of chronic homelessness,” said Gentry. “We are most proud of this partnership.”

Additional details about the award winners include:

The Mason Housing Project of the Year—Rehabilitation

The restoration of The Mason by SDHC’s nonprofit affiliate, Housing Development Partners, received a Ruby Award for “Housing Project of the Year—Rehabilitation.” A 100-year-old downtown hotel, The Mason was transformed into 16 supportive housing units for adults who

were homeless or were at risk of homelessness. (A Ruby Award in this category also was won by Poway Villas in Poway, developed by Community HousingWorks.)

1345 Fifth Avenue – Downtown San Diego

Developer: Housing Development Partners, SDHC's nonprofit affiliate

- 16 affordable supportive housing units and one manager's unit
- Must remain affordable for 55 years
- SDHC investment: \$1.69 million
- SDHC loan included \$1.44 million from HOME funds, \$83,446 from the San Diego Housing Trust Fund, and \$169,771 from Coastal funds
- Total development cost: \$3.6 million
- Completed: September 28, 2012

Connections Housing Downtown

Housing Project of the Year—Special Needs

Another development assisting homeless individuals, Connections Housing Downtown, received a Ruby Award for "Housing Project of the Year—Special Needs." Connections Housing Downtown is a city-sponsored, year-round, one-stop housing and service center for homeless San Diegans. The result of collaboration among many organizations, including SDHC, Connections Housing Downtown combines 150 interim housing beds, including 16 emergency housing units for people with special needs, and 73 permanent studios with convenient access to multiple supportive services and a community health clinic under one roof. (Cedar Gateway in San Diego, developed by ROEM Corporation/Squier Properties also received a Ruby Award in this category.)

1250 Sixth Avenue – Downtown San Diego

Developer: Affirmed Housing Group and People Assisting the Homeless (PATH)

- 73 permanent supportive housing studios (affordable for 55 years)
- 16 emergency housing units for people with special needs
- SDHC Investment: \$2 million (SDHC and federal HOME program funds)
- Total Development Cost: \$38 million
- SDHC has committed 89 federal Project-Based Housing Vouchers, with an estimated annual value of \$728,593, to support housing for homeless people.
- SDHC has committed 50 federal Sponsor-Based Housing Vouchers, with an estimated annual value of \$357,600, to help people who are ready to transition out of Connections Housing Downtown find housing while they continue to receive supportive services.
- Completed: December 28, 2012

City Scene

Housing Project of the Year—50 Units or Fewer

A foreclosed condominium development in North Park that SDHC helped to rescue and turn into affordable apartments was honored with the Ruby Award for "Housing Project of the Year—50 Units or Fewer." City Scene has 30 apartments that must remain affordable to low- and very low-income residents for 55 years and one manager's unit.

4105 Georgia Street – North Park

Developer: Affirmed Housing Group

- 30 affordable housing units and one manager's unit
- Must remain affordable for 55 years
- Foreclosed condominium development transformed into affordable housing
- \$5.1 million SDHC loan

- SDHC loan consisted of: \$3.6 million in Neighborhood Stabilization Program funds; \$1.46 million in HOME funds; \$53,275 from San Diego Housing Trust Fund
- \$2.5 million from Multifamily Bond Program bonds
- Total development cost: \$10.86 million
- Completed: May 31, 2012

**Estrella del Mercado Apartments
Housing Project of the Year—More Than 50 Units**

A transit-oriented development near the foot of the San Diego-Coronado Bridge, Estrella del Mercado Apartments in Barrio Logan earned a Ruby Award for “Housing Project of the Year—More Than 50 Units.” Estrella del Mercado was the result of a public-private partnership in which SDHC invested more than \$7 million from an innovative finance plan, which leveraged the equity from former public housing properties to create 810 additional affordable housing units in the City of San Diego. (Brighton Place in Poway, developed by San Diego Interfaith Housing Federation, also received a Ruby Award in this category.)

1985 National Avenue – Barrio Logan

Developer: Chelsea Investment Corporation

- 91 affordable units and one manager’s unit
- Near bus and trolley lines
- Affordable to individuals and families with incomes of 30 percent to 60 percent of area median income
- Units remain affordable for 99 years
- SDHC partnered with Chelsea Investment Corporation and the former City of San Diego Redevelopment Agency
- SDHC investment: \$7.11 million
- Total cost: \$43 million
- SDHC option to buy the property after 15-year tax credit compliance period
- Completed: October 19, 2012

**Project 25
CSH Supportive Housing Award**

SDHC partnership program “Home Again” Project 25 received the Ruby Award in the “CSH Supportive Housing Award” category. SDHC awarded 25 federal Sponsor-Based Housing Vouchers to St. Vincent de Paul Village, which manages the “Home Again” Project 25 program for the United Way of San Diego County, to place 25 homeless San Diegans into long-term housing. Launched on January 12, 2011, as a three-year pilot program, “Home Again” Project 25 focuses on adult men and women who account for some of the costliest demands on medical, law enforcement, and emergency services, frequently stemming from mental-health or substance abuse issues. It begins by providing them with a place to call home – one of the most critical components of Project 25. Then, it builds on this by providing participants access to mental and physical health services, substance abuse counseling, and other supportive resources they need to stabilize their lives. The program has saved the City of San Diego more than \$1.4 million, according to St. Vincent de Paul Village.

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