



SAN DIEGO
HOUSING
COMMISSION

News Release

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SAN DIEGO HOUSING COMMISSION PARTNERSHIP WILL CREATE 195 AFFORDABLE APARTMENTS FOR LOW-INCOME FAMILIES IN SAN DIEGO'S NORTH CITY

*The Cielo Carmel apartments in the Pacific Highlands Ranch community
will be affordable for 55 years*

SAN DIEGO, CA—New long-term affordable housing for low-income families is coming to San Diego's North City, north of State Route 56, with the San Diego Housing Commission (SDHC) partnership development Cielo Carmel, for which the groundbreaking was commemorated today. ([Watch the video.](#))

[Cielo Carmel](#) is a multifamily development in the new master-planned community of Pacific Highlands Ranch, just east of Carmel Valley, with 195 apartments that will remain affordable for 55 years and two managers' units.

"The culmination of this project will truly make Pacific Highlands Ranch a well-rounded, master-planned community of which San Diego can be extremely proud," said City Council President Sherri Lightner, whose district includes Pacific Highlands Ranch.

SDHC authorized the issuance of a total of up to \$34.6 million in [multifamily housing revenue bonds](#), which represent more than 72 percent of the total cost of \$47,624,657 for land acquisition and development. The San Diego City Council, sitting as the Housing Authority of the City of San Diego approved the bonds, which are administered by the state.

"What this reflects is good partnerships," SDHC President & CEO Richard C. Gentry said at the groundbreaking. "It reflects wonderful planning and policy on the part of our City leaders."

Cielo Carmel will provide much-needed affordable housing that is "inextricably linked with our economic well-being," Council President Lightner said.

Affirmed Housing Group is developing Cielo Carmel on a 9.74-acre site east of Carmel Valley Road and north of State Route 56. Construction is tentatively set for completion in June 2016.

Cielo Carmel will be composed of 33 one-bedroom units, 98 two-bedroom units, 64 three-bedroom units and two manager's units in 12 two-story buildings.

A total of 21 units will be restricted to households with annual incomes at or below 50 percent of the San Diego Area Median Income (AMI), currently \$39,450 for a family of four, and 174 units will be restricted to households at or below 60 percent of AMI, currently \$47,340 for a family of four.

Community amenities will include a clubhouse, swimming pool, three tot lots, community vegetable garden, dog park, open recreation area and perimeter walking trails. The pool and other common areas will be solar-powered.

“You can’t get to where we are today without a lot of partnering, a lot of work,” said Nicki Cometa, Chief Financial Officer for Affirmed Housing Group.

Background:

Cielo Carmel is being built under inclusionary housing requirements for the City of San Diego’s North City Future Urbanizing Area (NCFUA), which require developers to dedicate 20 percent of their homes to units that are affordable to households with incomes at or below 60 percent of AMI.

To date, 232 affordable units have been completed under the NCFUA program in Pacific Highlands Ranch, with an additional 433 affordable units remaining to be built.

Also approved for development is [Rancho del Sol](#), a multifamily development of 95 one-, two- and three-bedroom units by Chelsea Investment Corporation in partnership with SDHC. On December 16, 2014, the Housing Authority of the City of San Diego approved \$18.4 million in multifamily housing bonds for land acquisition and development of Rancho del Sol.

The adjoining community of Black Mountain Ranch, also in the NCFUA, has been the location for additional affordable-housing development.

In December 2014, [Fairbanks Square](#), a 98-unit affordable housing development for seniors, opened and was fully leased-up in 11 days. SDHC authorized the issuance of \$16.5 million in state multifamily housing revenue bonds for the acquisition of land and construction of Fairbanks Square.

Across the street from Fairbanks Square is [Fairbanks Commons](#), a 163-unit affordable-housing development which opened February 25, 2014. SDHC authorized the issuance of more than \$35.9 million in multifamily housing revenue bonds, for the development.

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

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