



SAN DIEGO
HOUSING
COMMISSION

News Release

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COLLEGE AREA DEVELOPMENT PROVIDES 77 AFFORDABLE APARTMENTS AND SERVICES FOR LOW-INCOME FAMILIES

*Mesa Commons – San Diego Housing Commission partnership,
will remain affordable for 55 years*

SAN DIEGO, CA—Mesa Commons, a newly completed affordable housing apartment development in the City of San Diego’s College Area, provides more than just affordable housing for its 77 low-income families, such as Stella and her children.

Mesa Commons, Stella said, provides a stable base for her children to excel in school and for her to complete her schooling and return to work.

“I opened the door and I was speechless,” said Stella. Mesa Commons is a partnership development of the San Diego Housing Commission (SDHC) and Palm Communities.

Located on El Cajon Boulevard, Mesa Commons consists of one- to three-bedroom apartments near San Diego State University that will remain affordable for 55 years. Its grand opening was held today, with a ribbon-cutting ceremony in which SDHC Commissioner Kellee Hubbard participated. ([Watch the video.](#))

Depending on unit type, the development’s 77 affordable apartments are restricted to households with incomes ranging from 30 to 60 percent of annual San Diego Area Median Income – \$24,300 to \$48,600 for a family of four – who typically cannot afford market-rate housing.

“Mesa Commons provides quality, affordable housing for low-income families right where it’s needed, here in the College Area,” said SDHC Senior Vice President Deborah Ruane. “For the San Diego Housing Commission, it shows we are continuing to address the need for quality affordable housing in all parts of our community.”

An infill development of 15 two- and three-story buildings, Mesa Commons is the first affordable housing development in the City of San Diego for Irvine-based Palm Communities and its managing general partner, Las Palmas Housing.

SDHC provided a \$4.9 million loan toward the estimated \$25 million construction of Mesa Commons. The loan was approved by the San Diego City Council, sitting as the Housing Authority of the City of San Diego.

SDHC’s loan included: \$2.8 million from the City of San Diego Inclusionary Affordable Housing Fund, which is funded with fees charged on residential developments; \$2 million from federal HOME Investment Partnerships Program funds awarded by the U.S. Department of

Housing and Urban Development to the City of San Diego and administered by SDHC; and \$10,000 from the City of San Diego Housing Trust Fund, which is funded with fees charged to commercial developments.

Palm Communities President Danavon L. Horn said that while the planning, financing and construction of Mesa Commons all took a long time, “The neat thing about it is, it’s gorgeous. We filled it up in no time.”

Kathy Hoge, Senior Asset Manager at Palm Communities, said the free on-site social services for tenants include literacy programs and after-school programs for children, computer training resume building, and nutrition, health and wellness programs.

Mesa Commons is transit-oriented, located along a public transportation corridor between College Avenue and Montezuma Road. A variety of retail establishments are within walking distance on El Cajon Boulevard and Montezuma Road.

Sustainable features include water-saving faucets and fixtures, energy-efficient windows and Energy Star appliances. Mesa Commons also includes low water-use landscaping.

Amenities include a tot lot, picnic area, laundry facilities, surveillance cameras, assigned parking, and a clubhouse with a kitchen, computer room, entertainment area/meeting space and restrooms.

Mesa Commons joins a growing list of SDHC affordable housing partnership developments completed in 2015 throughout the City of San Diego:

- [Fairbanks Square](#), Black Mountain Ranch, 98 apartments for seniors.
- [City Heights Ten](#), rehabilitation of 129 apartments for low- and very low-income households.
- [Celadon at 9th and Broadway](#), Downtown San Diego, 248 apartments for low- to extremely low-income renters.
- [COMM 22](#), Logan Heights, 200 apartments for seniors and families.

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

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