



SAN DIEGO
HOUSING
COMMISSION

News Release

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**SAN DIEGO HOUSING COMMISSION
PARTNERSHIP DEVELOPMENT—INDEPENDENCE POINT
WILL PROVIDE AFFORDABLE HOUSING FOR
FAMILIES WITH SPECIAL NEEDS**

32-unit complex will reserve 25 units for households with a family member who has a developmental disability

SAN DIEGO, CA—A first-of-its-kind development to provide affordable rental housing in the City of San Diego specifically for families with a member who has a developmental disability is coming to the Lincoln Park neighborhood.

[Independence Point](#), a \$13.5 million development for low- and very low-income families by Chelsea Investment Corp., is being built with \$8 million in bond financing approved by the San Diego City Council at the recommendation of the San Diego Housing Commission (SDHC) with additional financial assistance provided by SDHC.

The development is located in San Diego City Council District 4, represented by Councilmember Myrtle Cole, who championed Independence Point when it reached the council for a vote.

At a groundbreaking ceremony today, California Assembly Speaker Toni Atkins praised Independence Point as “the first development that really focuses on such a great and critical need – how to provide housing for members of the developmentally disabled community.”

With both on-site and off-site services contributing to the self-sufficiency of its residents and their ability to be “productive members of society and contribute,” Atkins said, “We have to celebrate.”

To be developed on a vacant lot on South Willie James Jones Avenue, Independence Point will feature 29 three- and four-bedroom apartments and three fully accessible three-bedroom flats. Twenty-five units will be set aside for households with at least one member who has a developmental disability, a term that includes intellectual disabilities, cerebral palsy, epilepsy and autism. One unit will be for an on-site manager. Construction is expected to be completed August 2015.

“This townhome development for families with a developmentally disabled loved one lives up to the San Diego Housing Commission’s motto—‘We’re About People,’” said Ann Kern, SDHC Vice President of Housing Finance and Development.

The units will be provided to households with incomes as low as \$23,000 a year, Kern noted – “It’s incredible that this development is going to assist those families.”

Partners with developer Chelsea Investment Corp. are SDHC; Southern California Housing

Collaborative, a nonprofit organization in Kearny Mesa that locates and secures affordable housing opportunities for low-income individuals with developmental disabilities; and the San Diego Regional Center, which contracts with the State of California to provide supportive services. Services for residents will be provided both on- and off-site.

Carlos Flores, executive director of the San Diego Regional Center, said people with developmental disabilities identify “a nice place to live that I can afford” as the most important thing in their lives.

Michael McSweeney, chairman of the board of the Southern California Housing Collaborative, added: “Today with the help of so many we take the first step to providing housing for a population that is greatly underserved.”

In addition to a \$2.5 million loan, SDHC authorized the issuance of \$8 million in tax-exempt multifamily housing revenue junior bonds and revenue note. The San Diego City Council, sitting as the Housing Authority of the City of San Diego, approved the bonds and note.

SDHC’s \$2.5 million loan to the development was funded with \$2.2 million in federal HOME Investment Partnerships Program funds granted to the City of San Diego (City) by the U.S. Department of Housing and Urban Development (HUD) and administered by SDHC, along with \$300,000 from the City’s Housing Trust Fund, which is funded by the City’s Housing Impact Fee.

Independence Point, referred to during early planning stages as Willie James Jones Apartments, will contain a variety of three- and four-bedroom units for households with incomes at or below four different levels of income, all linked to the San Diego Area Median Income (AMI).

The breakdown of units, income limits and projected net monthly rents are:

Unit Type	San Diego AMI limit	Income limit, family of four*	Number of units	Net monthly rent**
3 Bedroom	30 percent	\$23,650	11	\$615
3 Bedroom	40 percent	\$31,550	4	\$821
3 Bedroom	50 percent	\$39,450	12	\$1,026
3 Bedroom	60 percent	\$47,340	3	\$1,184
4 Bedroom	30 percent	\$23,650	1	\$687

(Not included: four-bedroom manager’s unit)

*2014 figures. Source: U.S. Department of Housing and Urban Development

**Proposed Restricted Rents

The three buildings will share a community room. The site is less than half a mile away from Lincoln Park High School, Walter J. Porter Elementary School and John F. Kennedy Park. It is also near a trolley stop, grocery store and retail businesses.

Cheri Hoffman, president of Chelsea Investment Corp., credited SDHC with providing assistance to complete the development’s financing, which drew from eight different sources.

They include the California Department of Housing and Community Development’s Multifamily Housing Program and Infill Infrastructure Grant Program, tax credit financing for

community development from US Bancorp, and construction financing provided by Citi Community Capital.

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