



BLENDING INTO THE NORTHERN PART OF THE CITY, 195 NEW AFFORDABLE APARTMENTS FOR LOW-INCOME FAMILIES

San Diego Housing Commission partnership development will remain affordable for 55 years

San Diego, CA — The apartment rents at [Cielo Carmel](#) are approximately half of the market rate for rental housing located near the new 195-rental unit complex for low-income families in the northern part of the city, a partnership development with the San Diego Housing Commission (SDHC) and Affirmed Housing Group. ([Watch the video.](#))

Cielo Carmel will remain affordable for 55 years. All of the development's units are already leased, with a waiting list of 2,000 people.

“Every San Diegan has a right to succeed, to provide for themselves and their families to better their lives. Developments like Cielo Carmel provide this opportunity,” said San Diego City Council President Sherri Lightner at the grand opening of Cielo Carmel, located at 6050 Camino San Fermin in the Pacific Highlands Ranch community of San Diego.

The 195 rental housing units at Cielo Carmel are affordable for families with incomes from 50 to 60 percent of San Diego's Area Median Income (AMI), approximately \$42,500 to \$51,000 a year for a four-person household.

The development is made up of:

- 33 one-bedroom units
 - 4 units at 50 percent AMI, with rent of \$753 a month
 - 29 units at 60 percent AMI, with rent of \$913 a month
- 98 two-bedroom units
 - 10 units at 50 percent AMI, with rent of \$900 a month
 - 88 units at 60 percent AMI, with rent of \$1,091 a month
- 64 three-bedroom units
 - 7 units at 50 percent AMI, with rent of \$1,032 a month
 - 57 units at 60 percent AMI, with rent of \$1,253 a month

Cielo Carmel also includes two managers' units.

The development also furthers the City of San Diego's Balanced Communities Policy of providing housing for all income levels throughout the city of San Diego.

Under inclusionary housing requirements in the North City Future Urbanizing Area (NCFUA), which was approved by the City Council in 1992 and includes Pacific Highlands Ranch,

developers are required to dedicate 20 percent of their units to housing that's affordable to low-income households.

U.S. Representative Scott Peters, who started his career in government representing the area as a San Diego City Councilmember, District 1, applauded the NCFUA for creating additional affordable housing in Pacific Highlands Ranch.

"We really appreciate the work you're doing here," Peters said.

To date, 627 affordable units have been constructed in the NCFUA in Pacific Highlands Ranch, including Cielo Carmel. An additional 115 affordable units remain to be built.

"October is Housing America month across the nation. It's a time to raise awareness of the need for quality affordable housing for everyone. So it's very fitting to be here today to celebrate the grand opening of Cielo Carmel – what a wonderful example of what affordable housing should be," said SDHC President & CEO Richard C. Gentry.

More than 72 percent of the funding that Affirmed Housing Group utilized for the development of Cielo Carmel came from Multifamily Housing Revenue Bonds that are allocated by the State.

SDHC authorized the issuance of \$34.6 million in these bonds toward the total development cost of \$47.6 million. The bonds were approved by the San Diego City Council, sitting as the Housing Authority of the City of San Diego.

"We're excited to celebrate not only Cielo Carmel, but this is another milestone for our company, this is our 40th affordable housing development," Affirmed Housing President & CEO Jim Silverwood said. "We're very proud of the development you see before you, and I can say with great confidence this community will be in high demand for many years to come."

Bruce Solari, the Executive Vice President of Solari Enterprises, the property management company of Cielo Carmel, shared the stories of three Cielo Carmel residents. Among them was a widow who became homeless after facing a series of family health crises. Now, she and her family have an affordable apartment at Cielo Carmel.

"The joy in her face is something to behold," Solari said. "To all of you, for the impact you've had on all these lives, congratulations and thank you very much."

Cielo Carmel, north of State Route 56 along Carmel Valley Road, is conveniently located near multiple schools and a brand-new shopping center. The families who reside at Cielo Carmel also have access to a variety of amenities, such as a clubhouse, swimming pool, three tot lots, dog park, open recreation area and perimeter walking trails. The pool and other common areas are solar-powered.

Background:

Additional SDHC partnership developments in the NCFUA, which also includes Black Mountain Ranch:

Pacific Highlands Ranch:

- [Torrey Vale](#) – 28 affordable rental apartments for low-income families, located at 6525 Rancho Del Sol Way. Grand opening: October 19, 2016.
- [Rancho Del Sol](#) – 95 affordable rental apartments for low-income families, located at 6711 Torenia Trail. Grand opening: March 30, 2016.

Black Mountain Ranch:

- [Fairbanks Square](#) – 98 affordable rental apartments for low-income seniors age 55 and older, located at 16050 Potomac Ridge Road. Grand opening: January 14, 2015.
- [Fairbanks Commons](#) – 163 affordable rental apartments for low-income families, located at 15870 Camino San Bernardo, across the street from Fairbanks Square. Grand opening: February 25, 2014.

SDHC partnered with Chelsea Investment Corporation to build these four affordable housing rental developments.

For more information, please visit www.sdhc.org

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