

NEWS RELEASE

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Alabama Manor apartments to help meet demand for senior affordable housing

San Diego Housing Commission, Community HousingWorks partnered to develop 67-unit apartment community

SAN DIEGO – Grand opening festivities marked the debut of Alabama Manor, a newly renovated affordable apartment community in North Park that will serve low-income seniors and persons with disabilities. The San Diego Housing Commission provided \$10 million in funding to help Community HousingWorks purchase and rehabilitate the property, which was in need of extensive repairs.

City officials, housing advocates, residents and development partners gathered on Wednesday, June 11, to celebrate the renovation.

“Through its commitment to Alabama Manor, Community HousingWorks and its partners have ensured that two of our most needy populations have an affordable, decent place to live,” said Toni Atkins, District 3 Councilmember and member of the Housing Authority, which oversees the San Diego Housing Commission.

Project renovations to the 24-year old property included: roof repairs; mechanical, electrical and plumbing system upgrades; energy efficient windows and appliances; as well as kitchen and bath upgrades. Four units were retrofitted to be accessible to individuals with disabilities, and an additional four units were renovated to accommodate residents with hearing and vision impairments.

The San Diego Housing Commission provided nearly \$10 million in funding to Community HousingWorks, consisting of \$5.9 million in tax-exempt construction bonds and a \$3.8 million deferred, low-interest loan. Alabama Manor will have affordable rents for 65 years under the terms of the developer’s agreement with the Housing Commission. The developer won an allocation of funding from the California Housing and Community Development Multifamily Housing Program. Other funding partners included Wells Fargo Bank, NeighborWorks America, and Alliant Capital. The general contractor was Portrait Homes, and the architect was The John Stewart Company. The total development cost was \$10.9 million.

Alabama Manor is comprised of two, three-story apartment buildings with 60 one-bedroom apartments, five two-bedroom apartments, and one studio; there is also a unit for a resident manager. Twenty-three units are reserved for persons with disabilities. The site includes a landscaped courtyard with sitting areas, a community room with newly accessible kitchen, bathroom and library, and 25 off-street parking spaces. It is fully gated with a telephone entry system and 24-hour video surveillance. Design features

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include pitched Spanish tile roofs with stucco exteriors. Located on Alabama Street a half block south from University Avenue, the project is near bus stops, shopping centers and other community amenities.

“This was a unique opportunity to keep low income seniors from being displaced and to create new affordable housing at the border of North Park and Hillcrest where seniors have been especially vulnerable to marked increase in rents over the past few years” said Sue Reynolds, President/CEO of Community HousingWorks.

The renovated apartments are reserved for seniors earning no more than \$27,650 per year for a single individual. Nearly half of the residents earn less than \$16,600 (which is 30% to 50% of San Diego’s Area Median Income. Rents currently range from \$354 for a one-bedroom unit to \$766 for a two-bedroom unit. (Market rents in the area range from \$850 to \$1,000.)

Community HousingWorks is a San Diego non-profit organization that provides a full range of housing options combined with training and support to help people and neighborhoods move up in the world. Community HousingWorks builds and owns beautiful affordable apartments, provides unique first-time homebuyer loans, and provides support and training that strengthens communities and helps youth and adults build a wealthier future. Since its inception in 1982, CHW has served the San Diego County region through its 29 developments with over 1,500 apartments. CHW is San Diego County’s only member of the national NeighborWorks Network®, and a proud affiliate of the National Council of La Raza.

The **San Diego Housing Commission** is a public agency working to expand affordable housing opportunities in the City of San Diego. Each year, the agency helps 80,000 low-income individuals with affordable housing through award-winning programs that benefit the city's economy and revitalize neighborhoods.

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