



FOR IMMEDIATE RELEASE
Thursday, April 6, 2006

CONTACT: Eric Symons, City of San Diego
(619) 533-5318
ESymons@sandiego.gov

Tim Graham, City of San Diego
(619) 533-5130
TGraham@sandiego.gov

Construction Begins on Auburn Park Apartments

City Redevelopment Agency partners with Affirmed Housing Group to build desperately needed affordable housing

SAN DIEGO –City officials, development partners and community representatives today participated in a groundbreaking ceremony that officially marked the start of construction of Auburn Park Apartments in City Heights. The \$22.4 million redevelopment project, which is scheduled to open in mid 2007, will provide critically needed affordable housing for individuals and families.

“Today is a win for residents of the City Heights community,” said San Diego City Councilmember Jim Madaffer. “Auburn Park addresses an important housing need for this community, and I am honored to be a part of the continued renaissance of this diverse neighborhood.”

Developed by Affirmed Housing Group, Auburn Park Apartments is located at the southwest corner of University Avenue and 52nd Street. The 69-unit apartment community is designed for very low- and low-income individuals and families earning 30 to 60 percent of San Diego County Area Median Income. The project will offer 10 studios, 26 one-bedroom, 12 two-bedroom, and 21 three-bedroom units for individuals and families that fall into income guidelines. Two units will serve as on-site management and maintenance staff units.

Auburn Park Apartments will also include office space, a meeting room for neighborhood meetings and on-site parking in a subterranean garage. A 25,000 square-foot park, developed by Affirmed Housing Group and maintained by on-site management, will be open to the public and will have 24-hour security. The development will also restore the Auburn Branch of Chollas Creek that runs within the project’s boundaries.

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“This new housing community is a wonderful example of a successful public-private partnership,” said Ginger Hitzke, Vice President of Development for Affirmed Housing Group. “Auburn Park would not have been possible without the support of Councilman Jim Madaffer, everyone at the City’s Redevelopment Agency, and the affordable housing expedite team. Their focus on delivering high-quality housing accessible to San Diegans of all income levels is creating a positive impact throughout the region.”

Through collaboration with civic leaders and private-sector financial partners, Affirmed Housing Group is dedicated to improving and sustaining the viability of California communities through the development of well-designed and professionally managed, high quality housing for California’s workforce. The company is credited with introducing a new standard in affordable homes to the San Diego market with its national award-winning Tesoro Grove development located in the South Bay. Affirmed Housing Group is also scheduled to celebrate the Grand Opening of Creekside Trails, a new 50-unit residential rental community located on Coronado Avenue in the Otay Mesa-Nestor area of San Diego, later this month.

Public funding was crucial to the success of this new development. In addition to critical federal tax credits that equate to approximately \$14 million, the development will also receive nearly \$6.5 million from the City’s Redevelopment Agency Affordable Housing Program. The funding specifically comes from taxes generated by the Centre City Redevelopment Project Area in Downtown. Affirmed Housing will also assume a \$1.7 million loan for the project.

Auburn Park Apartments represents the first Agency redevelopment project to occur east of Euclid Avenue since the City Heights Redevelopment Project Area was adopted in 1992. Additional projects for this area are also being proposed including two new elementary schools, among others.

Developer interest is increasing in the City of San Diego’s Redevelopment Agency Affordable Housing Program, creating a growing list of proposed projects that will create more affordable housing opportunities for San Diego residents. In addition to the Auburn Park Apartments, there are eight additional affordable housing developments that have been approved, representing a combined total of 1170 units, 720 of which are affordable. These nine projects are located throughout the City and represent redevelopment subsidies of more than \$48 million combined. There are eleven additional projects pending or under review, representing 1,638 proposed housing units, 817 of which are earmarked as affordable housing. These projects represent potential redevelopment subsidies of more than \$61.5 million combined.

“Addressing the need for quality, affordable housing for San Diegans is one of my top priorities and we will continue to work with developers such as Affirmed Housing Group to add more of these types of units to our housing supply,” said Mayor Jerry Sanders.

The goal of the City’s Redevelopment Agency Affordable Housing Program is to increase the City’s affordable housing inventory for very low- and low-income households, to assist people with moderate-income levels achieve homeownership and, on a case-by-case basis, to acquire

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and rehabilitate existing properties. The collaboration of the Redevelopment Agency (which includes the City's Redevelopment Division, the Centre City Development Corporation and the Southeastern Economic Development Corporation) and the San Diego Housing Commission was developed to combine resources to carry out the City's comprehensive affordable housing strategy.

For more information on **Affirmed Housing Group's** developments, or to place your name on the interest list for projects under construction please visit www.affirmedhousing.com or contact **Yvonne DeCarlo** at yvonne@affirmedhousing.com or (760) 738-8401.

For more information about available affordable housing units citywide, contact the **San Diego Housing Commission** at (619) 231-9400 or visit www.sdhc.net.

For more information about the Redevelopment Agency Affordable Housing Program, contact the **City's Community and Economic Development Department** at (619) 533-4233 or e-mail AffordableHousingNOFA@sandiego.gov. Additional affordable housing information is available on the City's web site at www.sandiego.gov/ced.

For more information about the Auburn Park Project or the City Heights Redevelopment Project Area, contact **Bob Kennedy**, Redevelopment Project Manager at (619) 533-4276 or at RHKennedy@sandiego.gov, or contact the **Redevelopment Agency** at (619) 533-4233.

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*The City of San Diego Redevelopment Agency eliminates blight from designated areas, as well as achieves the goals of development, reconstruction and rehabilitation of residential, commercial, industrial, and retail districts. Redevelopment is one of the most effective ways to breathe new life into deteriorated areas plagued by social, physical, environmental or economic conditions that act as a barrier to new investment by private enterprise. **The City of San Diego Redevelopment Agency consists of three divisions:** the City Redevelopment Division (which provides overall agency management and is housed in the City of San Diego Community and Economic Development Department), the Centre City Development Corporation and the Southeastern Economic Development Corporation.*