



FACT SHEET

Verbena Family Apartments

City of San Diego Redevelopment Agency
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Verbena Family Apartments will provide additional housing options for working families in the San Ysidro Redevelopment Project Area, representing public/private collaboration to offer more high-quality affordable housing for low-income families earning between 30 percent and 60 percent of Area Median Income.

QUICK FACTS:

Development:	Verbena Family Apartments, located along Beyer Boulevard between Smythe Avenue (to the east) and Del Sur Boulevard (to the west)
Managing General Partner:	Chelsea Investment Corporation
General Contractor:	Emmerson Construction, Inc.
Redevelopment Funds:	\$6.8 million in combined funding from San Ysidro, City Heights, Naval Training Center, North Park and North Bay project areas
Total Funding:	Additional funding includes the Richman Group's \$13.1 million tax credit equity and Bank of America's \$4.9 million permanent loan, as well as a \$15 million construction loan
Development Size:	6.47 acre site
Total Number of Units:	80 units total. 27 two-bedroom flats (947 square feet) and 53 three-bedroom town-houses (varying from 1,154 to 1,267 square feet)
Amenities:	Amenities include blinds, carpeting, air condition, coat closet, and single-car garages. Each unit also comes equipped with a frost-free refrigerator, dishwasher, disposal, stove/oven and cable hookups. Approximately 177 parking spaces are provided on site, including the enclosed garage spaces. Verbena Family Apartments offers a community room, a recreation/picnic space with a tot lot, on-site management, and laundry facilities. Various educational classes and after-school programs include English as a Second Language (ESL) and computer tutoring. The after-school program also offers homework assistance, tutorials, games and recreational activities for children.