



Kalos

Project Summary

Housing Type: Family Rental Apartments

Location: 3795 Florida Street
(North Park Project Area)

Lot Size: 43,350 SF

Total Units: 83

Affordable Units: 82

Income Mix:

| Very Low | Low | Mod | Unrestricted |
|----------|-----|-----|--------------|
| 9 | 73 | 0 | 1 |

Affordable Unit Mix:

| 0 BD | 1 BD | 2 BD | 3 BD | 4 BD |
|------|------|------|------|------|
| 0 | 24 | 32 | 26 | 0 |

Development Team

Developer: Community HousingWorks

Architect: Mark Steele, M.W. Steele Group, Inc.

Development Budget

Total Development Costs: \$28,351,515
Agency Subsidy Requested: \$5,600,000
Agency Subsidy per Unit: \$67,469

Funding Sources

4% Tax Credits (Union Bank); Redevelopment Agency; San Diego Housing Commission; Developer Equity

Project Description

Kalos (formerly referred to as Florida Street Apartments) will consist of 82 affordable rental units plus one market-rate manager's unit. The project will include subterranean parking, energy conservation systems, and the implementation of "green" building technologies, such as on-site generation of electrical power utilizing photovoltaic panels and water conservation measures. Units will range from one to three bedrooms in size and be restricted to families earning 50% to 60% of the area median income. The units, rising up to four stories high, will surround two courtyards. Construction began in August 2011 and is anticipated to be completed by the end of 2012.



FLORIDA STREET [WEST] ELEVATION



CONCEPTUAL RENDERING
FLORIDA STREET ENTRY



CONCEPTUAL RENDERING
FLORIDA STREET SIDEWALK



ALLEY [EAST] ELEVATION



CONCEPTUAL RENDERING
ALLEY LOOKING NORTH



CONCEPTUAL RENDERING
ALLEY LOOKING SOUTH

