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Affordable Housing Complex Gives Neighborhood a Welcome Boost

Housing rehabilitation project in Rolando neighborhood preserves affordable housing for area residents, incorporates eco-friendly design features

SAN DIEGO, Calif. – Having affordable housing choices available to all income levels helps support long-term economic growth and provides stability for families. With these goals in mind, the Village Green Apartments will celebrate completion of the project at a grand opening ceremony on September 30.

The \$20 million rehabilitation project is the result of a cooperative effort between the City of San Diego Redevelopment Agency and project developer Wakeland Housing and Development Corporation. It includes several upgrades to the existing complex, with environmentally sustainable elements incorporated throughout its design and construction.

“The foundation of any healthy community begins at home, said Mayor Sanders. Village Green creates the strong residential base needed to shape and support the region’s growth needs. The environmentally friendly building materials incorporated into the project’s design have made Village Green a model of sustainability, water conservation and energy efficiency.” Mayor Sanders also serves as the Redevelopment Agency’s Executive Director.

Originally built in 1966, Village Green Apartments, in the Rolando neighborhood, is comprised of 92 apartments in 13 two-story wood frame and stucco buildings on approximately seven acres. Located at 4140-4155 Bonillo Drive, the mix of 78 two-bedroom and 14 three-bedroom units are affordable to households at or below 60 percent Area Median Income (AMI) for the next 55 years. In 2010, the annual income for a family of four at 60 percent AMI is \$47,100. Existing tenant relocation was minimal. Over 80 percent of current residents already satisfy the criteria.

The rehabilitation project includes upgraded laundry, community room, pool and shower facilities, and state-of-the-art playground equipment. American’s with Disabilities Act (ADA) accessibility enhancements include the addition of five accessible units and walkway ramps to the community room and pool. With conservation in mind, Village Green also has water and energy saving appliances and fixtures, efficient landscape irrigation, a synthetic playground lawn, dual pane low-e vinyl windows, and roof-mounted Solar Photovoltaic (PV) panels for electrical demand in common areas all incorporated into the design. Several key “safety by design” features are based on tips provided by the San Diego Police Department.



“With the renovation of Village Green Apartments, we have an additional 92 affordable housing units here in the 7th District. Village Green Apartments has undergone a 10-month rehabilitation with 45 jobs supported during that time,” said Councilmember Marti Emerald. “As Chair of the Public Safety and Neighborhood Services Committee, I’m especially pleased that the developer worked with the San Diego Police Department to make Village Green safer, including the installation of surveillance cameras, security screen doors and enhanced lighting. This is a project we can all be proud of.”

In addition, the project was completed using eco-friendly materials such as recycled content material on playground area surfaces and equipment, exterior furniture, drywall, sidewalks, ceramic tile, carpet and carpet pads. Locally produced materials and local suppliers were used when possible.

“Wakeland is honored to be a part of the Village Green Apartments project. Through our partnership with the City of San Diego, we were able to provide affordable, environmentally-friendly homes for families, while also revitalizing the community,” said Ken Sauder, president and CEO of Wakeland.

The project was completed with a local public subsidy provided to Wakeland Housing and Development, including \$2.1 million from the San Diego Housing Commission and nearly \$5.8 million from San Diego Redevelopment Agency funds pooled from Crossroads, College Grove, North Bay and City Heights Redevelopment Project Areas. The Village Green Apartments will hold a grand opening celebration on September 30, beginning at 11:30 a.m., followed by a site tour.

About the City of San Diego Redevelopment Agency

The City of San Diego Redevelopment Agency created by the City Council in 1958, uses special legal and financial mechanisms to eliminate blight and improve economic and physical conditions in designated areas of the City. The Agency’s purview encompasses 17 project areas, study areas and affordable housing. Activities within the project areas are carried out by the City’s Redevelopment Department and two public, nonprofit city corporations: Centre City Development Corporation (CCDC) and Southeastern Economic Development Corporation (SEDC). The Agency also administers eight Project Area Committees (PAC) that advise the agency on the adoption of redevelopment plans and implementing redevelopment projects. For more information, visit: www.sandiego.gov/redevelopment-agency/

About Affordable Housing Produced by the City of San Diego Redevelopment Agency

Production of affordable housing is mandated by state law. California’s Community Redevelopment Law requires that a minimum of 15% of new housing developed in a redevelopment project area be affordable to low- and moderate-income households and, of those affordable units, 40% must be affordable to very-low income households. Through June 2010, over 4,400 affordable housing units have been completed with the assistance of the Redevelopment Agency.