

Affordable housing project to be built in North Park

By CARLOS RICO
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Federal funding and a bad economy are lending themselves to affordable housing, as construction is now under way on a new project.

Twelve months ago, (Affirmed Housing Group), with the help from the San Diego Housing Commission, began the process to take over a property in North Park that was a bank-owned foreclosure and turn this 0.40 acre property into a 31-unit apartment complex.

"There was stimulus funds available that had to be used on affordable housing," said Anna Scott, senior project manager for Affirmed Housing. "The local housing commission helped us get these funds."

Affirmed Housing Group took over this property at 4105 George St., which previously had a half-built condominium complex. According to Scott, lending issues and construction delays halted this project and forced it into default.

"The project was built up to the second floor, but the grading was so (bad) we had to tear it down," said Scott, "and the condo project didn't have an area for community space (built in)."

Now Affirmed Housing is building a project, entitled City View, which will be a four-story wood-framed structure over a two-level 60-space concrete parking structure. There will be 24 three-bedroom, five two-bedroom and two one-bedroom apartment units.

Aside from the apartment units, the complex will have a management office,



Courtesy photo

A computer illustration shows what the affordable housing project City View, located in North Park, will look like when completed. Affirmed Housing Group is overseeing work on the apartment complex.

community room, computer lab, laundry room and outdoor activity deck.

Also, trash and recycle chutes will be provided at each residential level and storage lockers will be provided in the garage.

The project is being built to reach LEED certification from the U.S. Green Building Council with amenities such as a central open-air corridor with light

wells extending down to the podium deck that will allow for natural ventilation into all units.

Rent on these apartments will range from \$736-883 for a one bedroom; \$883-1,060 for a two bedroom; and \$1,020-1,224 for a three bedroom. Solari Enterprises Inc. will be handling the leasing of the apartments

"The apartment units will be 60 per-

cent of the area's medium home price," Scott said.

Construction began last month and the apartment complex is expected to be completed by this fall. M.W Steele Group Inc. was the architectural firm that designed the complex and Wermers General Contractors are the

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builders.

Scott added that Affirmed Housing decided to take over this property in North Park because it was it was in

close proximity to public transportation, employment, medical services and shopping centers.

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