

# SAN DIEGO UNION-TRIBUNE

January 22, 2011

## POWAY OKs AFFORDABLE HOUSING PROJECT

Apartment complex will be renovated

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### POWAY

The City Council approved two resolutions at a meeting Tuesday that move forward a plan to renovate an apartment complex on Oak Knoll Road and convert it into low-income housing.

One measure approved the plan for revamping the 52 apartments, adding a 1,800-square-foot community building, improving a private road near the apartments and making it more pedestrian-friendly and generally fixing up the 2-acre Orange Gardens property. The other gave the go-ahead for the Poway Redevelopment Agency to loan nearly \$7.6 million to Poway Family Housing Partners LP for the work.

Construction on the road will begin in March or April,

and renovations of the apartment complex will likely begin in July, said Dena Fuentes, director of redevelopment services.

The apartments' kitchens and bathrooms will be renovated, and the units will get new paint, roofing, windows, front doors, flooring and heating and cooling systems. The complex's landscaping also will be redone, and a playground will be expanded.

Poway Family Housing Partners is a collaboration between Affirmed Housing Group and the Foundation for Affordable Housing.

"When you look at the long-term livability and the opportunity for a person of low-income to have quality, safe, environmentally friendly housing, that's what makes all our efforts worthwhile," said James Silverwood, Affirmed Housing Group president and CEO.

The entire project will cost about \$14.5 million, which

includes about \$400,000 to help relocate tenants who will be displaced because they do not qualify as low-income, which is an annual income of \$47,100 or less for a family of four, a staff report said.

Current tenants who qualify will be relocated to vacant apartments within the complex while their units are redone.

The city already has loaned the developer about \$1.3 million to acquire the property and lay the groundwork for the renovation. Tuesday night's action brings the total loan to Poway Family Housing Partners to nearly \$8.85 million.

Rent for the one- to three-bedroom apartments is now \$895 to \$1,395 per month, but will be reduced to \$418 to \$990.

The complex is at 12510 Oak Knoll Road.

The project is part of a larger effort to improve the

area, city staff reports say, and will help Poway meet future state affordable housing requirements.

Councilwoman Merrilee Boyack said she has visited the apartments before and been "horrified at the conditions there."

"I think this project is going to be an outstanding contribution, both to the community in terms of providing good affordable housing and also to revitalize that entire neighborhood," Boyack said.

Four members of the public spoke in favor of the project at the meeting, including Maria Bitanga, who grew up in Poway affordable housing.

"It's important to have affordable housing because it helps great people move up in the world," Bitanga said. "It has been a great experience to live in Poway and for my family to (be able to) afford living here in a beautiful city."