



SAN DIEGO
HOUSING
COMMISSION

Media Contact:

Maria Velasquez

Vice President Community Relations & Communications

619-578-7550 mariav@sdhc.org

NEWS RELEASE

April 30, 2010

Construction to Begin on Energy Efficient SouthBay Affordable Housing Complex

Joint Partnership will Enhance Nestor Creek, Extend Bike and Pedestrian Trail

San Diego, CA – An eco-friendly affordable housing project that will clean up a portion of Nestor Creek and extend a popular creekside bicycle and pedestrian trail in the Otay Mesa community could be a reality by next summer.

“The affordable housing complex was carefully designed to enhance the beauty of the community, the natural environment, and showcase affordable housing in the city of San Diego,” said Richard C. Gentry, President & CEO of the San Diego Housing Commission.

The community and environmental benefits of the 50-unit Riverwalk Apartment project, which is on 2.5 acres in the Otay Mesa/Nestor community, were highlighted today during a joint news conference and groundbreaking ceremony, which was attended by Housing Commission CEO Gentry, San Diego City Mayor Jerry Sanders, and Affirmed Housing Group President Jim Silverwood who is the developer.

As part of this project, the developer will clean up and restore a portion of Nestor Creek to its natural state, and construct a paved trail along the banks of the creek for pedestrians and bicyclists. This new section of trail will connect with an existing creekside pathway and allow the entire Otay Mesa-Nestor community to enjoy this beautiful open space.

Riverwalk will also have energy saving features. A community center within the apartment complex will be equipped with two types of solar panels -- one that heats the water and another that will generate electricity.

The units will be rented to tenants with incomes ranging from 30 percent to 60 percent of the Area Median Income. That means a family of four whose annual earnings range from \$24,800 to \$49,560 will be able to rent an apartment at Riverwalk.

“Anytime, we can see affordable housing being accomplished for our workforce families, that’s a great day in San Diego,” said Mayor Jerry Sanders.

The \$14.2 million project is being developed by the award-winning Affirmed Housing Group, which has built more than 1,500 affordable housing units in California and the East Coast over the past 30 years.

(MORE)

Construction is expected to begin in June and take approximately 14 months. The project is scheduled to be finished by August 2011.

Riverwalk was made possible through a partnership with the Housing Commission, which has committed \$4.47 million toward the project. The Commission's participation includes a \$2.275 million loan and \$2.2 million to purchase the land, which will be leased to Affirmed Housing Group.

Affirmed Housing Group will obtain the balance of the project's financing from a \$2.4 million loan from U.S. Bank, a \$1 million grant from the California Tax Credit Allocation Committee, and \$6.3 million in private equity made possible by federal tax credits for low-income housing.

Under the terms of the tax credit financing, 49 of the 50 units will remain affordable for at least 65 years. The remaining unit will be occupied by an on-site property manager.

For more information about [Riverwalk](#) development, visit our Web site at www.sdhc.org.

###