



November 30, 2011

## Message from the President & CEO



Richard C. Gentry  
President & CEO

In this update, I would like to share with you two major items of interest: 1) Our findings about the cost of building affordable housing in the City of San Diego, the nation's eighth largest city and the second largest in California, and 2) Our opening of the City's winter shelter for homeless adults, just in time for the cold weather.

[I welcome your comments about our programs.](#)



## Agency Wins National Award of Excellence

The San Diego Housing Commission was recently honored with a prestigious National Association of Housing and Redevelopment Officials (NAHRO) Award of Excellence.

Our agency was recognized for implementing a variety of communications strategies to enhance community outreach.

## Understanding the Value of Affordable Housing

We recently commissioned a study to evaluate the costs of affordable rental housing developments with added features such as community rooms, computer work stations and solar energy panels. We also factored in the costs of structural parking and the use of durable construction materials.



**Riverwalk Apartments, part of the study**  
Grand Opening July 28, 2011

The firm of Keyser Marston Associates was hired to review the cost of three new affordable housing developments financed in partnership with the Housing Commission. These developments will remain affordable for at least 55 years.

All three developments were financed by low-income housing tax credits, which provide incentives for features that may not be found in comparable market-rate developments. The study found that between 25 and 41 percent of the development costs (excluding land acquisition) could be attributed to these enhancements.

The report showed that while these developments may cost more to build, they add significant value to our neighborhoods and provide utility-cost savings to families.

Last month, the study was presented to the San Diego City Council's Land Use and Housing Committee.

I encourage you to read the report, [Construction Cost Comparison Analysis - Affordable vs. Market-Rate Apartment Development](#).

## City of San Diego's Winter Shelter Opens

Four days before Thanksgiving, the Housing Commission opened the City of San Diego's [emergency winter shelter for homeless adults](#). The winter tent provides shelter for up to 220 men and women each night. Last year, more than 700 homeless people were served during the shelter's four months of operation.

Next week, the Housing Commission will open a second winter shelter which will exclusively serve homeless veterans.



**City of San Diego Winter Shelter Opens**  
November 21, 2011