



SAN DIEGO
HOUSING
COMMISSION

News Release

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**Media Contact: Maria Velasquez, Vice President
Community Relations & Communications
619-578-7560 mariav@sdhc.org**

SAN DIEGO HOUSING COMMISSION PURCHASE OF PARK CREST APARTMENTS PRESERVES AFFORDABLE HOUSING FOR 55 YEARS FOR LOW-INCOME SENIORS

Final purchase of SDHC Finance Plan, which leveraged equity from former public housing portfolio to create 810 additional affordable rental units

San Diego, CA— A City Heights apartment complex will preserve affordable housing for its senior residents for 55 years with the San Diego Housing Commission's (SDHC) purchase of the 71-unit Park Crest Apartments.

The property is the final investment of SDHC's 2009 Finance Plan, which raised \$95 million by leveraging the equity from the agency's former public housing portfolio of 1,366 housing units. This has resulted in the creation of 810 additional affordable housing units through public-private partnerships.

"We wanted to ensure that the final investment of our finance plan continued our goal of creating affordable housing that benefits the San Diego community," said SDHC President & CEO Richard C. Gentry. "Park Crest Apartments was an excellent choice, as it will secure affordable housing for low-income seniors and rehabilitate a 27 year-old property."

SDHC invested \$8.91 million to acquire and rehabilitate the 71-unit apartment complex, which is restricted to seniors (55 and above) with incomes at or below 80 percent of San Diego Area Median Income (\$51,400 for a two-person household).

Planned improvements to the property include enhancing wheelchair accessibility and replacing the roof in addition to upgrades to kitchens, bathrooms, flooring, plumbing, heating and air conditioning. Construction is scheduled to begin in February 2013.

Park Crest Apartments is located near a San Diego Metropolitan Transit System bus line, providing public transportation options for its senior residents and supporting SDHC's commitment to promote transit-oriented development.

SDHC purchased Park Crest Apartments for \$6,380,000 from the Walz Family Trust. The purchase was approved by the SDHC Board of Commissioners on September 14, 2012, and closed October 10, 2012.

Financing on Park Crest includes \$8.8 million from the federal Build America Bonds (BAB) program, available under the 2009 American Recovery and Reinvestment Act.

In a 2007 landmark agreement with the U.S. Department of Housing and Urban Development (HUD) full ownership and operating authority over the 1,366 former public-housing units were transferred to SDHC, resulting in the largest public housing conversion ever approved at the time.

Park Crest is one of ten properties SDHC purchased or acquired with partners as new construction or rehabilitation under the 2009 Finance Plan.

To learn more about the 2007 federal landmark agreement and finance plan, read SDHC's online multimedia report, "[Creating Affordable Housing Through Public Housing Conversion.](#)"

The report is also accessible on SDHC's website, www.sdhc.org.

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