



SAN DIEGO  
HOUSING  
COMMISSION

## News Release

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### **MISSION APARTMENTS LINKS WORKFORCE FAMILIES TO PUBLIC TRANSIT, LOCATED STEPS AWAY FROM SAN DIEGO TROLLEY STATION**

*Grand opening is held for affordable apartment complex developed in partnership with the San Diego Housing Commission, will remain affordable for 55 years*

**San Diego, CA**—In a location that may reduce escalating transportation costs for low-income, workforce families, [Mission Apartments](#) is offering 84 units of affordable housing adjacent to a San Diego Trolley station in the Midway District. The new development is a public-private partnership with the San Diego Housing Commission (SDHC), and the units will remain affordable for 55 years.

The San Diego Housing Commission (SDHC) purchased the property on Hancock Street for \$3.4 million and provided the builder, AMCAL Multi-Housing, with a \$2.6 million loan toward the \$25.9 million development.

“In a time of \$4-per-gallon gasoline, which hits low-income families the hardest, developments like Mission Apartments which are near public transit reduce household transportation costs and automobile emissions,” Richard C. Gentry, SDHC President & CEO, said at today’s grand opening ceremony.

The two- and three-bedroom apartments are located alongside the trolley’s Washington Street Station in the Midway District, once an off-site parking lot for San Diego International Airport. This fulfills a major priority of SDHC and the U.S. Department of Housing and Urban Development (HUD) for transit-oriented development, defined by HUD as compact development within an average 2,000-foot walking distance of a transit facility.

“Mission Apartments has not only helped to contribute to the diversity of San Diego’s urban core, but it’s also helped generate jobs for the region,” San Diego Mayor Jerry Sanders said.

Mission Apartments is an 85-unit building, including a manager’s unit. It provides 75 units restricted to renters with incomes at 60 percent of San Diego Area Median Income (AMI) or below (\$48,180 for a family of four), and nine units restricted to 50 percent AMI (\$40,150).

Kevin Faulconer, San Diego City Council President Pro Tem, said Mission Apartments showed “creative thinking, outside the box.” And pointing out a path to the trolley station, Faulconer said: “I don’t think you can get a better definition of transit-friendly, transit oriented development than right here.”

Monthly rents range from \$832 and \$1,003 for two-bedroom apartments to \$922 and \$1,112 for the three-bedroom units, depending on income qualification.

“What I know is that affordable housing actually lifts up neighborhoods – it actually makes communities better,” San Diego City Councilmember Todd Gloria said.

SDHC will have an option to buy the property after a tax-credit compliance period of 15 years. AMCAL utilized \$13.2 million in Multifamily Housing Revenue Bonds for the development, recommended by SDHC and approved by the Housing Authority of the City of San Diego.

AMCAL Multi-Housing CEO Percival Vaz thanked SDHC for its involvement in what he said “turned out to be a great-looking project.”

The development includes a community room, computer room, laundry facilities, picnic area and tot lot, and tuck-under parking with 157 spaces.

Residents Saima Farrukh and Rohit Juneja, who moved into their Mission Apartments unit a month ago, said the complex was a pleasant, family-oriented place to live.

“It was really important to me that this place made me and my daughter feel welcome,” said Farrukh. “Just by having the playground and the community room upstairs....It’s family-oriented and there’s lots of children here. You feel good about living in a beautiful place.”

Juneja added: “The central courtyard has brought a lot of us together as a community. Something about this layout has led for people to interact more with each other.”

Mission Apartments is one of six properties SDHC invested in under SDHC’s 2009 Finance Plan, which raised \$95 million by leveraging the equity from SDHC’s former public housing portfolio. This has resulted in the creation of 810 additional affordable housing units through public-private partnerships that will remain affordable for 55 years or more.

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

For more information, see the SDHC online report, [Creating Affordable Housing Through Public Housing Conversion](#).

The report is also accessible on SDHC’s website, [www.sdhc.org](http://www.sdhc.org).

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