



SAN DIEGO  
HOUSING  
COMMISSION

**News Release**

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## **HUD SECRETARY JULIAN CASTRO TOURS SDHC AFFORDABLE RENTAL HOUSING DEVELOPMENT PARTNERSHIP – A ‘MODEL’ FOR THE NATION**

*COMM22 development is revitalizing the Logan Heights community of the City of San Diego;  
apartments remain affordable for 55 years*

**SAN DIEGO, CA**—Blighted vacant lots surrounded by chain link fences have been transformed into COMM22, new affordable apartments for very low-income seniors and families that are revitalizing the Logan Heights community of the City of San Diego.

“This is truly a model of what we like to see in communities across the United States,” U.S. Department of Housing and Urban Development (HUD) Secretary Julian Castro said today after he toured COMM22, a San Diego Housing Commission (SDHC) affordable rental housing development partnership.

Secretary Castro toured COMM22 at the invitation of U.S. Representative Juan Vargas, 51<sup>st</sup> District, who hosted the tour with SDHC President & CEO Richard C. Gentry. HUD Western Regional Director Ophelia Basgal joined Secretary Castro on the tour.

COMM22 is a 200-unit family and senior citizen affordable rental housing development in three separate buildings near bus and trolley lines, in which \$8.9 million in HUD federal funds were invested in the development of the 70-unit senior complex.

“I thank Secretary Castro for these HUD funds, which were essential to developing COMM22,” SDHC President & CEO Gentry said. “The apartments at COMM22 will remain affordable for 55 years.”

COMM22 was developed by BRIDGE Housing Corporation (BRIDGE) and Metropolitan Area Advisory Committee on Anti-Poverty (MAAC). BRIDGE President & CEO Cynthia Parker and MAAC President & CEO Arnulfo Manriquez also participated in Secretary Castro’s tour of COMM22.

The 70-unit senior complex for tenants age 62 and older, known as Victoria at COMM22, includes ground-floor space for a child care facility, with a play area outside, as well as outdoor tables for senior residents to play board games, an indoor library and a community room.

The 130-unit family complex, known as Paseo at COMM22, includes a private courtyard with a playground for children.

At the conclusion of the tour of COMM22, elected and appointed local government officials had the opportunity to meet with Secretary Castro: Representative Vargas; State Senator Ben Hueso; Speaker of the California State Assembly Toni Atkins; State Assemblymember Lorena Gonzalez; City Councilmembers Todd Gloria and David Alvarez; and SDHC Chairman of the

Board Gary Gramling, Vice Chair Roberta Spoon, and Commissioners Ben Moraga, Dorothy Surdi and Frank Urtasun.

For more information about SDHC, please visit [www.sdhc.org](http://www.sdhc.org).

### **Background – COMM22:**

#### **COMM22 Senior Housing – SDHC Partnership (partially federally funded)**

Known as Victoria at COMM22 – 690 Beardsley Street – Logan Heights

- 69 affordable apartments and one manager’s unit
- Units remain affordable for 55 years
- Residents age 62 and older
- Land leased from San Diego Unified School District
- Total Development Cost: \$28,799,000, partially funded by:
  - \$4,190,000 from HUD HOME Investment Partnerships Program funds granted to the City of San Diego and administered and loaned by SDHC; and
  - HUD 202 Capital Advance Loan: \$4,868,300 for 30 senior units, for which HUD also has awarded federal rental assistance for very low-income seniors, who will pay 30 percent of their income toward rent, with no minimum income requirement.
- 39 Units affordable to seniors with incomes from 30 percent of San Diego Area Median Income (AMI), currently \$18,950 a year for a two-person household, to 50 percent of AMI, currently \$31,600 a year for a two-person household

#### **COMM22 Family Housing – SDHC Partnership (no federal funds)**

Known as Paseo at COMM22

2225 and 2325 Commercial Street – Logan Heights

- 128 affordable apartments and two managers’ units
- Units remain affordable for 55 years
- Land leased from San Diego Unified School District
- 13 units restricted to residents with incomes up to 30 percent of AMI, currently \$16,600 a year for one person. These one-bedroom units will serve young adults aging out of the foster care system who also need mental health services and are at risk of homelessness.
- 115 units affordable to residents with incomes from 40 percent of AMI, currently \$31,550 a year for a family of four, to 60 percent of AMI, currently \$47,340 a year for a family of four
- Total Development Cost: \$56,664,000, partially funded by:
  - \$500,000 from City of San Diego Inclusionary Affordable Housing Fund, administered and loaned by SDHC
  - Multifamily Housing Revenue Bonds: \$28,700,000 (SDHC authorized the issuance of the bonds; the Housing Authority of the City of San Diego approved the bonds)
  - State Mental Health Services Act Loan: \$1,462,000
  - City of San Diego (Former Redevelopment Agency) Loan: \$9,255,000

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