

NEWS RELEASE

May 17, 2007

**Construction of workforce/affordable housing starts
in downtown San Diego**

SAN DIEGO – Groundbreaking ceremonies kicked off construction of a \$72 million high-rise complex in downtown San Diego, which will include affordable apartments for workforce and low-income renters.

The 12-story apartment community, located at the northwest corner of 16th and Market Street, will offer rent restricted apartments to singles and families earning between 30 to 50 percent of Area Median Income (AMI). Monthly rents will range from \$380 to \$1,032.

The development, expected to be completed by February 2009, will include retail and residential common space on the ground floor; a community room; laundry facilities; exterior courtyard with play spaces and barbecues; balcony for every unit; parking for 114 vehicles and storage for 40 bicycles; and security services.

Development partners are Father Joe's Villages and Chelsea Investment Corporation; Father Joe's Villages will also manage the building. Father Joe's Villages' architecture team worked closely with the Centre City Development Corporation to create an innovative design that would meet the unique needs of low-income households living in downtown, incorporating multiple site amenities and services to promote quality of life.

The project helps meet the City of San Diego's inclusionary housing requirements for the adjacent Ballpark Village, a 1,500 unit market-rate condominium development being built by JMI and Lennar.

The San Diego Housing Commission issued \$40 million in bond financing for the construction phase, with a permanent bond amount of about \$3 million. Permanent financing will be through Father Joe's Villages; State of California Multi-Family Housing Program, tax credits, and private sources.

The groundbreaking ceremony was held on May 17, 2007.

For more information, contact Father Joe's Villages at 619.446.2109.

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Original news release issued by Father Joe's Villages

The San Diego Housing Commission is a public agency working to expand affordable housing opportunities in the City of San Diego. Each year, the agency helps 80,000 low-income individuals with affordable housing through award-winning programs that benefit the city's economy and revitalize neighborhoods. The agency also finances affordable housing development and advises the San Diego City Council on housing policy matters.