



## NEWS RELEASE

November 8, 2006

### **Talmadge Senior Village smart growth development opens**

*Mayor Sanders, Councilmember Atkins and development partners celebrate with senior residents*

SAN DIEGO – The City of San Diego and its Housing Commission and Redevelopment Agency, Southern California Housing Development Corporation (So Cal Housing) and the Mid-City community today celebrated the grand opening of Talmadge Senior Village. The \$18.6 million mixed-use development offers 90 affordable housing units, as well as commercial and community spaces to low income seniors. Talmadge Senior Village is one of the first projects approved for funding from the City's Affordable Housing Collaborative Program and the first to be constructed.

“Creating more affordable housing for San Diegans is a priority for my administration,” said Mayor Jerry Sanders. “This quality development, representing a partnership between the City and So Cal Housing, shows that we can build attractive, affordable housing that features smart growth concepts such as amenities for residents, commercial space for the community and accessibility along a transportation corridor.”

In October, Mayor Sanders unveiled the final draft of the City's General Plan, a draft blueprint for development over the next 20 years in San Diego. The plan encourages smart growth through a City of Villages Strategy. Talmadge Senior Village represents a prime example of the quality mixed-use developments that will be built in San Diego.

Talmadge Senior Village replaces an older motel at 5252 El Cajon Boulevard, a location that places the Village in close proximity to vital senior services such as public transportation, grocery markets, parks, medical centers and pharmacies. The .87-acre project site features 91 housing units, 90 of which will be rented at rates affordable to low income seniors and one to be used by the on-site manager. The project also offers 3,362 square feet of commercial space, underground parking and a 1,573-square-foot senior activity and wellness center.

The senior center will serve as a gathering place for seniors, and will offer health, educational and social services provided by the Hope Through Housing Foundation, a division of So Cal Housing. The foundation will operate a physical therapy center exclusively designed for seniors, in partnership with Intergro Physical Therapy, Inc. The center will cater to residents and seniors in the surrounding area.

“This project is a great achievement for Mid-City as more and more of the senior members of our community need quality housing at prices they can afford,” said Councilmember Toni Atkins, whose council district includes Talmadge. “The collaboration of developers, city agencies, community members and organizations helped to make this project such a success.”

Rebecca Clark, President, So Cal Housing, adds, “This project demonstrates that San Diego is focused on providing quality well designed housing for all of its residents. We are proud to be a part of Talmadge Senior Village, where seniors will live in serviced enriched housing for as little as \$367 per month.”

Talmadge Senior Village joins a growing list of redevelopment projects in Mid-City, representing the City's continuous effort to revitalize older neighborhoods and provide affordable housing to all San Diego residents. Redevelopment projects in the area reflect the goals of removing blight and improving education, transportation, affordable housing, retail and office space, as well as community beautification.

The development team for Talmadge Senior Village, Ken Tal Senior Partners, L.P., comprised of So Cal Housing and the San Diego Community Housing Corporation, applied for funding from the City's Affordable Housing Collaborative Program, which ultimately approved the request and infused \$5.3 million into the project using tax revenue from Downtown and City Heights redevelopment project areas. In addition to the Redevelopment Agency funding, the development received \$1.9 million in funding from the San Diego Housing Commission and \$11.2 million in proceeds from federal low-income housing tax credits.

The goal of the City's Affordable Housing Collaborative Program is to increase the City's affordable housing inventory for very low- and low-income households, to assist people with moderate-income levels achieve homeownership and, on a case-by-case basis, to acquire and rehabilitate existing housing. The collaboration of the Redevelopment Agency (which includes the City's Redevelopment Division of the City Planning and Community Investment Department, the Centre City Development Corporation and the Southeastern Economic Development Corporation) and the San Diego Housing Commission was developed to combine resources to carry out the City's comprehensive affordable housing strategy. The Talmadge Senior Village project is the first to be constructed with funding from this collaborative program.

In addition to the Talmadge Senior Village project, eight other affordable housing developments have been approved for special funding, representing a combined total of 1,170 housing units, 720 of which are affordable. These nine projects are located throughout the City and represent redevelopment subsidies of more than \$48 million combined. There are another eight projects under review, representing 1,295 proposed housing units, 414 of which are earmarked as affordable housing. These projects represent potential redevelopment subsidies of more than \$41 million combined.

For information on leasing space and rental units for the Talmadge Senior Village, contact the Southern California Housing Development Corporation at 877.273.RENT (x7368) or visit [www.schdc.org](http://www.schdc.org).

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**Redevelopment Agency of the City of San Diego**

*Redevelopment Agency of the City of San Diego eliminates blight from designated areas, as well as achieves the goals of development, reconstruction and rehabilitation of residential, commercial, industrial, and retail districts. Redevelopment is one of the most effective ways to breathe new life into deteriorated areas plagued by social, physical, environmental or economic conditions that act as a barrier to new investment by private enterprise.*

**San Diego Housing Commission**

*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.*