

Atmosphere

1453 Fourth Ave.
San Diego, CA



Unit Mix

- 205 units total (including studios, 1, 2 and 3-bedrooms)
- 51 units set aside as supportive housing for special needs residents
- Designed for individuals and families earning up to 60% of AMI, including units restricted to 30% AMI and below

Description

- New construction, urban infill
- Located near transit, retail services, parks and other amenities
- Onsite community center with business center/computer lab, kitchen, and common gathering areas
- 24-hour front desk staffing
- Open central courtyard
- Rooftop deck
- Laundry facilities
- Kids' play area/tot lot

Resident Services

- Youth services, including after school programs
- Adult services including job readiness, computer tutorials and financial education workshops
- Community involvement with social events
- Additional supportive services for special needs tenants

Financing Structure

- Financing provided by 4% tax credits, 9% tax credits, state infill funding, MHSA and Project-Based Section 8 vouchers

Management

ConAm Management
(619) 540-4499



Atmosphere

1453 Fourth Ave.
San Diego, CA



Supportive Housing at Atmosphere

Atmosphere offers 51 units of supportive housing with an array of onsite and offsite support services that promote housing stability and individual well-being. Supportive housing residents also have access to Wakeland's industry-leading Resident Services, which include afterschool enrichment, financial literacy workshops, computer classes and tools for healthy living.

Supportive Units

- 51 units total designated as supportive housing for people who have experienced homelessness
- 31 of those units are for MHSA-eligible individuals
- Tenants' portion of rents set at approximately 30% of monthly income
- Project-based Section 8 vouchers for all 51 units
- On-site resident coordinator to connect supportive housing residents to designated providers and other resources

Supportive Services

Tailored to individual needs of residents and include:

- Case management
- Individual/group counseling
- Care coordination
- Job skills training and education opportunities
- Peer support

Designated Providers

- Community Research Foundation (CRF) is the contracted Full Service Partner for the MHSA-eligible residents
- People Assisting the Homeless (PATH) provides services to other formerly homeless tenants
- Wakeland will refer residents to additional service providers depending on their needs

For more information:

Tricia Tasto Levien, Supportive Housing Director
Wakeland Housing and Development Corporation
(619) 677-2351 or tlevien@wakelandhdc.com

www.wakelandhdc.com/atmosphere



Talmadge Gateway

4422 Euclid Ave.
San Diego, CA



Project Information

- 60 units total (59 furnished studios & 1 two-bedroom manager unit)
- 59 units set aside as supportive housing for medically-frail homeless seniors, with support services provided onsite and offsite
- Designed to help residents "age in place" and remain independent

Description

- New construction, urban infill
- Located near transit, retail and other amenities
- Onsite community center with computer lab, rooftop terrace, courtyard garden and common gathering areas
- Laundry facilities
- Storefront space for retail (500 sq. ft.)
- Development partnership with City Heights CDC

Supportive Services

- In-home healthcare services
- Comprehensive medical care
- Transportation
- Behavioral health support and care
- Health and well-being classes
- 24-hour hotline for round-the-clock care

Service Providers

- St. Paul's Program of All-inclusive Care for the Elderly (PACE) to provide services for PACE-eligible residents
- Father Joes Village's to provide services for other residents

Financing Structure

- Financing provided by California Tax Credit Allocation Committee, Wells Fargo, San Diego Housing Commission, California Community Reinvestment Corp. and Federal Home Loan Bank of San Francisco



Lofts on Landis

240 Landis Ave.
Chula Vista, CA



Unit Mix

- 33 units
- 6 one-, 14 two-, and 13 three- bedroom units
- Designed for individuals and families earning 30-60% of AMI

Description

- Mixed-Use New Construction/Urban Infill project
- Located in downtown Chula Vista business district, close to retail, parks and public transportation
- Four-story structure includes community center with kitchen and computer lab, courtyard with tot lot and parking garage
- Ground level includes offices and parking for nearby Chula Vista Family Health Center

Sustainability

- Certified LEED Platinum and Indoor airPLUS
- Rooftop photovoltaic system provides electricity to common areas
- Units feature tankless water heaters, EnergyStar appliances and high-efficiency lighting

Resident Services

- Youth Services including After School Programs
- Adult Services featuring resume/job readiness and financial literacy education with onsite staff and healthy living workshops taught by Chula Vista Family Health Center staff
- Community Involvement with social events

Financing Structure

- Financing provided by 9% tax credits, private lenders and City of Chula Vista-administered HOME funds

Management

ConAm Management
(619) 737-9340

Home Front at Camp Anza

5797 Picker St.
Riverside, CA



Project Overview

- 30 units (15 two-bedroom and 15 three-bedroom) designed for veteran households earning between 30% and 60% of the area median income (AMI)

Description

- Historic preservation/adaptive reuse project located on the former site of Camp Anza, a major WWII U.S. Army training camp
- Community has new construction, bungalow-style homes arranged around the camp's historic Officers' Club building, which was rehabilitated to serve as a community center
- Partnership with Mercy House Living Centers

Sustainability

- Rooftop photovoltaic system provides for common area energy needs
- Energy-efficient appliances and fixtures
- Drought-tolerant landscaping

Resident Services

- Tailored to the unique needs of residents
- Youth Services, including After School Programs
- Adult and Senior Services featuring job readiness and financial education workshops
- Community Involvement with social events

Financing Structure

- 9% tax credits, City and County of Riverside funds, grant from The Home Depot Foundation and conventional loan from U.S. Bank

Management

ConAm Management
(951) 689-0797

Forester Square

9560 Via Zapador
Santee, CA



Unit Mix

- 44 units
- 18 one-, 12 two- and 14 three-bedroom units
- Designed for individuals and families earning less than 60% AMI

Description

- New construction, urban infill development
- Located near Santee's central business district
- Close to trolley stop and public transportation
- Property includes large tot lot and community center with kitchen and computer lab

Sustainability

- Solar-powered community center and common areas
- Energy-efficient building envelope design, HVAC system and windows
- Water-efficient fixtures and appliances
- Drought-resistant natural landscaping throughout grounds

Resident Services

- Youth Services, including After School Programs
- Adult and Senior Services featuring job readiness and financial education workshops
- Community Involvement with social events

Financing Structure

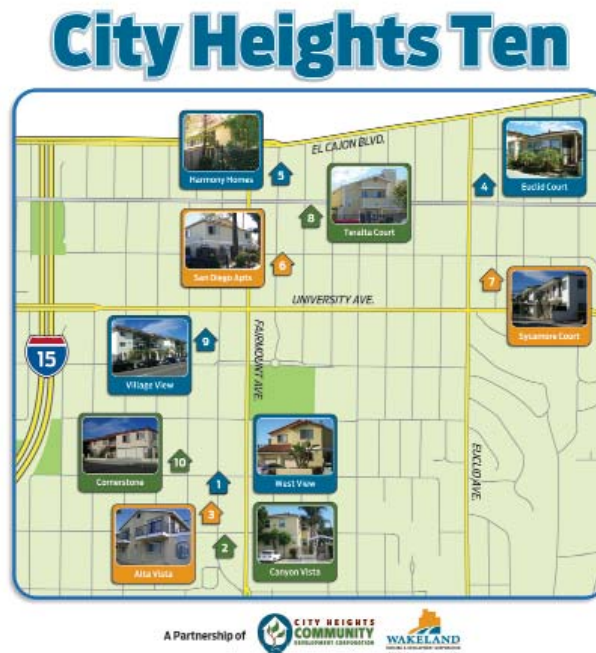
- Financing provided by tax-exempt bonds, tax credits, and funding from the Community Development Commission of the City of Santee

Management

ConAm Management
(619) 531-7480

City Heights Ten

Various Sites
San Diego, CA



Project Overview

- 132 units located at 10 properties scattered throughout the City Heights neighborhood of San Diego
- Serving seniors, families and individuals earning 50%-60% AMI

Description

- Partnership with City Heights Community Development Corporation
- Rehabilitation of units at all 10 properties completed in 2014
- Properties range from 6 to 30 units
- All located close to transportation, shops, schools and amenities of the City Heights neighborhood

Sustainability

- Energy-efficient appliances and fixtures
- Solar-powered hot water heating
- Drought-tolerant landscaping

Resident Services

- Youth Services, including After School Programs
- Adult and Senior Services featuring job readiness and financial education workshops
- Community Involvement with social events

Financing Structure

- Financing provided by 4% tax credits and loans from Wells Fargo and the California Community Reinvestment Corporation

Management

ConAm Management
(619) 521-1263

Vista Las Flores

6408 Halyard Place
Carlsbad, CA



Unit Mix

- 28 units
- 16 two- and 12 three- bedroom units
- Designed for individuals and families earning 60% of AMI

Description

- New Construction, Urban Infill
- two- story garden walk-up structures
- Community Center includes management office, business center with computer lab, kitchen, and common areas
- Open central courtyard
- Tot-lot
- Laundry facilities

Resident Services

- Youth Services including After School Programs
- Adult and Senior Services featuring job readiness and financial education workshops
- Community Involvement with social events
- *Simple Green Living in a Small Space* Curriculum

Financing Structure

- Financing provided by 4% tax credits, tax exempt bonds, and the City of Carlsbad

Management

Interfaith Housing Assistance Corporation
(760) 602-0548
7956 Lester Ave.
Lemon Grove, CA 91945

Parkside

515 13th Street
San Diego, CA



Unit Mix

- 77 units
- 25 studios, 18 one-, 29 two-, and 5 three- bedroom units
- Designed for individuals and families earning 50-60% of AMI

Description

- New Construction
- Located in redevelopment area, East Village in Downtown San Diego
- Close to trolley stop and public transportation
- Six-story structure includes community center with kitchen and computer lab, landscaped outdoor deck, and below grade parking garage
- Public art piece on building exterior

Sustainability

- LEED Platinum level certification
- Winner 2010 SDG&E Award of Excellence
- Rooftop photovoltaic system provides electricity to common areas

Resident Services

- Youth Services including After School Programs
- Adult and Senior Services featuring job readiness and financial education workshops
- Community Involvement with social events
- *Simple Green Living in a Small Space* Curriculum

Financing Structure

- Financing provided by 4% tax credits, tax exempt bonds, private lenders and the City of San Diego Redevelopment Agency

Management

ConAm Management
(619) 531-7480

Parkside

515 13th Street
San Diego, CA



Sustainability Features

The design of Parkside follows the LEED for Homes Precepts of providing a healthy environment for its dwellers, high building performance and durability, conservation of natural resources, and public education. The application of these precepts includes the following features and more. For these efforts, Parkside has achieved LEED Platinum Certification

Energy Conservation

- Rooftop photovoltaic system, delivers solar energy directly to the building and provides 100% of the common area energy needs
- Energy Star appliances and compact fluorescent light bulbs throughout the property
- Cool roof, radiant roof barrier, low “e” windows and upgraded envelope insulation reduce cooling load

Water Efficiency

- Irrigation system in landscaping reduces water usage
- Highly efficient plumbing fixtures, such as low-flow faucets and dual flush toilets, result in reduction of indoor water use
- Water sub-metering delivers feedback directly to residents

Low Toxic Environment

- 100% nonsmoking property
- low VOC paint and materials
- formaldehyde-free and urea free insulation and cabinets
- Ventilation and humidity controls in bathrooms and kitchens
- Paperless drywall in wet areas reduce the incidence of mold
- CO2 sensors in common areas

Materials and Products

- Materials with high recycled content used in play equipment, concrete, countertops, carpet, and baseboards
- Forest Stewardship Council certified wood and rapidly renewable materials used when possible
- Engineered lumber used to eliminate construction waste
- Bamboo flooring in common areas and natural linoleum in units



Award Winning Los Vecinos

Chula Vista, CA



- PCBC Gold Nugget Grand Award Honors for Green Sustainable Community of the Year 2010
- LEED Platinum Certified
- LEED for Homes Outstanding Multifamily Project Award 2009
- ED+C Excellence in Design Award 2010
- San Diego Housing Federation Housing Project of the Year 2010
- San Diego Housing Federation SDG&E Energy Efficiency and Sustainability Award 2010
- SANDEE (San Diego Excellence in Energy) Award for Special Achievement for a Non-profit 2010
- Mexican-American Business Professional Association, Outstanding Housing Project of the Year 2009
- San Diego Earth Works E.A.R.T.H. Award 2009
- SDG&E Award of Excellence 2009
- SDG&E Communities Champion Award 2009

Los Vecinos

1501 Broadway
Chula Vista, CA



Unit Mix

- 42 units
- 12 one-, 16 two-, and 14 three- bedroom units
- Designed for individuals and families earning 30-60% of AMI

Description

- New Construction
- Located in redevelopment area of Chula Vista
- Close to trolley stop and public transportation
- Three-story structure includes community center with kitchen and computer lab, courtyard, tot-lot, laundry facilities
- 300 unique art installations throughout property

Sustainability

- LEED Platinum level certification
- Rooftop photovoltaic system provides 100% of electricity use
- No turf, drought tolerant and native landscaping
- Water and Energy conservation

Resident Services

- Youth Services including After School Programs
- Adult and Senior Services featuring job readiness and financial education workshops
- Community Involvement with social events
- *Simple Green Living in a Small Space* Curriculum

Financing Structure

- Financing provided by 9% tax credits, solar tax credits, private lenders and the Redevelopment Agency of the City of Chula Vista

Management

ConAm Management
(619) 426-2490

Los Vecinos

1501 Broadway
Chula Vista, CA



Sustainability Features

The design of Los Vecinos follows the LEED for Homes Precepts of providing a healthy environment for its dwellers, high building performance and durability, conservation of natural resources, and public education. The application of these precepts includes the following features and more. For these efforts, Los Vecinos has achieved LEED Platinum Certification

Energy Conservation

- 93 kW onsite photovoltaic system, delivers solar energy directly to the building and provides 100% of the development's energy needs
- On-demand tankless hot water heaters
- Hydronic space heating
- Energy Star appliances throughout
- Cool roof, radiant roof barrier, low "e" windows and upgraded envelope insulation reduce cooling load

Water Efficiency

- Irrigation system, xeriscape, and artificial turf results in more than 50% reduction of landscape water use
- Permeable concrete traps and filters water before it enters public water system
- Highly efficient plumbing fixtures, such as low-flow faucets and dual flush toilets, result in 20-30% reduction in indoor water use
- Water sub-metering delivers feedback directly to residents

Low Toxic Environment

- 100% nonsmoking property
- low VOC paint and materials
- formaldehyde-free and urea free insulation and cabinets
- Ventilation and humidity controls in bathrooms and kitchens

Materials and Products

- Materials with high recycled content used in play equipment, concrete, countertops, carpet, and baseboards
- Forest Stewardship Council certified wood and rapidly renewable materials used when possible

Village Green

4150 Bonillo Dr.
San Diego, CA 92115



Unit Mix

- 94 units
- 80 two- and 14 three- bedroom units
- Designed for individuals and families earning 60% or below AMI

Description

- Acquisition/Rehabilitation
- Community Center includes business center with computer lab, kitchen, and common areas
- Playground, Basketball court, and Pool
- Laundry facilities
- On-site police substation

Sustainability

- Solar powered community center
- Energy efficient windows, appliances, and lighting
- No VOC paints, non-toxic adhesives and materials
- Water conserving fixtures

Resident Services

- Youth Services including After School Programs
- Adult and Senior Services featuring job readiness and financial education workshops
- Community Involvement with social events
- *Simple Green Living in a Small Space* Curriculum

Financing Structure

- Financing provided by 4% tax credits, tax exempt bonds, and the City of San Diego Redevelopment Association

Management

ConAm Management
(619) 583-7236

Village Green

4150 Bonillo Dr.
San Diego, CA



Sustainability Features

Village Green incorporates current green technologies throughout all renovations applied to this acquisition/rehabilitation project. Wakeland incorporated sustainability with a holistic approach, promoting good health and efficiency through the life-cycle of the property.

Energy Conservation

- Rooftop photovoltaic system, delivers solar energy for common area energy needs
- Energy Star appliances and compact fluorescent light bulbs throughout the property
- Dual pane low-e vinyl windows
- Ceiling fans in lieu of airconditioning in living, dining, and bedrooms

Water Efficiency

- Irrigation system in landscaping reduces water usage
- Highly efficient plumbing fixtures, such as low-flow faucets and dual flush toilets, result in reduction of indoor water use
- Water sub-metering installed will deliver feedback directly to residents

Low Toxic Environment

- low VOC paints, primers, adhesives, and sealants
- Ventilation and humidity controls in bathrooms and kitchens
- Fiberglass tub/shower enclosures and moisture resistant backing reduce the incidents of mold
- Alternative floorings such as ceramic tile and laminate flooring

Materials and Products

- Recycling during demolition and construction
- Materials with high recycled content used in play equipment, concrete, carpet, and baseboards
- Composite siding used

Country Club

201 Country Club Lane
Oceanside, CA



Unit Mix

- 90 units
- 11 studios, 57 one-, and 22 two- bedroom units
- Designed for individuals and families earning 50% of AMI

Description

- Acquisition Rehabilitation project originally built in mid-1970's
- Two-story structure includes community center with computer lab, and laundry facilities
- Central open courtyard design includes tot-lot, game tables, and seating throughout
- Gated community
- Police sub-station on-site

Sustainability

- Water and energy conservation technologies used
- No turf, drought tolerant and native landscaping
- Low-VOC paints and adhesives used
- Healthy indoor air quality methodologies used

Resident Services

- Youth Services including After School Programs
- Adult and Senior Services featuring job readiness and financial education workshops
- Community Involvement with social events
- *Simple Green Living in a Small Space* Curriculum

Financing Structure

- Financing provided by 4% tax credits, tax exempt bonds, private lenders and the City of Oceanside

Management

ConAm Management
(760) 433-8244

Del Sol

3606-3690 Del Sol Blvd.
San Diego, CA



Unit Mix

- 91 units
- 2 one-, 12 two-, 66 three- and 11 four- bedroom units
- Designed for individuals and families earning 30-60% of AMI

Description

- Acquisition Rehabilitation project originally built in 1973
- Extensive rehab work to interior and exterior of each unit
- New Community Center includes computer lab, game room, laundry room, common area, and management office.
- New tot-lot
- Basketball Court

Sustainability

- Solar hot water system
- Energy efficient windows

Resident Services

- Youth Services including After School Programs
- Adult and Senior Services featuring job readiness and financial education workshops
- Community Involvement with social events
- *Simple Green Living in a Small Space* Curriculum

Financing Structure

- Financing provided by 4% tax credits, tax exempt bonds, the State of California and the San Diego Housing Commission

Management

ConAm Management
(619) 428-4721

Lillian Place

1401 J Street
San Diego, CA



Unit Mix

- 74 units
- 23 one-, 27 two-, and 23 three- bedroom units
- Designed for individuals and families earning 30-60% of AMI
- Three of the three-bedroom units are three story townhomes for 110% AMI

Description

- New Construction, Urban Infill
- Four story and three story structures, plus a rehabilitated historic two story building
- Connected courtyards and recreation spaces
- Subterranean garage
- Community Center includes manager's office, business center with computer lab, kitchen and common area
- Public art wall display outlining African-American history in San Diego

Resident Services

- Youth Services including After School Programs
- Adult and Senior Services featuring job readiness and financial education workshops
- Community Involvement with social events
- *Simple Green Living in a Small Space* Curriculum

Financing Structure

- Financing provided by 9% tax credits, private lenders, the Federal Home Loan Bank and the City of San Diego Redevelopment Agency

Management

Interfaith Housing Assistance Corporation
(619) 231-7585

Beyer Courtyards

3412 Beyer Blvd.
San Diego, CA



Unit Mix

- 60 units
- 30 two- and 30 three- bedroom units
- Designed for individuals and families earning 50-60% of AMI

Description

- New Construction, Urban Infill
- Five three- story structures
- Community Center includes management office, business center with computer lab, kitchen, and common areas
- Open courtyards with picnic areas
- Tot-lot
- Basketball court
- Laundry facilities

Resident Services

- Youth Services including After School Programs
- Adult and Senior Services featuring job readiness and financial education workshops
- Community Involvement with social events
- *Simple Green Living in a Small Space* Curriculum

Financing Structure

- Financing provided by 4% tax credits, tax exempt bonds and the San Diego Housing Commission

Management

ConAm Management
(619) 662-0857



Juniper Gardens

4251 Juniper Street
San Diego, CA

Unit Mix

- 40 units
- 10 one- and 30 two-bedroom units
- Designed for individuals and families earning 30%-60% of AMI

Description

- Preservation project
- Located in vibrant City Heights neighborhood of San Diego
- Rehabilitation construction completed November 2013 and included new community center for resident services
- All units refurbished floor-to-ceiling with new materials, energy-efficient appliances & furnaces, fixtures, cabinets and flooring

Sustainability

- Energy upgrades led to nearly 20 percent increase in efficiency
- Drought-tolerant landscaping
- Rooftop solar panels power community center and site lighting

Resident Services

- Youth Services, including After School Programs
- Adult and Senior Services featuring job readiness and financial education workshops
- Community Involvement with social events
- Open Computer Lab

Financing Structure

- Financing provided by 9% tax credits, energy upgrade rebates, private lenders and the San Diego Housing Commission

Management

ConAm Management
(619) 263-1933

Greystone Apartments

503 Mobley Ln.
Hemet, CA



Project Overview

- 41 units (29 two-bedroom and 12 three-bedroom) designed for households earning between 30% and 50% of the area median income (AMI)

Description

- Acquisition/rehab project completed in partnership with Riverside Housing Development Corporation
- Rehabilitation construction completed in August 2016
- All units refurbished top-to-bottom with new materials, energy-efficient appliances, fixtures and flooring
- Located in Hemet, California

Sustainability

- Energy-efficient appliances and fixtures
- Tankless water heaters
- Drought-tolerant landscaping

Resident Services

- Tailored to the unique needs of residents
- Youth Services, including After School Programs
- Adult and Senior Services
- Community Involvement with social events

Financing Structure

- 9% tax credits, City of Hemet funds and conventional loan from Citibank

Management

Riverside Housing Development Corporation
(951) 392-3288