

The Chesterfield

4723 S. Normandie
Los Angeles, CA



Unit Mix

- 43 units (42 furnished studios, 1 two-bedroom manager's unit)
- Designed for formerly unhoused seniors age 55+ earning 30% AMI or lower, including individuals with disabilities
- All units have Project-Based Section 8 vouchers to subsidize rents
- Designed to help older adults "age in place" and live independently

Description

- New construction, urban infill
- Located close to shopping and public transportation
- Elevator-serviced, five-story building includes community room with computer lab, large rooftop terrace with BBQ area and panoramic LA views, landscaped first floor terrace with seating and offices for services and management
- Secure building with 24-hour monitoring and security

Supportive Services

Provided by St. Joseph Center and includes:

- Dedicated case management
- Physical and mental health care
- Peer support

Financing Structure

- Financing provided by 4% tax credits, Los Angeles Housing Department HHH Permanent Supportive Housing Loan Program, Los Angeles County Development Authority No Place Like Home Program, Housing Authority of the City of Los Angeles, LA County Department of Mental Health, LA County Development Authority County General Funds, LA County Department of Health Services Housing for Health division, California Community Reinvestment Corporation, CA Department of Housing & Community Development Infill Infrastructure Grant Program, Wells Fargo Bank

Management

ConAm Management
(323) 916-2021

Casa Anita

760 Anita St.
Chula Vista, CA



Unit Mix

- 96 units (one-, two-, and three-bedroom models)
- Designed for low-income working families and people who have experienced homelessness, including families with children
- 24 units set aside for formerly homeless individuals and families in which a member has a diagnosed serious mental illness
- Available to households earning 30% to 60% AMI

Description

- New construction, urban infill
- Located close to public transportation, shopping and other amenities
- Complex consists of five three-story buildings arranged around a central courtyard and community center with computer lab, laundry room, teaching kitchen and meeting space for workshops, social services and community-wide gatherings

Resident Services

- Wakeland's award-winning Resident Services available to all residents, including personal/professional development, community-wide social events and after-school program for youth
- Special needs residents can access supportive services from the County of San Diego's provider (dedicated case management, comprehensive medical care, behavioral health support, etc.)

Financing Structure

- Financing provided by 9% tax credits, Wells Fargo, City of Chula Vista, County of San Diego and the California Community Reinvestment Corporation

Management

ConAm Management
(619) 830-3820

Mission Heritage Plaza

3933 Mission Inn Ave.
Riverside, CA



Unit Mix

- 72 units (one-, two-, and three-bedroom models)
- Designed for low-income working families and U.S. veterans, including formerly homeless veterans
- 30 units have Project-Based Section 8 vouchers, and 25 units have Project-Based VASH vouchers
- Available to households earning 30% to 60% AMI

Description

- New construction, urban infill
- Mixed-use building includes housing, offices of the Fair Housing Council of Riverside County, the Civil Rights Institute of Inland Southern California, and a Diversity Center open to the community
- Located close to public transportation, shopping, public library and other amenities
- Five-story structure includes community room, computer lab, landscaped central courtyard with seating areas, children's playground and laundry room

Resident Services

- Resident Services available to all residents, including personal/professional development, community-wide social events and afterschool program for youth
- Veteran residents can access supportive services from VA and Lighthouse Social Service Centers (dedicated case management, comprehensive medical care behavioral health support, etc.)

Financing Structure

- Financing provided by 4% tax credits, Bank of America, City of Riverside, County of Riverside, AHSC, VHHP, CA State Budget Allocation, California Community Reinvestment Corporation and Federal Home Loan Bank of San Francisco/AHP Program

Management

ConAm Management
(951) 708-1671

Amani Apartments

4200 W. Pico Blvd.,
Los Angeles, CA



Unit Mix

- 54 units (53 furnished studios, 1 two-bedroom manager's unit)
- Designed for formerly unhoused seniors age 55+ earning 30% AMI or lower, including individuals with disabilities
- All units have Project-Based Section 8 vouchers to subsidize rents
- Designed to help older adults "age in place" and live independently

Description

- New construction, urban infill
- Located close to shopping and public transportation
- Elevator-serviced, five-story building includes community room with kitchen and computer lab, large rooftop terrace with panoramic LA views, landscaped second-floor central courtyard with seating and first floor offices for services and management
- Secure building with 24-hour monitoring and security

Supportive Services

Provided by The People Concern and includes:

- Dedicated case management
- Comprehensive medical care
- Mental health services
- Therapeutic groups
- Referrals to other services as needed

Financing Structure

- Financing provided by 4% tax credits, Los Angeles Housing Department HHH Permanent Supportive Housing Loan Program, Los Angeles County Development Authority No Place Like Home Program, California Department of Housing and Community Development Infill Infrastructure Grant Program, Federal Home Loan Bank of San Francisco Affordable Housing Program, Banner Bank, Hudson Housing

Management

ConAm Management
(323) 471-6792

Trinity Place

6240 Mission Gorge Rd.
San Diego, CA



Unit Mix

- 74 units (73 studios, 1 two-bedroom managers' unit)
- Designed for formerly unhoused seniors age 55+ earning 30% AMI or lower, including individuals with disabilities
- Designed to help older adults "age in place" and live independently

Description

- New construction, urban infill
- Located close to trolley stop, shopping and public transportation
- Four-story structure includes community room with kitchen and computer lab, large outdoor terrace with seating areas, open space pet area, laundry room and below grade parking garage
- Colorful artwork throughout the building
- Secure building with 24-hour monitoring and security

Supportive Services

- Dedicated case management
- Comprehensive medical care
- Behavioral health support and care
- Health and well-being classes

Service Providers

- PATH (People Assisting the Homeless)
- St. Paul's Program of All-Inclusive Care for the Elderly (PACE)
- Alpha Project Home Finder
- CRF Senior IMPACT

Financing Structure

- Financing provided by 9% tax credits, Wells Fargo Bank, San Diego Housing Commission, City of San Diego/Civic San Diego, County of San Diego, CalHFA, California Community Reinvestment Corporation and Federal Home Loan Bank of San Francisco/AHP Program

Management

ConAm Management
(619) 776-0020

Ivy Senior Apartments

5858 Mt. Alifan Dr.
San Diego, CA



Unit Mix

- 53 units (52 studios, 1 two-bedroom managers' unit)
- Designed for formerly unhoused seniors age 55+ earning 30% AMI or lower, including individuals with disabilities
- Designed to help older adults "age in place" and live independently

Description

- New construction, urban infill
- Located close to public transportation, shopping, public library and other amenities
- Three-story structure includes community room, computer lab, landscaped central courtyard with seating areas, laundry room and counseling/medical care offices
- Secure building with 24-hour monitoring and security

Supportive Services

- Dedicated case management
- Comprehensive medical care
- Behavioral health support and care
- Health and well-being classes

Service Providers

- PATH (People Assisting the Homeless)
- St. Paul's Program of All-Inclusive Care for the Elderly (PACE)
- Alpha Project Home Finder
- CRF Senior IMPACT

Financing Structure

- Financing provided by 9% tax credits, Wells Fargo Bank, San Diego Housing Commission, City of San Diego/Civic San Diego, County of San Diego, CalHFA, California Community Reinvestment Corporation and Federal Home Loan Bank of San Francisco/AHP Program

Management

ConAm Management
(858) 285-1134

The Grove

815 Civic Center Dr.
Vista, CA



Unit Mix

- 81 units
- 54 one- and 26 two- bedroom units
- Designed for seniors age 62+ earning 60% AMI or less

Description

- New construction, urban infill
- Located close to transit, shopping, public library and senior center
- Community room with kitchen, common area seating and business center/computer lab
- Central courtyard with BBQ and bocce court
- Community garden
- Lobby with lending library and secure parcel lockers
- Laundry facilities

Resident Services

- Complimentary on-site programs designed to enhance residents' quality of life and help them remain independent as they age
- Community involvement with social events
- Senior exercise and gardening classes
- Grocery and meal distributions

Financing Structure

- Financing provided by 9% tax credits, City of Vista and County of San Diego loans, AHP, CCRC, Wells Fargo and Section 8 PBVs

Management

ConAm Management
(760) 295-0057

The Beacon

Supportive Housing in
Downtown San Diego's
East Village

1425 C St., San Diego, CA



Photo Credit: Stephen Whalen Photography

About The Beacon

The Beacon is a new community of 44 supportive homes in San Diego's East Village neighborhood, designed for people who have experienced homelessness. The affordable apartments at The Beacon are coupled with robust support services that help residents live more stable, independent lives and recover from the trauma, health issues or other challenges they experience as a result of their time living without a home. The development also helps address the City's growing need for supportive housing to reduce homelessness.

Description

- 44 units (43 studios and 1 two-bedroom for onsite manager)
- New construction, urban infill
- Located near transit, community college, retail and other amenities
- Community room, computer lab and counseling office for residents
- Residents can access comprehensive wrap-around supportive services both onsite and offsite
- Secure building with 24-hour access monitoring and security
- Building design includes generous setbacks, tree-lined courtyard and lightwells to deliver natural illumination to residents and neighbors

Financing Structure

- Financing provided by 9% tax credits, CalHFA Special Needs Housing Program, public and private lenders, and Project-Based Section 8 vouchers

Management

Con Am Management
(619) 501-6199

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

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

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

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

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
3990 Ruffin Rd., Suite 100
San Diego, CA 92123

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

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
3990 Ruffin Rd., Suite 100
San Diego, CA 92123

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

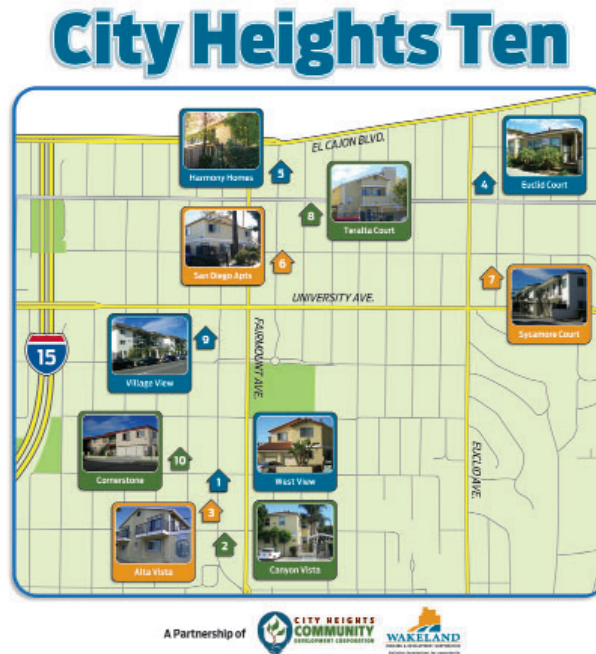
- 100% nonsmoking property
- low VOC paint and materials
- formaldehyde-free and urea free insulation and cabinets
- Ventilation and humidity controls in bathrooms and kitchens

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

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



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

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
3990 Ruffin Rd., Suite 100
San Diego, CA 92123

Village Green

4150 Bonillo Drive
San Diego, CA 91115



Unit Mix

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

Description

- Acquisition/Rehabilitation
- Community Center includes business center with computer lab, kitchen and common areas
- Playground, basketball court and pool
- Laundry facilities

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, private lenders and the City of San Diego Redevelopment Agency

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

Del Sol

3606-3690 Del Sol Blvd.
San Diego, CA



Unit Mix

- 93 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
3990 Ruffin Rd., Suite 100
San Diego, CA 92123

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

San Diego Interfaith Housing Foundation
(619) 231-7585
7956 Lester Avenue
Lemon Grove, CA 91945

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
3990 Ruffin Rd., Suite 100
San Diego, CA 92123

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

San Diego Interfaith Housing Foundation
(760) 602-0548
7956 Lester Ave.
Lemon Grove, CA 91945