

San Diego County Affordable Housing Construction Projects Currently Stalled Due To Economic Crisis

Project Name	City	Pop. Served (e.g. Family, Senior, Disabled, etc.)	# of units	Gap Financing Needed to Start Construction	Estimated Value of Construction	NAHB Job Estimates	
						Construction Jobs (1.33 per unit)	Permanent Jobs (.38 per unit)
CitiPlace	San Diego	Workforce	141	\$10,000,000	\$38,196,570	188	54
Verbena	San Diego	Family	80	\$0	\$31,500,000	106	30
Arbor Crest (3783 Florida St.)	San Diego	Family	83	\$8,700,000	\$31,000,000	110	32
The Boulevard @ North Park	San Diego	Family/Senior	180	\$35,000,000	\$66,000,000	239	68
15th and Commercial	San Diego	Low-income and disabled	140	\$12,000,000	\$ 62,759,598	186	53
Pathfinders SPC Redevelopment	San Diego	Disabled	18	\$250,000	2,000,000	24	7
Comm 22	San Diego	Family	127	\$3,200,000	\$48,000,000	169	48
Golden Age	San Diego	Seniors	73	\$3,600,000	\$1,800,000	97	28
Veterans Village	San Diego	Homeless	96	\$2,000,000	\$5,700,000	128	36
Arbor Village	San Diego	Family	112	\$6,700,000	\$4,000,000	149	43
Parker Kier	San Diego	Special Needs	34	\$3,000,000	\$1,300,000	45	13
34th Street	San Diego	Low income, homeless Special needs	34	\$300,000	\$2,000,000	45	13
Village Green	San Diego	Family	93	\$7,954,000	\$3,600,000	124	35
Vista Grande	San Diego	Family	49	\$3,500,000	\$4,000,000	65	19
Riverwalk	San Diego	Family	50	\$6,292,952	\$13,653,398	67	19
	San Diego Total	15 Developments	1,310	\$102,496,952	\$315,509,566	1742	498
The Landings Phase II	Chula Vista	Family	147	\$4,400,000	\$46,800,000	196	56
	Chula Vista Total	1 Development	147	\$4,400,000	\$46,800,000	196	56
Orange Villas	Coronado	Family	18	\$2,870,000	\$3,400,000	24	7
	Coronado Total	1 Development	18	\$2,870,000	\$3,400,000	24	7
5 Single Family Rehab	El Cajon	Low Mod	5	\$50,000	\$60,000	7	2
	El Cajon Total	1 Development	5	\$50,000	\$60,000	7	2
Silver Sage	Lakeside	Family	80	\$0	\$24,900,000	106	30
	Lakeside Total	1 Development	80	\$0	\$24,900,000	106	30
Citronica One	Lemon Grove	Family + Transitional-Aged Youth	56	\$5,000,000	\$21,000,000	74	21
Citronica Two	Lemon Grove	Senior	80	\$5,000,000	\$21,500,000	106	30
	Lemon Grove Total	2 Developments	136	\$10,000,000	\$42,500,000	181	52
Oak Knoll Villas	Poway	Family	52	\$3,100,000	\$2,200,000	69	20
Brighton Place	Poway	Family	77	\$16,800,000	\$4,000,000	102	29
	Poway Total	2 Developments	129	\$19,900,000	\$6,200,000	172	49
Autumn Terrace	San Marcos	Family	103	\$1,500,000	\$34,000,000	137	39
Autumn Drive	San Marcos	Family	40	\$3,559,875	\$7,119,750	53	15
	San Marcos Total	2 Developments	143	\$5,059,875	\$41,119,750	190	54
Santee / Fanita	Santee	Family	48	\$4,500,000	\$13,600,000	64	18
	Santee Total	1 Development	48	\$4,500,000	\$13,600,000	64	18
	Grand Total	26 Developments	2,016	\$149,276,827	\$494,089,316	2681	766

NAHB Job Estimates from "The Local Economic Impact of A Typical Low Income Housing Tax Credit Project," National Association of Homebuilders, September 2007