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2005 Affordable Housing Award Winners Honored

San Diego – May 26, 2005. Almost 200 members and guests of the San Diego Affordable Housing Development Community gathered at the University of San Diego's Hahn University Center on Thursday evening to honor the individuals, organizations and housing developments that exemplified outstanding examples of caring for working families, seniors and the disabled by providing safe, decent, accessible and affordable places to live.

This was the 10th Annual Affordable Housing and Community Development Awards Event by the San Diego Housing Federation. The event was co-hosted by the Burnham-Moores Center for Real Estate, University of San Diego.

The award and recipients are listed below:

Housing Projects of the Year

These projects are judged by the jury based on a set of weighted criteria. To qualify, the project must have been completed between January 1, 2004 and December 1, 2004. Projects were scored on the following criteria:

- design that enhances the neighborhood
- design features that enhance and promote community for the residents
- financial complexity
- affordability levels
- planning complexity
- political complexity
- site development constraints overcome by engineering.

Housing Project of the Year - Special Needs

This award is for Outstanding Housing Developments that serve one or more of the following special needs populations

- HIV/AIDS
- Developmentally Disabled
- Homeless
- Substance abuse

Solutions Family Center in Vista developed by **Community HousingWorks** and **North County Solutions For Change**.

This project provides transitional housing and support services for 61 homeless families earning less than \$15,000 per year.

Developer: Community HousingWorks & North County Solutions For Change
Architect: Di Donato Associates
Landscape Architect: Wynn-Smith Landscape Architecture, Inc.
Builder: Sun Country Builders
Financing: Bank of America
Cities of Carlsbad, Encinitas, Escondido, Oceanside, San Marcos & Vista
County of San Diego
MHP, AHP, HUD SHP, EHAP

For more information contact Chris Megison (760) 941-6545

Housing Project of the Year – Less than 50 units

- **Orange Place Apartments** in Escondido, developed by **Trinity Housing** and **Wakeland Housing And Development**.

This project rehabilitated a 15 unit square box complex that was once a stronghold for the “west side gang” into a beautiful new development where the laughter of children has replaced the dark sound of crime and violence.

Developer: Trinity Housing Group & Wakeland Housing Development Corporation
Architect: Rodriguez + Simon Design Associates
Builder: Sun Country Builders
Financing: CalHFA
City of Escondido
HOME
GMAC

For more information contact Steve Kuptz (858) 704-1503

Housing Project Of The Year – More Than 50 Units

- **Fallbrook View Apartments, Fallbrook**

This project was developed by Community HousingWorks and has several unique features. Sixty of the 80 units are reserved for farmworkers; the two story community building includes a head start program on the first floor and community space with learning center on the second floor. In addition, the Vista Community Clinic provides health care services on-site.

Developer: Community HousingWorks
Architect: Rodriguez + Simon Design Associates
Builder: Allgire General Contractors, Inc.
Financing: Bank of America
County of San Diego Housing & Community Development
Joe Serna Farmworker Housing Grant Program
Low Income Investment Fund
MMA Financial
The Rural Community Assistance Corporation
State Housing & Community Development

For more Information Contact Sue Reynolds (619) 282-6647 x313

An Honorable Mention for Housing Project Of The Year – Greater Than 50 Units was awarded to:

Metro Villas Apartment Homes, City Heights

The Metro Villas Apartments share the same site as the Metro Career Center and was co-developed by City Heights Community Development Corporation, Interfaith Housing Foundation and the San Diego Revitalization Corporation. The 120 unit complex is situated one block from the I-15 transit center and the most frequently used bus route in San Diego. It is also a half block from the park that extends over I-15 as it transverses City Heights. The residents are indicative of the diversity of City Heights where 12 languages can be heard in the complex. There is solar water heating serving all of the units.

Developer: City Heights Community Development Corporation
Metro Interfaith Housing Foundation
Alliant Capital
Architect: Studio E Architects
Builder: Sun Country Builders
Landscape: Spurlock Poirier
Financing: San Diego Local Initiatives Support Corporation (LISC)
Low Income Investment Fund
San Diego Revitalization Corporation
San Diego Redevelopment Agency
Centre City Development Corporation

San Diego Housing Commission
CitiBank
Wells Fargo Bank

For more information contact Jay Powell (619) 584-1535 x110

Links to Photos are posted at <http://housingsandiego.org/LinkstoPhotos.php>

Outstanding Advocate

The Outstanding Advocate award is for an Individual who has contributed time, energy, leadership, and dedication to the cause of affordable housing

- **Sherman D. Harmer, Jr**, Urban Housing Partners and San Diego Regional Chamber of Commerce
Sherm Harmer is the co-chair of the San Diego Regional Chamber Of Commerce's housing sub-committee. Under his leadership, he raised the level of that committee's standing within the chamber and has successfully worked with the San Diego city council to keep the need for action on affordable housing on the docket.

John Craven Memorial Award

The John Craven Memorial Award is given to a public employee who has taken risks and gone above and beyond the call of duty to assist developers.

This award is given in memory of John Craven, one of San Diego's legendary housing development officials. This award includes a \$1,000 donation from the family of John Craven that is given to a non-profit organization of the recipient's choice.

- **Beverly Peterka**, City of Escondido
Ms. Peterka is the Housing Manager for the City Of Escondido. She was nominated for always being eager to offer assistance to the city's affordable housing developers to make the planning and development process as smooth as possible.

Outstanding Local Government Supporter

- **City of Escondido**
The City Of Escondido was nominated for their aggressive and innovative approaches to building the inventory of both rental and for-sale affordable housing stock. Mayor Lori Holt Pfelier accepted the award on behalf of the City.

Outstanding Resident Manager

This award is presented to a property manager (individual) of an affordable housing complex who provides great customer service and excellent property management.

- **Martha Lopez** of Vista del Sol in National City.
Ms. Lopez was recognized for dedication to providing the children and families of her complex with activities that emphasize success in school and work as well as building a community of mutual respect and support.

Resident Program Of The Year

The resident program of the year award is for the outstanding program that provides services to residents of affordable housing developments.

- The **Stratton Learning Center**, at the Stratton Apartments in San Diego. The Stratton Learning Center provides adult and youth resident programs. For the adults there is language and financial literacy, a job readiness program and, computer training. For the children there is after-school tutoring and homework assistance, a sports program, computer lab, teen nights and enrichment programs. The learning center is a program of Wakeland Housing & Development, the property management company.

Community Development Project Of The Year

This award is for the outstanding non-housing community development project that added a physical asset to the community.

- **Metro Career Center** in City Heights developed by Price Charities' **San Diego Revitalization Corporation** for the San Diego Workforce Partnership.

SDG&E Energy Efficiency Award:

This award is for an affordable housing development that has taken unique steps to promote energy efficiency for tenants. San Diego Gas & Electric sponsors this award.

- **Take Wing Apartments**, San Diego operated by San Diego Youth and Community Services. This 33 unit transitional housing project for homeless youth was retrofitted with energy conservation measures to improve efficiency by 20-30%, depending on the building. The residents were involved with the planning of the project and learned about energy efficiency measures.

Special Recognition Award

- **Dave Reichbart**, Owner of Sarah Frances Homotel in downtown san diego
Mr. Reichbart was nominated for going above and beyond the call of duty in providing the residents of his SRO a decent, safe and affordable place to live in a family-like atmosphere.

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The San Diego Housing Federation is a local coalition of nonprofit and for-profit affordable housing developers, local governments, lenders, homeless service providers, and individuals dedicated to increasing the supply of homes for all San Diegans. Founded in 1990 as the Nonprofit Federation for Housing and Community Development, the organization is celebrating its 15th Anniversary this year.