

AMCAL and Las Palmas Foundation break ground on affordable housing development in San Diego



Los Vientos to add 89 family apartments in Barrio Logan community

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AMCAL Multi-Housing, Inc. and Las Palmas Foundation, recently broke ground on Los Vientos, its first affordable housing development in San Diego. Featuring 89 family apartments, Los Vientos is scheduled to open in Fall 2009.

Designed by Austin Veum Robbins Partners, Los Vientos will consist of two Spanish-style residential buildings showcasing 50 two-bedroom apartments, 35 three-bedroom apartments and four four-bedroom apartments. In addition to community amenities including a children's play area, community clubhouse and computer lab, Los Vientos will offer residents a variety of complimentary social services, including English as a second language classes and tutoring.

Located south of downtown San Diego in the Barrio Logan neighborhood, Los Vientos is less than a quarter-mile from an elementary school, multiple grocery stores, and Metro Bus and San Diego Trolley stations. A medical center and clinics are a half-mile away, as well as PETCO Park, where Los Vientos residents can enjoy an afternoon of San Diego Padres baseball.

A short distance from Los Vientos is Chicano Park, a San Diego historical site and community landmark. Founded in 1970, the park is home to the world's largest collection of outdoor murals as well as various sculptures, earthworks, and an architectural piece dedicated to the cultural heritage of the community. To pay tribute to Chicano Park, Los Vientos will feature a mural on the developments exterior designed by a local artist.

"Los Vientos is a reflection of Barrio Logan's culture, one that we embrace and have incorporated into our design," said Percival Vaz, president of AMCAL. "We are excited to begin a new chapter in Barrio Logan's history and look forward to the continued revitalization of this deserving community."

Financed with more than \$18.6 million in nine percent Low-Income Housing Tax Credits, Los Vientos will be built through over \$43.7 million in investments by U.S. Bank, Hudson Housing Capital, California Community Reinvestment Corporation and the City of San Diego Redevelopment Agency. A 100 percent affordable development, Los Vientos will have 26 units dedicated to 60 percent Area Median Income (AMI), 44 units reserved for 50 percent AMI, nine units each for 40 percent and 30 percent AMI, and one unit for on-site staff.

Understanding the need to develop sustainable housing, AMCAL and Las Palmas will build Los Vientos using Seasonal Energy Efficiency Rating (SEER) HVAC equipment to exceed California's Energy Efficient Standards for Residential and Nonresidential Buildings by 15 percent. To improve indoor air quality, interior paint will be used with low volatile organic compounds (VOCs) as well as the Carpet and Rug Institute's Green Label carpet, pad and adhesives, all of which help to reduce VOCs and emissions while also contributing to the growing use of recycled content for building materials. Kitchens and bathrooms will feature ceramic tile, eliminating the use of linoleum and VOC adhesives. In addition, bath fans will exhaust air to the outside of homes using a timer or humidistat to prevent mold or mildew from condensation.

"It is very fulfilling for me to see a project like Los Vientos being built in Barrio Logan," said Ben Hueso, City of San Diego councilmember for District 8, representing Barrio Logan. "This project will bring much needed workforce housing and beauty to the area."

Los Vientos is located at 1629 and 1688 National Avenue between South 16th and Sigsbee streets.