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Family-Oriented Apartments – San Diego

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SAN DIEGO-Amcal Multi-Housing Inc. of Agoura Hills, CA and **Las Palmas Foundation** of Encinitas, CA have broken ground on its Los Vientos apartment complex, an 89-unit project south of Downtown San Diego that is being designed with families in mind.

Designed by Austin Veum Robbins Partners, Los Vientos will be developed at 1629 and 1688 National Ave., between South 16th and Sigsbee streets. It will consist of two Spanish-style residential buildings comprising 50 two-bedroom apartments, 35 three-bedroom apartments and four four-bedroom units. 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.

Financed with more than \$18.6 million in 9% low-income housing tax credits, Los Vientos will be built through more than \$43.7 million in investments by US Bank, Hudson Housing Capital, California Community Reinvestment Corp. and the City of San Diego Redevelopment Agency. It will be a 100% percent affordable development, with 26 units dedicated to 60% area median income, 44 units reserved for 50% area median income, nine units each for 40% and 30% AMI, and one unit for on-site staff.

Located 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, home of the San Diego Padres baseball team.

Amcal president Percival Vaz notes that Los Vientos will be a short distance from 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.

Amcal and Las Palmas will build Los Vientos using HVAC equipment to exceed California's energy efficient standards for residential and nonresidential buildings by 15%. Other environmentally oriented building materials and design features will include interior paint with low volatile organic compounds, Green Label carpet and a number of other design features and building materials.