



NEWS RELEASE

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COMMUNITY HOUSINGWORKS PARTNERS WITH SAN YSIDRO HEALTH AND NATIONAL CITY ON NEW URBAN VILLAGE, SETTING EXAMPLE FOR PUBLIC-PRIVATE PARTNERSHIPS

Award-Winning Affordable Housing Developer to Break Ground on Kimball Highland Development Featuring Family Apartments, Federally Qualified Health Center and City-Operated Senior Center

SAN DIEGO – August 15, 2022 – Offering a blueprint for future community developments, Community HousingWorks (CHW) – in partnership with San Ysidro Health (SY Health) and the City of National City – is celebrating the groundbreaking for the Kimball Highland Master Plan, a unique urban village being developed in the City of National City along Kimball Way less than half a mile from City Hall.

As part of the master plan, CHW is the owner and developer of Kimball Highland Apartments, a two-property development offering 145 homes with on-site resident services to very low-, low-, and moderate-income families and an 8,000-square-foot, ground-floor senior center at one location to be operated by the City of National City. Concurrently, SY Health is the owner and developer of a 44,000-square-foot, multi-story building to include a federally qualified health center and the City of National City's first Program for All-Inclusive Care for the Elderly (PACE) center. The new master plan will have walkable access to existing local retail, transit, and city resources in the intergenerational neighborhood.

"The Kimball Highland groundbreaking reinforces National City's commitment to creating an Age-Friendly community by recognizing the unique needs that all walks of life may have," said Mayor Alejandra Sotelo-Solis, City of National City. "This project will include 145 housing units (studios, 1, 2, and 3 bedrooms), our City's first ever PACE center, new Kimball Senior Center and a new federally qualified clinic. By working with strong community partners like San Ysidro Health and Community HousingWorks, we know we will get quality housing, and excellent services that address our diverse families and elders' needs while respecting our National City community culture."

CHW's Kimball Highland Apartments will provide homes with rents ranging from approximately \$660 per month to \$2,300 per month for individuals with annual earnings between \$27,330 and \$63,770. Adjacent to CHW's recently renovated Kimball Tower and Morgan Tower senior apartments, the Kimball Highland development will provide a pedestrian-friendly walkway with access to Highland Avenue MTS transit, Kimball Park, commercial retail, and city resources to promote a healthier, more integrated community.

"Community HousingWorks and our partners envisioned the Kimball Highland Master Plan as integrating intergenerational homes, health care, and community amenities in a walkable urban village," said Sean



Spear, president and CEO of Community HousingWorks. “We are proud to be collaborating with San Ysidro Health and the City of National City to bring this vision to life while demonstrating how the housing, health care, and public sectors can come together to enhance our communities.”

“We’re thrilled to partner with Community Housing Works and the City of National City for our San Ysidro Health - Kimball Highland site. This \$50 million, 44,000 square ft. state-of-the-art, two-story facility and investment in health equity will integrate our Program of All-Inclusive Care for the Elderly (PACE) on the first floor and on the second floor, our Federally Qualified Health Center focused on the healthcare needs of our low-income, Medi-Cal and uninsured families of all ages,” said Kevin Mattson, President and CEO of San Ysidro Health. “Lastly, accompanying our innovative healthcare facility will be a three-story mechanical underground parking structure. We are excited to offer expanded access to care as we will add 20 medical exam rooms, 10 dental operatories, six individual and one large group session rooms for new behavioral health services. When we open our doors, our projections for the first year are to serve approximately 20,000 community members, generate 61,000 visits and create a range of 200 to 250 permanent jobs. San Ysidro Health - Kimball Highland has been thoughtfully planned out to facilitate availability, accessibility, and continuity of services in order to eliminate barriers to healthcare access and the best health for our National City families.”

CHW obtained financing for Kimball Highland Apartments in part through Bank of America’s private investment of including \$37.4M in low-income tax credits, and a \$59.5M a construction loan. “Kimball Highland represents the significant positive impact that public-private partnerships can make for a community and its residents,” said Rick Bregman, President of Bank of America San Diego. “This transformational master-planned community led by Community HousingWorks will bring needed homes, health care and other resources to residents as part of National City’s larger redevelopment vision. Bank of America is proud to be part of this effort to bring high quality and service-rich affordable housing to the region.”

Additional funding for Kimball Highland Apartments includes a \$13.5M loan from the City of National City and \$28.6M from the Mixed Income Program (MIP) of the California Housing Finance Agency (CalHFA).

The groundbreaking ceremony will take place on Tuesday, August 16, at 1221 D Avenue in National City at 10 a.m. National City Mayor Alejandra Sotelo-Solis, Community HousingWorks President and CEO Sean Spear, San Ysidro Health President and CEO Kevin Mattson, and National City council members will be in attendance.

About Community HousingWorks

Founded in 1988, Community HousingWorks is a nationally recognized 501(c)(3) nonprofit organization that develops, rehabilitates, preserves, and operates affordable apartment communities in San Diego and throughout California. In addition to providing working families and seniors with stable homes in healthy communities, Community HousingWorks layers in powerful programs, services, and connections to resources. These tools help people attain financial stability, improve their health and overall well-being, and set school-age children up for success in the classroom and beyond. Community HousingWorks owns over 3,800 apartments in 44 communities statewide, serving nearly 10,000 working families, children, and seniors. Community HousingWorks is an exemplary ranked member of the



national NeighborWorks Network®, an award-winning affiliate of UnidosUS and a member of the prestigious Housing Partnership Network. To learn more, visit chworks.org.

About San Ysidro Health

San Ysidro Health is a non-profit organization committed to providing high quality, compassionate, accessible and affordable health care services for the entire family. The organization was founded by seven mothers in search of medical services for their children in 1969. Over fifty years later, San Ysidro Health now provides innovative care to more than 110,000 lives in our care through a vast and integrated network of 50 program sites across San Diego County including: medical clinics, dental clinics, behavioral health centers, HIV centers, WIC nutrition centers, mobile medical units, school-based health centers, chiropractic services, pediatric developmental clinic, teen clinic, senior health center and Program for All Inclusive Care for the Elderly (PACE). San Ysidro Health and its program sites are designed under the concept of the Patient Centered Medical Home (PCMH) model of care, where the patient, not the support staff or provider, is the focus of all care and services. For additional information please visit San Ysidro Health at www.syhealth.org.

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