

EXHIBIT 1




GRANTVILLE VETERANS HOUSING Project Description

The proposed Grantville Veterans Housing project is an adaptive reuse of an existing Motel 6, located on 1.69 acres at 4370 Alvarado Canyon Road in the Grantville community of San Diego. This transit-oriented site is not only walkable, but is within 500 feet of a trolley stop.

Even though the existing motel has been a viable business for nearly 30 years, the site serves as an ideal opportunity to provide much needed affordable housing for the most vulnerable and at-risk veterans of the community. The project has garnered immediate attention because it responds to two important initiatives of the San Diego Housing Commission (SDHC) and the City of San Diego Mayor's Office: *Housing First – SDHC's Homelessness Action Plan*, and *Housing Our Heroes – The 1000 Homeless Veterans Initiative*, respectively. Further, the fact that this project is a rehabilitation of an existing building, not only means that there's less of an impact on the environment, but also that housing needs are met more immediately than a new construction project.

Given its close proximity to the Grantville Trolley stop, its easy access to the VA of San Diego, and its location in a targeted "Choice Community" of the San Diego Housing Commission, the project became eligible for several sources of limited funding. It has received formal commitment from Veterans Housing and Homelessness Prevention Program (VHHP) from the California Department of Housing and Community Development (HCD) for \$6,370,000 to become permanent housing for 85 veterans. The project has also received conditional funding commitments from SDHC for over \$4.2M and 84 project-based vouchers. The remainder of the project funding will come from 9% Low Income Housing Tax Credits.

The rehabilitation of the existing three-story, 102 room motel will include reconfiguring room layouts to provide for approximately 85 adequately-sized studio apartments for veterans earning 30% and 40% Area Median Incomes. To accomplish this, the existing 200 square foot bank of single-bed motel rooms on the north side of the building, will be combined with an adjacent room to make for a new, 400 square foot studio apartment. The larger (300 square feet), double-bed motel rooms on the south side of the building will also be completely renovated, but keep roughly the same layout.



The interior of the motel will be completely refinished to include all new flooring and wall surfaces; redesigned bathrooms for accessibility and water efficiency; upgraded mechanical, electrical, and plumbing systems; and the addition of private kitchenettes. Existing tuck-under parking at the rear of the building will be built out as seven newly constructed apartments.

The building itself will be architecturally enhanced to modernize it against the backdrop of the Grantville community. It will also receive building envelope renovations to make it more energy efficient and elevator upgrades to enhance accessibility.

The property is complete with a stand-alone 4,642 square-foot office space that will be renovated for use by the social services, case management, and property management staff who serve the residents. This secondary building will also feature resident common area amenities, such as a full kitchen for teaching and social events, TV lounge, computer room, and multi-purpose gathering and meeting rooms. The site will receive a fresh, water-wise landscape design, a walking path along the creek, and be renovated to meet new accessibility standards.

The proposed project will be home to extremely low income and homeless veterans. It will not only provide comprehensive on-site social services and case management services for its residents, but also access to other veteran services at the local VA Clinic (just four trolley stops away) on Rio San Diego Drive. The project will transform a tired motel with high-frequency, transient clientele into an attractive, permanent home with a host of resident amenities, gardens and peaceful landscape improvements. As there will be fewer units, and the residents will have a low rate of automobile ownership, the impact of this gentrified project on the neighborhood and the environment should be exceptionally positive.