

National City's 22-story affordable-housing project gets state funding

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By Tammy MurgaReporter March 25, 2022 3:38 PM PT

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A 400-unit mixed-use development is proposed for Roosevelt Avenue along Interstate 5 in National City.

(Courtesy of city of National City)

The mixed-use tower will have 400 units and offer resident services

NATIONAL CITY —

National City and San Diego-based nonprofit MAAC have secured \$16.5 million to help develop an affordable housing project along Interstate 5 that would become the South County city's tallest high-rise.

Known as Azuriik Apartments, the development is geared toward low-income families, specifically those who make 30 to 80 percent of the area median income. In San Diego County, that equates to anywhere between \$36,350 and \$97,000 for a family of four.

Plans consist of constructing a 22-story, mixed-use building with 400 units ranging from studios to three-bedroom apartments. Amenities would include a fitness room, community room with a kitchen, playground, vegetable garden, a business center and parking. Also proposed are services for residents, such as job training, and an onsite preschool and child care center.

"National City and MAAC are coming up with really creative housing elements," National City Mayor Alejandra-Sotelo-Solis said Friday. "It's been over the course of four years that we've kind of bore this baby with not just the studios and one-to three-bedrooms but also the daycare facility because we wanted to identify some of the childcare issues."

The project site is on the city's west side off Roosevelt Avenue between Second and Third streets.

It's a \$200 million development proposed by the property owner MAAC, a nonprofit developer that has built hundreds of affordable homes countywide, and MirKa Investments LLC.

In 2020, National City agreed to partner with them to apply for state funding from the Affordable Housing and Sustainable Communities Program to help cover costs for the development and transit-related capital improvements in the site's vicinity.

The state program funds affordable housing projects that are built near jobs, transit and other daily needs. Program officials announced in January that the Azuriik development was awarded \$16.5 million, with \$11.35 million for housing, \$4.95 million for transportation and \$200,000 for program funding.

On March 4, the California Municipal Finance Authority unanimously approved an initial resolution to issue MAAC and the city \$125 million in revenue bonds for the project. Final approval is slated at a future meeting.

MAAC is still looking to secure funding to cover remaining project costs from a number of sources, including from the California Debt Limit Allocation Committee, a MAAC spokesperson said Friday.

The committee is a California agency the state treasurer oversees. Its programs are used to finance affordable housing developments, according to its website.

Azuriik Apartments is slated to be fully funded by the end of the year and break ground early next year, MAAC announced last week.

The nonprofit is planning to start building this year two other affordable housing developments: a 101-unit project for seniors in San Ysidro; and a 110-unit community in Chollas View in southeastern San Diego. Also opening this year is a 102-unit property in Encanto.