

AMENITIES & SERVICES FEEDBACK

What amenities and services should we build into our affordable housing project in collaboration with the eventual developer?

Green space

Communal multi-purpose room

Gathering spots outside

Outdoor gyms/courts

Communal garden

Dog park

Computer room

Co-working office space

Retail space for a market or other store

Charitable services/community aid organizations

Supportive services/agencies

Children's Growing Center (CGC)

New Life Counseling Center

Tool lending library

Artist's or musician's studio

Job training/internships

Please share your ideas:

Nestor Senior Village



- 74 studio apartments with one on-site residential manager
- “Permanent supportive housing” for seniors 55+ exiting homelessness, often with other disabilities or barriers to maintaining housing
- Co-locates housing with social services agencies
- Shared facilities and amenities such as 4,000 square feet of community space, including a community room, private offices for case management services, and leased space for United Methodist Church offices
- National CORE (developer) pulled together financing, entitlements, and on-site service providers such as Father Joe’s Villages, San Diego Program of All-Inclusive Care for the Elderly (PACE), CASA Familiar, and San Ysidro Health Services

Legacy Square, Santa Ana UMC

- 93 units with 1-, 2-, and 3-bedroom apartments + one manager's unit
- Individuals and families earning less than 60% of AMI, with 33 units set aside for previously unhoused or extremely low-income individuals
- Shared facilities and amenities include a 3,800 sq ft community center that serves as a neighborhood hub for events and activities provided through the Hope Through Housing Foundation and Mercy House, computer room, outdoor play area, outdoor gathering areas, bicycle storage, and 1,750 square feet of ground-level flexible space for community investment
- All built on a 1.74-acre parcel



The Cuatro at City Heights

- 115 units with Studio, 1-, 2-, and 3-bedroom apartments plus ground-level commercial spaces in four separate City Heights parcels
- Individuals and families earning 30%-60% of AMI, with 30 units reserved for veterans experiencing homelessness
- 13,000 square feet of commercial space, including a new Salaam Youth and Community Center offering resources from community partners, United Women of East Africa, Southern Sudanese Community Center and the Refugee Assistance Center, which provides a space for refugees and immigrant youth to access coordinated services, resources and support
- City Heights Community Development Corporation will provide supportive services for all residents and Interfaith Community Services will provide services for the 30 veterans experiencing homelessness

STUDIO E ARCHITECTS



2025 Area Median Income (AMI)
for San Diego County is

\$130,800

Examples of starting salaries in San Diego:*

Home Health Aide	\$31,295/yr
Navy Sailor (E-3)	\$32,162
Enlisted Retiree	\$35,000
Office Clerk	\$40,242
Customer Service Rep	\$51,695
Teacher	\$52,995
Marketing	\$56,746
Police Officer	\$74,052
Nurse	\$78,292
Software Engineer	\$127,400
Dentist	\$135,900

* Sources: ZipRecruiter, Indeed,
Salary.com, FederalPay.org

Note: All of our FUMCSD staff except for 5 people would qualify for some sort of low-income housing if they lived in a single-member household

San Diego County Income Limits

Effective April 16, 2025

Family Size	30% of AMI Extremely Low Income	50% of AMI Very Low Income	80% of AMI Low Income
1	34,750	57,900	92,700
2	39,700	66,150	105,950
3	44,650	74,450	119,200
4	49,600	82,700	132,400
5	53,600	89,350	143,000
6	57,550	95,950	153,600
7	61,550	102,550	164,200
8	65,500	109,200	174,800