

# Sandrock Apartments

SERRA MESA  
COMMUNITY  
PLANNING GROUP

August 15, 2024



# Our Mission



**Opportunity begins with a stable home.**

**Community HousingWorks** builds and renovates life-changing affordable apartment communities and provides resident-centered services so that seniors, working families, and people with disabilities can forge stronger futures.



# Our Communities



 **49**  
Communities

 **4,426**  
Homes

 **11,000+**  
Residents

**We Build Futures**



UNIDOSUS  
AFFILIATE

NeighborWorks  
CHARTERED MEMBER

[www.chworks.org](http://www.chworks.org)



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# CHW Serves San Diego:



- CHW was born in North County San Diego
- 66% of portfolio is located in San Diego County
- Long-term asset owners

# Affordable Housing Impact



- ✓ Creates jobs
- ✓ Increases household stability
- ✓ Improved quality of life



- ✓ Reduces traffic & pollution
- ✓ Good for business & our economy
- ✓ Assists with next generation success

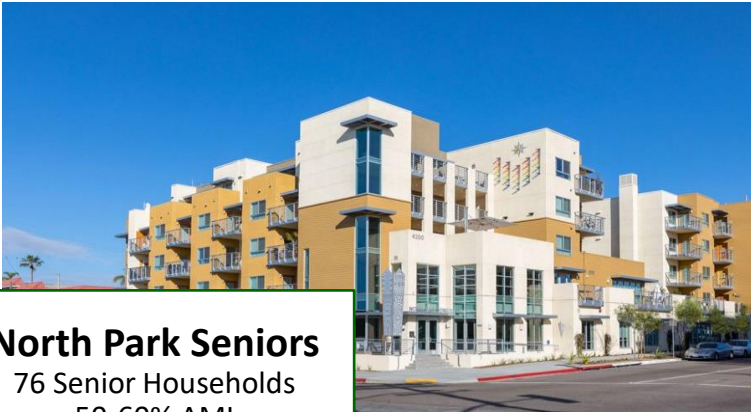
# CHW's New Construction Experience



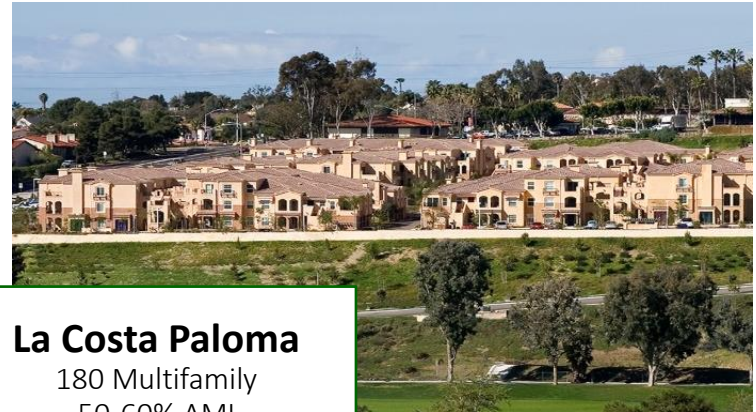
**Mission Cove Senior**  
138 Senior Households  
30-60% AMI  
Oceanside, CA  
Completed 2018



**North Santa Fe**  
68 Multifamily  
30-60% AMI  
Vista, CA  
Completed 2015



**North Park Seniors**  
76 Senior Households  
50-60% AMI  
San Diego, CA  
Completed 2018



**La Costa Paloma**  
180 Multifamily  
50-60% AMI  
Carlsbad, CA  
Completed 2005

# Developer Experience & Capacity

## Award Winning Projects



### Solara

- ✓ First Net Zero Energy Apartments in CA



### Kalos

- ✓ SDG&E Energy Efficiency & Sustainability Ruby Award
- ✓ USGBC LEED Affordable Project of the Year (2015)

# Sandrock Apartments Project Description



SANDROCK RD

GLENHAVEN ST



# Site Location - 3440 Sandrock Road



# Site Location Detail



# Development Program

## 5-STORY ELEVATOR BUILDING

### AMENITIES

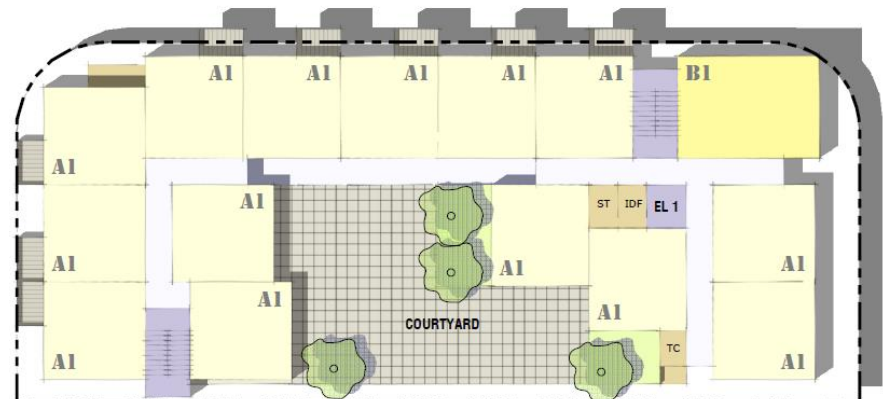
- Multipurpose community room with kitchen
- Computer lab
- Management leasing office
- Centralized laundry room adjacent to a lounge and outdoor courtyard
- Outdoor amenity space including community garden and tot-lot
- Well-lit with security cameras system throughout property

## 60 UNITS

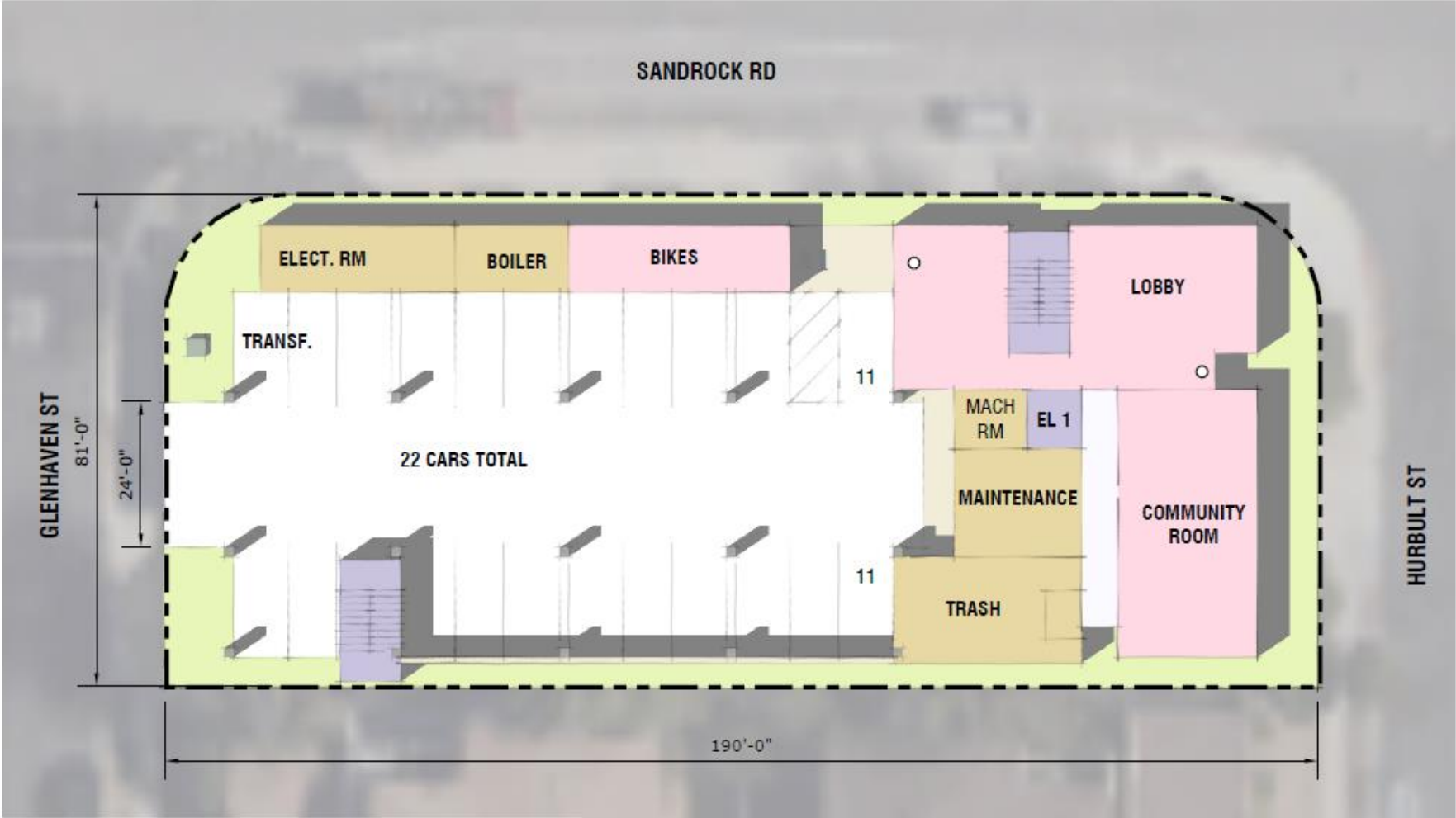
- 56, One-bedrooms
- 4, Two-bedrooms

### PARKING

- 22 Parking Spaces

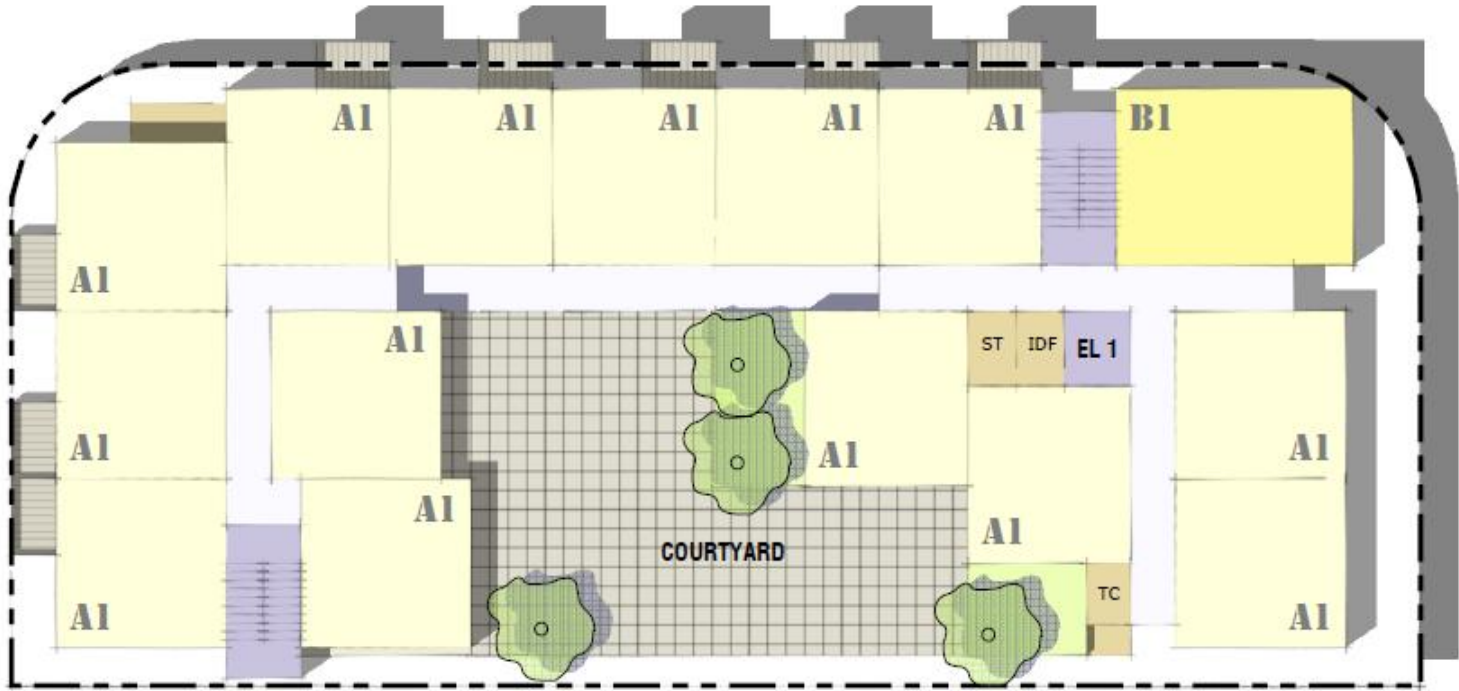


# Level 1: Building Plan



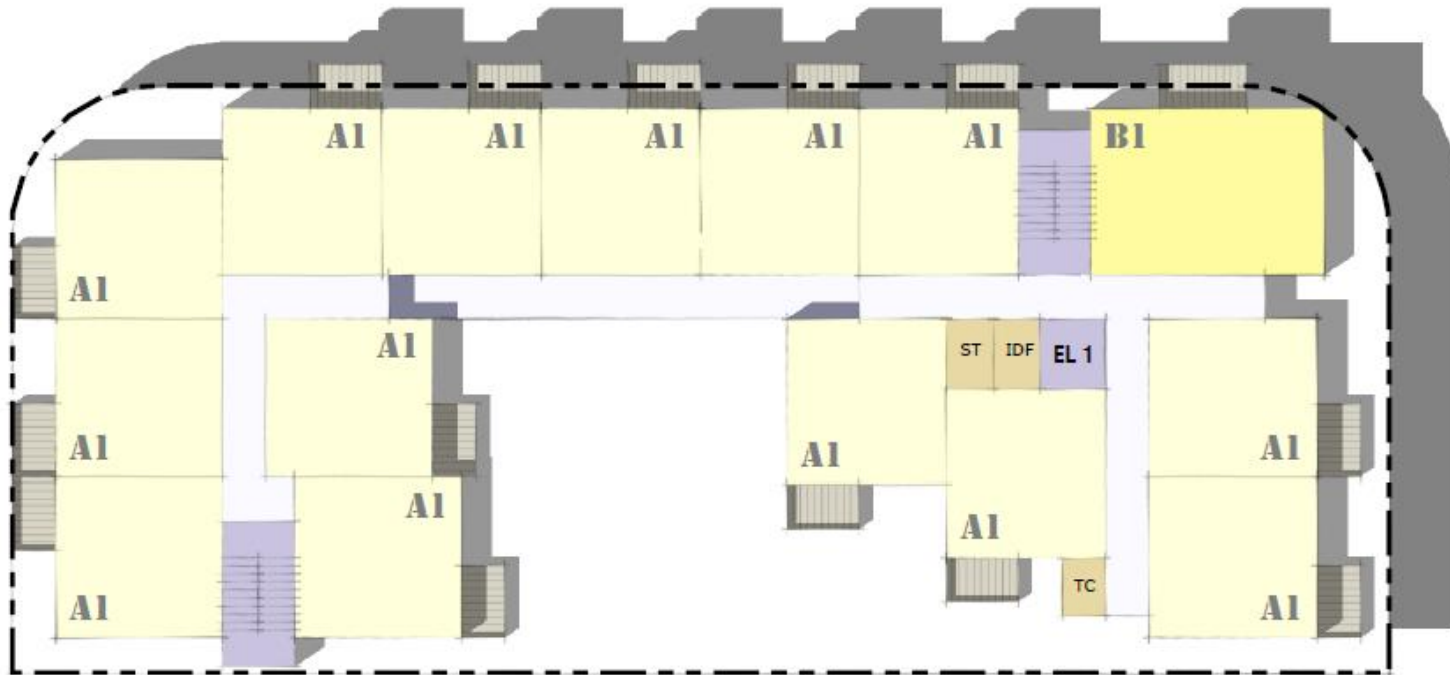
LEVEL 1: BUILDING PLAN

# Level 2: Building Plan



LEVEL 2: BUILDING PLAN

# Levels 3-5: Building Plan



LEVEL 3-5: BUILDING PLAN

## Who will live here?

- 100% of units will have rents affordable for low- to middle-income families
- This means the property could serve:
  - Teachers working at Angier and Wegeforth Elementary;
  - Retail workers from Ralphs and WalMart;
  - Veterans
  - Employees from Sharp Memorial; and
  - Many more of your friends and neighbors!



# Sandrock Apartments - Zoning



- Tier 4 : Complete Communities Housing Solutions Area



# Local Development, Management and Services Team Team



## **Owner & Developer**

Community HousingWorks

## **Architect**

Stephen Dalton Architects

## **General Contractor**

Highland Construction

## **Civil Engineer**

Pasco Laret Suiter & Associates

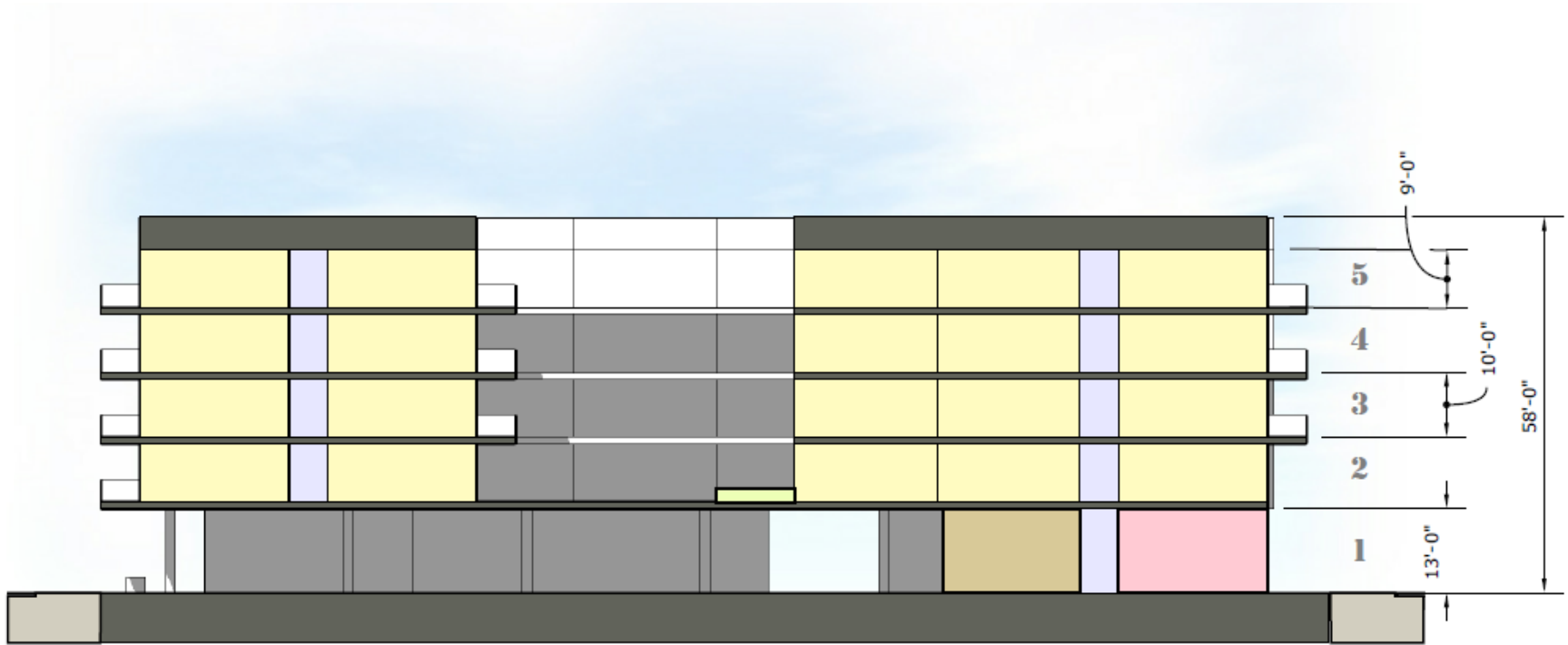
## **Property Management:**

ConAm

## **Services Partner:**

US Department of Veterans Affairs

# Elevations



# Sustainability



- ✓ Green Point Rated
- ✓ Solar Photovoltaic
- ✓ Solar Thermal

# Water-Wise Landscape





# Questions & Feedback?



**Learn More** [www.chworks.org](http://www.chworks.org)

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