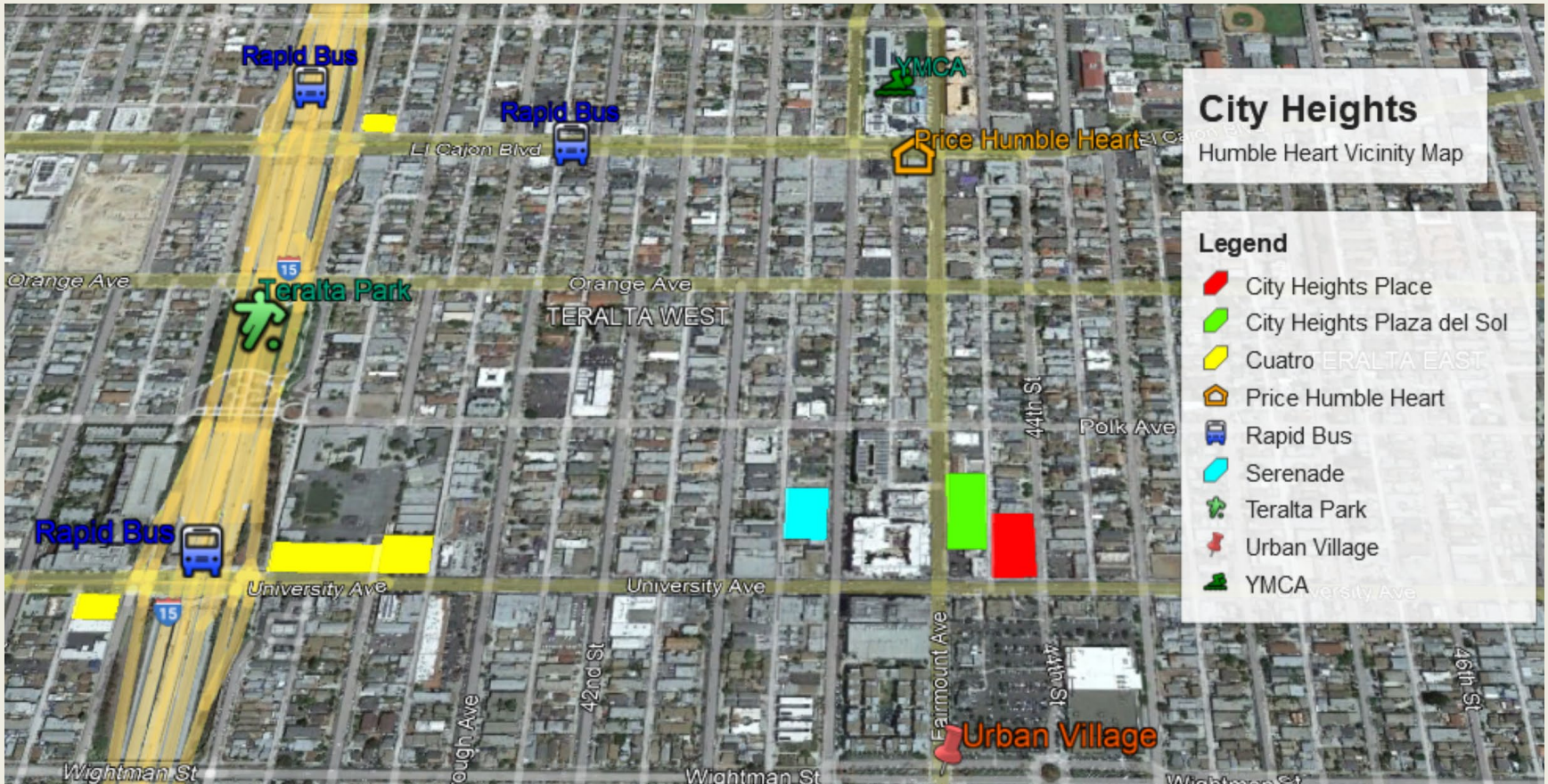




Community Redevelopment Act Projects 2025

Peter Armstrong
Vice President
February 26, 2026

Wakeland and City Heights



Cuatro at City Heights

- Four sites in City Heights adjacent to SR-15, vacant since 1990's
- Low-Mod census tracts but gentrifying
- Project include 12,500 square feet for nonprofit partners serving the community
- Sites also include common areas for recreation, social services, and public activation
- 117 homes: 30% to 60% AMI
- 50% of units for large families; 25% for veterans
- US Bank investor and lender, LISC lender

Parcel 1: 4050 El Cajon Blvd



Parcel 2: 3890 40th St



Parcel 2: 3890 40th St



Serenade on 43rd

- Combination of new construction and rehab of Huffman NOAH apartments
- 65 homes, 32 for unhoused residents
- Goal to maintain existing tenants
- Partnership with Housing Innovation Partners
- Funding and services through City, SDHC, and County
- Wells Fargo lender and investor

Before



Serenade on 43rd



Serenade on 43rd



Serenade on 43rd



The Teralta

- 0.55-acre site at the corner of El Cajon Blvd and Fairmount Ave
- 73 homes: 4 studios, 10 ones, 14 twos, 20 threes and 25 fours
- 30% to 60% of AMI
- Preservation of historic building features
- 8,000 square feet for community partners
- Social services for children and families
- Price Philanthropies, City /SDHC, US Bank are funding partners

Before



Current

