

Valley Creek Apartments

The 1.88-acre property at 620 E. Valley Parkway was previously home to the North Inland Family Resource Center and declared surplus by the Board of Supervisors. San Diego Community Housing Corporation in partnership with National CORE was selected as the



developer for the Valley Creek Apartments that include 134 affordable homes for seniors, 2 onsite manager units, and a 5,800 square foot childcare facility.

Group: Finance and General Government Group (FG3) – Department of General Services, Health and Human Services Agency- Housing and Community Development Services

Location: 620 E. Valley Parkway, Escondido.

SUSTAINABILITY: Sustainability is at the forefront of the development, with careful consideration given to climate-appropriate building materials and energy-efficient systems. The proposed innovative solar façade goes beyond conventional photovoltaic installations, maximizing energy generation while reducing cooling loads and solar heat gain. Passive building design strategies further minimize environmental impact, contributing to a greener, more resilient community. Overall, the proposed project as designed will exceed California Tax Credit Allocation Committee sustainability criteria and Title 24 requirements and will achieve a Leader in Energy and Environmental Design Silver certification, or equivalent, consistent with the U.S. Green Building Council Requirements.

EQUITY: According to the San Diego Association of Governments' Housing Acceleration Program, upwards of 40% of the regional population is housing cost burdened. The housing crisis is affecting households across all income levels. A household is considered cost-burdened when more than 30% of the household income is spent on housing. Public-private partnerships (PPPs) represent a promising avenue for addressing the critical need for affordable housing, particularly on surplus land sites. This partnership leverages the strengths of both public and private sectors to develop innovative solutions tailored to the specific needs of communities.

EMPOWER: The future project will support the County's roadmap to help guide our ongoing response to the housing affordability crisis. The County's Housing Blueprint lays out the goals, objectives, and strategies the County will follow to maximize our resources, balance priorities, and ensure the steps we take to meet San Diego's housing needs align with our core values of integrity, belonging, excellence, access, sustainability, and equity.

COMMUNITY: The County understands the need for supportive services for residents, whether it be medical care for seniors or childcare for families. At Valley Creek onsite service coordinators will organize social events, food banks, educational workshops, and skill-building opportunities to promote networking, reduce isolation, and empower residents to connect with one another. A variety of services will be available to all residents, including financial literacy programs, information and referral services, life skills workshops, environmental education, recreational activities, and exercise and nutrition programs. The proposed onsite childcare facility offers high-quality services through an intergenerational approach. By co-locating childcare and senior housing, there are opportunities for meaningful interactions between children and older adults, promoting social and emotional development for both generations.

JUSTICE: Seniors are among the most vulnerable population within the County. Increasing rents have further disadvantaged our vulnerable communities, creating further distress to their quality of life and ability to thrive. Integrating childcare with housing not only benefits children by providing learning experiences but also combats social isolation and loneliness among seniors, fostering a sense of purpose and belonging.