

AFFORDABLE RENTALS



KEVIN JOHNSON/SENTINEL

The clamor of construction work rattles through Lindberg Street in Santa Cruz on Friday afternoon as workers pour 500 yards of concrete for the foundation of a new 21-unit affordable rental complex.

New apartment complex under construction

\$9.4M project in the works since 2010

Housing

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SANTA CRUZ — Trucks from Las Animas Concrete lined up on River Street on a sunny Friday, signaling progress on the first new affordable apartment construction in the city of Santa Cruz in seven years.

The 21-unit complex, a \$9.4 million project at 110 Lindberg St. behind Outdoor World on River Street, has been in the works since 2010, backed with a \$5.6 million construction loan from Citibank.

"We got the final piece of financing," said Jim Rendler of For the Future Housing in Campbell, a new development company, referring to federal tax credits for low-income housing.

"That tax credit leveraged city funds," said Carol Berg, the city's housing manager.

The city's redevelopment agency provided a \$2.3 million loan before the agency was dissolved by the state.

Tenants at Riverwalk Apartments must meet income guidelines. Rents will range from \$479 per month for a one-bedroom apartment to \$1,379 for a three-bedroom unit.

That's 35 percent to 45 percent below market, according to construction superintendent Marc Mastroianni of Michael Roberts Construction, which built condos across the street at 2030 N. Pacific Ave.

Those rent figures come from a Santa Cruz market study done for the tax credit application.

"There is definitely a need for additional affordable housing in Santa Cruz County," he added, noting the housing authority has about 15,000 people on a waitlist for vouchers.

SEE PROJECT ON A5



CONTRIBUTED

A rendering of 21-unit affordable apartment complex under construction at 110 Lindberg St. off River Street near downtown Santa Cruz

PROJECT

Continued from A1

"Market rates are significantly higher," Rendler said. "There really isn't a database (on Santa Cruz County rentals."

Ten apartments will have three bedrooms, seven will have two bedrooms, and four will have one bedroom. One will be set aside for an on-site manager.

A management company is expected to handle leasing in September, with the building finished in November for December move-in.

The project has put local residents to work.

Santa Cruz Underground Paving is doing grading, paving and underground utilities. Riptide Plumbing is another local subcontractor.

"We are actively encouraging bids from local subs," said Mastroianni.

By 1:30 p.m. Friday, 50 trucks had come through, pouring concrete to create a firm foundation for the three-story development.

Isabel Houlahan, walking on River Street, said

ON THE NET

To view a video of construction, visit www.santacruzsentinel.com and click on this story.

The property, a vacant lot about two-thirds of an acre, was acquired from Wilson Bros.

Rendler said land for housing is scarce and this site is close to shopping, parks and schools.

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she heard the construction noise near the San Lorenzo River levee but didn't know what it was.

Learning apartments will be built, she said, "In principal, it's a good idea." She wondered if the development would look like the co-housing project nearing completion on Walnut Avenue.

Designed by KTG Y Group of Oakland, Riverwalk will look modern, a series of squares and rectangles accentuated by metal awnings over windows. There will be 16 enclosed garages, plus covered carports and surface parking, and a 1,000-square-foot community room with a kitchen available for meetings, classes and children's activities.