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Atmosphere is in Downtown's Cortez Hill neighborhood.

## **Downtown's Newest Affordable Housing Complex Gets First Tenants**

Atmosphere, the \$79 million, 12-story apartment building in Downtown's Cortez Hill neighborhood has been completed. It was developed by Wakeland Housing and Development Corp. Tenants have started moving in.

The building, touted as an affordable complex by the developer, also includes a rooftop terrace and three levels of underground parking.

Xpera CM, a San Diego-based construction management consulting firm, provided project management services on the project for Wakeland.

Atmosphere includes 154 units of affordable housing for families earning between 30 and 60 percent of the San Diego Area Median Income (AMI), plus 51 units of permanent supportive housing specifically for adults requiring additional support due to homelessness, mental disability or age.

Xpera CM began working with Wakeland on Atmosphere in May 2015. Its services included pre-construction design management, budgeting and cost management, entitlement and permitting through the city of San Diego, and contractor and project team selection. The project team included Xpera CM (construction manager), Suffolk Construction (general contractor), Joseph Wong Design Associates (architect) and Latitude 33 Planning & Engineering.

Atmosphere was funded through both 9 percent and 4 percent tax credits. It

is the latest affordable housing project that Xpera CM has completed for Wakeland. Others completed in 2016 include the new mixed-use Lofts on Landis community in Chula Vista and Home Front at Camp Anza, a new construction/historic rehabilitation project located at the former site of a WWII U.S. Army training camp in Riverside.