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Friday, April 9, 2021

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San Diego – The housing market will soon get some much-needed relief as transit and housing officials broke ground on a new \$106 million 250-unit residential development at the Grantville Trolley Station. The Metropolitan Transit System (MTS) and Greystar Real Estate are partnering on the development, which sits between the new SDSU West site and SDSU main campus. A second, neighboring development is in the works for later this year on another portion of the station property reserved for qualified low-income residents.

“When most people think of MTS they think of buses and Trolleys. But MTS is more than that,” said Nathan Fletcher, MTS Board Chair, and Chair, San Diego County Board of Supervisors. “MTS is a community partner. We help our region reduce emissions and meet climate action goals. We help spur economic development. We help create vibrant neighborhoods around our transit lines. That’s what we are celebrating today. The Transit Oriented Development at Grantville will do all of that.”

Greystar Real Estate will oversee the first development, which is being branded Union Grantville and will include five floors of 250 market-rate and affordable units. The development is estimated to cost \$106 million to build and will include Class-A apartment amenities such as:

- Clubroom w/ catering kitchen, pool table, TV, indoor-outdoor California style
- Exterior amenities such as pool and spa, barbeques, outdoor yoga space, walking and bike areas around the building
- Common-area TV lounges
- Conference/business areas
- Two-level, state-of-the-art fitness center
- Dog spa
- A “Makers do-it yourself” space
- Electric vehicle charging, bike storage, resident storage
- Coffee shop amenity with grab and go convenience vending
- Building-wide Wi-Fi

“Greystar is excited to be working in partnership with MTS to continue to provide much-needed housing and much-needed affordable housing to San Diego,” said Alex Leonard, Senior Director, Development, Greystar. “Union Grantville is a perfect example of what transit-oriented development should be. We are enthusiastic to see this community help transform the Grantville

area.”

Affirmed Housing is expected to begin construction on the neighboring development, called ShoreLINE, later this year at a cost of approximately \$59 million. These 100% affordable residential rental units will be rented to households earning between 30% and 80% of the Area Median Income. On-site amenities will include a community room, outdoor gardens, an enclosed tot lot/play area for children, outdoor seating, and planters. The community room will be incorporated into the development, providing a computer lab, kitchen, community room for resident activities, and office space for property management.

MTS operates 95 bus routes and three Trolley lines across 10 cities and unincorporated areas of San Diego County. Frequencies and spans have been restored to near-pre-COVID-19 levels. Updated schedules can be accessed on the MTS website. MTS requires people to wear face coverings at all times, and practice physical distancing when possible.

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Left to Right: Georgette Gómez, Former MTS Board Chair; Bill Sandke, MTS Board Member; Sharon Cooney, MTS CEO; Steve Goble, MTS Board Member; Sean Elo-Rivera, MTS Board Member; Nathan Fletcher, MTS Board Chair; Alex Leonard, Senior Director of Development, Greystar; Carolina Martinez, Environmental Health Coalition; Debbie Ruane, Executive Director, Housing You Matters; George Gastil, MTS Board Member.

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