



## About Hotel Churchill

The renovation of the historical Hotel Churchill created 72 affordable rental studios for homeless individuals.

It is one of the five key components of **HOUSING FIRST – SAN DIEGO**, the San Diego Housing Commission’s (SDHC) Homelessness Action Plan, which was launched on November 12, 2014.

The 56 Hotel Churchill studios for homeless Veterans are also part of SDHC’s 1,000 Homeless Veterans Initiative to provide housing opportunities for 1,000 homeless Veterans by March 2017.

SDHC, working with its nonprofit affiliate, Housing Development Partners (HDP), preserved this affordable rental housing.

The \$20.6 million rehabilitation project set aside 56 units for Veterans, 8 units for transitional age youth ages 18 to 25, and 8 units for adults exiting the corrections system.

SDHC is a driving force of the Housing First Model in the city of San Diego, which is to provide housing as quickly as possible, with supportive services as needed, to homeless individuals.

Hotel Churchill includes on-site social services and case management for residents.

Built in 1914, Hotel Churchill is a seven-story building in the eastern part of downtown San Diego along the San Diego Trolley line.



Hotel Churchill – Near Bus and Trolley Lines  
827 C Street, San Diego, CA 92101

### Affordable Housing Impact

Hotel Churchill preserves 72 units of affordable housing for 55 years for individuals with incomes up to 60 percent of San Diego’s Area Median Income (“AMI”), approximately \$35,700 a year for one person, and for an additional 10 years for individuals with incomes up to 80 percent of AMI, approximately \$46,700.

These 72 units will remain affordable for a minimum of 65 years under new restrictions by SDHC and the City’s Single Room Occupancy (SRO) Ordinance.

SDHC will ground lease the land to HDP for a 65-year term.

### Rehabilitation Plan

- Reconfiguration of the units to create 72 affordable modern studios and one manager’s unit.
- Increase the average size of each unit from approximately 219 to 321 square feet.
- Add a bathroom and kitchen in each unit.
- Incorporate SDHC’s Sustainable Development Guidelines and other energy efficient measures in the redesign.

### Time Line

**Aug. 16, 2011** – Deed in Lieu of Foreclosure via settlement recorded in favor of SDHC conveying fee simple title to the 94-unit Hotel Churchill and adjoining parking lot.

A restriction recorded against the property requires that 57 units be maintained as SRO units for a minimum of 30 years.

**May 10, 2013** – SDHC Board of Commissioners approved the development plan for Hotel Churchill that designates HDP as the developer for the rehabilitation.

**June 6, 2013** – Community forum was held at the SDHC Achievement Academy in downtown San Diego (1045 11th Avenue).

**June 11, 2013** – The Housing Authority of the City of San Diego unanimously approved the partnership development plan for Hotel Churchill.

**May 11, 2015** – Construction began.

**August 1, 2016** – Completion of Hotel Churchill.





## Investment in the Community

**Total Rehabilitation Cost – \$20,616,367:**

### SDHC Investment

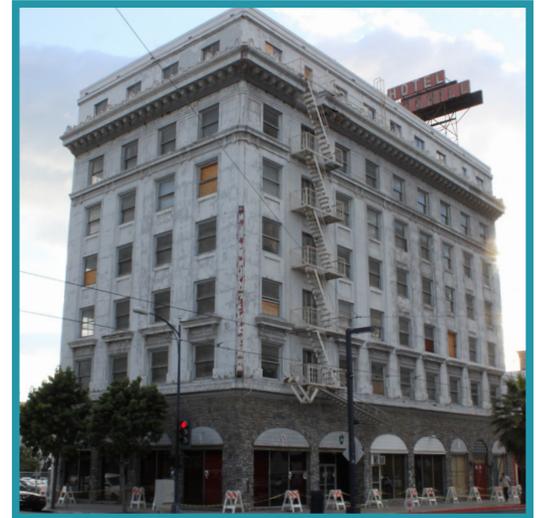
- **\$9,289,800** – Federal “Moving To Work” Funds, from the U.S. Department of Housing and Urban Development (HUD), administered by SDHC
- **\$2,900,000** – Federal HOME Investment Partnerships Program Funds, awarded by HUD to the City of San Diego (City) and administered by SDHC
- **\$1,322,740** – City Inclusionary Housing Fund, administered by SDHC
- **\$1,003,869** – City Single-Room Occupancy In-Lieu Fees funds, administered by SDHC
- **\$880,000** – City Housing Impact Fees, administered by SDHC

### Additional Funding Sources

- **\$3,000,000** – Civic San Diego loan
- **\$1,800,000** – State Mental Health Services Act program loan, administered by the County of San Diego Behavioral Health Services Division

### Grants

- **\$400,000** – The Home Depot Foundation’s Veteran Housing Grants Program for construction costs
- **\$19,958** – Las Patronas – furnishings for Veterans’ units



Hotel Churchill (Before Rehabilitation)  
827 C Street, San Diego, CA 92101

## Federal Housing Vouchers

72 Federal Sponsor-Based Housing Vouchers provided by SDHC directly to the sponsor, Housing Development Partners, SDHC’s nonprofit affiliate, for rental assistance to subsidize the majority of the rent for Hotel Churchill residents.

These 72 Sponsor-Based Housing Vouchers have an annual value of \$813,888, based on the monthly cost of the voucher, \$942.

## Service Providers for Residents

All residents of Hotel Churchill will receive on-site supportive services to help them transition out of homelessness:

- **U.S. Department of Veterans Affairs, San Diego Healthcare System** - on-site supportive services and case management for residents living in the 56 housing units set aside for homeless Veterans
- **Pathways Community Services – Catalyst** - on-site supportive services and case management for residents of the eight housing units set aside for transitional age youth ages 18-25 who have been diagnosed with a serious mental illness and are homeless or at risk of homelessness, which may include former foster youth or youth exiting juvenile institutions
- **Mental Health Systems – Center Star ACT (Assertive Community Treatment)** - on-site services and case management for residents of the eight units set aside for adults exiting the corrections system

## Historical Designation

On November 21, 2003, the City of San Diego Historical Resources Board designated the Hotel Churchill a local historical landmark.

## Contact

For more information, visit  
[www.sdhc.org](http://www.sdhc.org)

Read our online 2014-15 Fiscal Year SDHC Annual Report & Activity Updates at [www.sdhc.org](http://www.sdhc.org)



Watch SDHC videos on our YouTube channel

