



Renovate Hotel Churchill – 72 Units of Permanent Supportive Housing

The historical Hotel Churchill is being renovated to create 72 affordable studios for homeless individuals.

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

The San Diego Housing Commission (SDHC) and its nonprofit affiliate, Housing Development Partners (HDP), are collaborating to preserve this affordable housing, which will be renamed The Churchill.

The \$17 million rehabilitation project will set aside 56 units for Veterans, 8 units for youth aging out of the foster care system and 8 units for adults who will also need supportive services.

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.

The Churchill will include on-site social services and case management for residents.

Built in 1914, The Churchill is a seven-story building at the corner of Ninth Avenue and C Street, in the eastern part of downtown San Diego along the San Diego Trolley line.



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

Affordable Housing Impact

The new development will preserve 72 units of affordable housing for individuals earning at or below 50 percent of San Diego's Area Median Income ("AMI"), which is currently \$28,250 a year for one person.

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

HDP's rehabilitation plan of The Churchill includes:

- Reconfiguration of the units to create 72 affordable modern studios and one manager's unit.
- Increase the average size of each unit from approximately 175 to 350 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 The 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 The Churchill.

2016 – Anticipated completion of The Churchill.



Investment in the Community

The partnership between SDHC and HDP kept more than \$11.196 million of federal funds in the City of San Diego, to preserve this affordable housing, which includes “Moving to Work” and HOME federal funds.

- More than \$8.296 million of these federal funds come from the “Moving to Work” rental assistance program.
- SDHC is one of only 39 public housing authorities in the nation out of 3,400 to earn a “Moving to Work” designation from the U.S. Department of Housing and Urban Development (HUD).
- “Moving to Work” status gives SDHC more flexibility in how it uses these federal funds to address San Diego’s unique housing needs.
- An additional \$2.9 million of these federal funds come from HOME Investment Partnerships Program funds granted to the City of San Diego by HUD and administered by SDHC..
- An additional \$900,000 of Housing Trust Funds has been committed to the rehabilitation project.
- SDHC has committed 72 federal Sponsor-Based Housing Vouchers to provide rental subsidy to The Churchill (annual value of \$813,888, based on monthly cost of the housing voucher, \$942).

With **HOUSING FIRST – SAN DIEGO**, SDHC will also invest up to \$15 million in additional “Moving to Work” funds to acquire a property of more than 100 units; 20 percent of these housing units will be utilized to provide Permanent Supportive Housing for homeless San Diegans.



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Funding Partners

\$3 million from Civic San Diego for building rehabilitation.

\$1.8 million from the Mental Health Services Act program, administered by the County of San Diego Mental Health Department to provide permanent supportive services to 16 housing units for 16 non-veteran adults.

The U.S. Department of Veterans Affairs, through a Memorandum of Understanding, will provide supportive services for 56 housing units for homeless veterans.

HDP Experience

Founded in 1990, HDP is the development arm of SDHC.

HDP has participated in the creation or preservation of 1,052 units of affordable housing in San Diego.

HDP’s developments include the rehabilitation of The Mason in downtown San Diego, which preserved the façade of the 100-year-old building and created 16 affordable supportive housing studios for adults at risk of homelessness.

HDP has retained the services of Studio E and Heritage Architecture for the redesign of The Churchill.

Historical Designation

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

Building Security Status

SDHC took immediate action to safeguard The Churchill, which was in significant disrepair. With a budget of \$350,000, the following safety actions have been implemented:

- Limited biohazard remediation
- Removal and reinfestation prevention of feral pigeons
- Temporary roof repairs
- Clean up and removal of unwanted building contents
- Additional security to keep trespassers from occupying the building

Contact

For more information, contact:

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