



SAN DIEGO  
HOUSING  
COMMISSION

**News Release**

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## **59 AFFORDABLE STUDIOS WITH SUPPORTIVE SERVICES FOR HOMELESS SENIORS OPEN IN TALMADGE NEIGHBORHOOD OF CITY HEIGHTS**

*Talmadge Gateway, a San Diego Housing Commission partnership development, received funding through the HOUSING FIRST – SAN DIEGO homelessness action plan*

SAN DIEGO, CA — [Talmadge Gateway](#), the first affordable housing development in the City of San Diego with all of its units dedicated to homeless seniors who have ongoing medical needs, celebrated its grand opening today.

Developed by Wakeland Housing and Development Corporation and City Heights Community Development Corporation, Talmadge Gateway is the second project completed with development funding through the San Diego Housing Commission's (SDHC) [HOUSING FIRST – SAN DIEGO](#) homelessness action plan.

“It really is about the community coming together to do a good thing for people who really deserve it and need it,” California State Senator Toni Atkins said of Talmadge Gateway.

Among the new residents of Talmadge Gateway is 58-year-old Melvyna, a retired nurse who is still getting used to regaining the independence she lost while living in a homeless shelter for nearly a year after severe Chronic Obstructive Pulmonary Disease left her unable to work.

“I can breathe. I can go outdoors. I have an air conditioner. I can cook my own food,” said Melvyna, who moved into her studio apartment last week.

The newly constructed development provides 59 affordable furnished studios with supportive services for homeless seniors at 4422 Euclid Avenue in the Talmadge neighborhood of City Heights.

“We're taking the people who are most vulnerable, the people who are either at the brink of or who were homeless, and getting them off the streets,” said Assemblymember Todd Gloria. “The savings to taxpayers are real when we get folks off the streets and get them housed.”

Close to 30 percent of unsheltered homeless individuals in the San Diego region are seniors ages 55 and older, according to surveys of homeless individuals conducted during the annual Point-in-Time Count homeless census on January 27, 2017.

“The studios here at Talmadge Gateway will remain affordable for 55 years. These residents, will now have a permanent home with access to the services they need. That is what the ‘housing first’ approach to address homelessness is all about,” said Dorothy Surdi, Vice Chair of the SDHC Board of Commissioners.

SDHC invested a \$4.8 million loan toward the total development cost of \$20.7 million for the development of Talmadge Gateway:

- \$2.6 million in HOME Investment Partnerships Program funds awarded by the U.S. Department of Housing and Urban Development to the City of San Diego and administered by SDHC;
- \$1.2 million in City of San Diego Inclusionary Housing Funds administered by SDHC; and
- \$1 million from a California Local Housing Trust Fund grant.

In addition, SDHC awarded 59 Federal rental housing vouchers to provide rental assistance to Talmadge Gateway's residents. These housing vouchers are directly tied to Talmadge Gateway, so that when a resident moves out, the voucher will remain to assist another homeless individual.

"We're creating housing for those who need it the most, and were building a future where the dignity of hope is within the reach of our most vulnerable citizens," said Jonathan Herrera, San Diego Mayor Kevin L. Faulconer's Senior Advisor on Homeless Coordination.

Talmadge Gateway is located near El Cajon Boulevard, a bustling commercial and residential corridor.

"It's part of our City of Villages framework, trying to bring more development within our transit corridors and uplifting the spirit of our communities and providing that infrastructure, and we can see that here today. It is so beautifully designed," said Lara Gates, Chief of Policy for City Councilmember Georgette Gómez, whose district includes Talmadge Gateway.

Studios at Talmadge Gateway will remain affordable to homeless seniors ages 55 and up:

- 25 studios affordable to seniors with household incomes up to 30 percent of San Diego's Area Median Income (AMI), approximately \$19,100 for a one-person household;
- 19 studios affordable to seniors with household incomes up to 40 percent of AMI, approximately \$25,450 for a one-person household; and
- 15 studios affordable to seniors with household incomes up to 50 percent of AMI, approximately \$31,850 for a one-person household.

Talmadge Gateway also includes one two-bedroom manager's unit.

"At Wakeland we are in this business for the residents. ... We're in this business because it makes us feel really great when we see people moving into our new developments," said Ken Sauder, President & CEO of Wakeland Housing & Development Corporation.

Talmadge Gateway residents will have access to on-site and off-site supportive services provided by St. Paul's Program of All-Inclusive Care for the Elderly (PACE).

Services include comprehensive medical care, mental health support, health and well-being classes, and additional supportive services to help residents maintain safe, independent living.

“We are making an impact. We're going to help some seniors,” said Carol Hubbard, Executive Director of Home and Community Services at St. Paul’s Senior Services. “These seniors have medical problems ongoing. They can't pay their co-pays, they can't pay their rent. They end up not being able to live anywhere – they can't afford it. And so they're living on the streets, on couches, and in cars, and the lucky ones go to shelters.”

Additional on-site services will be provided by Father Joe’s Villages.

“San Diego, I consider a leader in the state and in the country in affordable housing development. We are experiencing a crisis in affordable housing and a homeless crisis. And this addresses both of those issues,” said William Vasquez, the Field Director for Community Planning and Development in HUD’s Los Angeles office.

Talmadge Gateway was one of eight permanent supportive housing developments that were awarded a total of \$29.8 million in funding in the first three years of **HOUSING FIRST – SAN DIEGO** (2014-2017). These developments, including Talmadge Gateway, will create a total of 407 permanent supportive housing units for homeless San Diegans.

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

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