



HOUSING FIRST - SAN DIEGO

On November 12, 2014, the San Diego Housing Commission (SDHC) announced **HOUSING FIRST – SAN DIEGO**, a three-year Homelessness Action Plan to create additional permanent supportive housing.

The five-point plan will impact the lives of up to 1,500 homeless San Diegans.

1. Award Development Funds - Up to \$30 Million

Create Permanent Supportive Housing, or
Convert existing transitional housing to Permanent Supportive Housing.

- Up to \$10 million will be awarded each year. Applications for the first year of funding were accepted from November 12, 2014 – June 30, 2015.
- Funding sources included: U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program - Federal grants to the City of San Diego, administered by SDHC; Moving to Work (MTW) Federal funds; City of San Diego Affordable Housing Fund; State Local Housing Trust Fund Program; and Funders Together to End Homelessness.
- The second year of up to \$10 million in funding was announced on October 7, 2015, and will remain available through June 30, 2016, or until all available funds have been committed.
- Permanent supportive housing units will remain affordable for at least 55 years. Funding will be used to offset total development costs, in combination with additional sources of funding.

Accomplishments

Two developments were awarded funding in the first year:

Cypress Apartments

1435 Imperial Avenue - Downtown San Diego

- New construction
- Developer: Affirmed Housing Group
- 62 permanent supportive housing units for homeless individuals and one manager's unit
- SDHC Investment: \$3.4 million
- Total Development Cost: \$20.4 million

Talmadge Gateway Apartments

4746-4748 El Cajon Boulevard – City Heights

- New construction
- Developers: Wakeland Housing & Development Corporation and City Heights Community Development Corporation
- 59 permanent supportive housing units for homeless seniors and one manager's unit
- SDHC Investment: \$4.8 million
- Total Development Cost: \$20 million

2. Commit Up to 1,500 Federal Rental Housing Vouchers

SDHC will commit up to 1,500 Federal rental housing vouchers to provide housing for homeless individuals and families.

These housing vouchers provide much-needed rental assistance for low-income tenants. Tenants pay a portion of their income (if any) toward rent, with Federal funds paying the remainder of the rental amount. These housing vouchers have an estimated annual value of \$15 million.

Accomplishments

In the first year of **HOUSING FIRST – SAN DIEGO**, SDHC awarded 180 new Federal rental housing vouchers.

Some 275 Federal rental housing vouchers are already committed to four major downtown affordable housing developments that will be completed in the next two years.

In addition, 222 homeless Veterans will be able to obtain housing and the supportive services they need because of Federal Veterans Affairs Supportive Housing (VASH) vouchers allocated to SDHC by HUD. SDHC also has committed 79 Federal Sponsor-Based Housing Vouchers to nonprofit organizations that will provide supportive services to homeless San Diegans.



3. Renovate Hotel Churchill

The historical Hotel Churchill in Downtown San Diego is being renovated to create 72 affordable studios for homeless individuals with more than \$9.2 million MTW Federal funds.



Hotel Churchill - Downtown, San Diego

Accomplishments

Construction kicked off on June 30, 2015. Hotel Churchill will remain affordable for 65 years.

The \$20.5 million rehabilitation by SDHC and its nonprofit affiliate, Housing Development Partners (HDP), will set aside:

- 72 units of Permanent Supportive Housing
 - 56 units for homeless Veterans;
 - 8 units for youth aging out of foster care; and
 - 8 units for adults exiting the corrections system who will also need supportive services.

Hotel Churchill will provide on-site social services and case management for residents, provided to Veterans by the U.S. Department of Veterans Affairs.

In addition, \$1.8 million from the State Mental Health Services Act, administered by the County of San Diego Mental Health Department, will provide permanent supportive services for the 16 non-Veteran adults.

Civic San Diego provided a \$3 million loan for the rehabilitation of Hotel Churchill.

4. Invest “Moving to Work” Federal Funds to Acquire Property

Accomplishments

SDHC invested \$15 million in Federal “Moving to Work” funds to create affordable rental housing for low-income and homeless individuals.

SDHC on May 1, 2015, purchased Village North Senior Garden Apartments (Village North), located at 7720 Belden Street in the Clairemont Mesa community.

Twenty percent of the apartments at Village North – 24 units – are being set aside for homeless seniors. SDHC committed 24 Federal Project-Based Housing Vouchers to provide rental assistance for these units.

In addition, following the purchase, all Village North apartments are restricted to seniors (55+) with incomes at or below 80 percent of San Diego Area Median Income, currently \$45,400 for an individual.

5. Dedicate SDHC - Owned Housing Units

SDHC is one of the first public housing agencies in the nation to commit affordable rental housing that it owns for homeless San Diegans. SDHC set aside 25 of its own affordable rental units year-round to provide furnished apartments for homeless individuals and families.

This is a rapid re-housing component of **HOUSING FIRST – SAN DIEGO**. Rapid re-housing assists individuals and families who become homeless because of a recent, unexpected life experience, such as a job loss, domestic violence or a medical crisis.

Accomplishments

Since this program was launched on January 1, 2015, through October 31, 2015, 31 homeless families have moved into affordable housing units owned by SDHC. Five of these families have become financially self-reliant and are now able to pay full rent or have moved to another apartment.

This continuing commitment is an annual rental value of \$348,000. Tenants will pay up to 30 percent of their income they may have toward rent, and are eligible for housing for up to 18 months.

Tenants are identified in referrals from the Coordinated Assessment and Housing Placement System being utilized by homeless services providers in Downtown San Diego.

SDHC waives security deposits and application fees and provides a monthly utility allowance of \$25 to \$125. Basic furnishings include beds, couch, dining table and chairs.

Funders Together to End Homelessness awarded SDHC a \$50,000 grant toward purchasing the apartment furniture.

