



HOUSING FIRST—SAN DIEGO – Permanent Housing

The San Diego Housing Commission (SDHC) is a driving force of the national Housing First model in the city of San Diego - to provide homeless individuals with rental housing as quickly as possible, with supportive services as needed.

SDHC on April 9, 2010, laid the foundation for the Housing First model by requesting permission from the U.S. Department of Housing and Urban Development (HUD) to use its Federal rental housing voucher funding to provide long-term housing for chronically homeless individuals.

On July 1 of that year, SDHC became one of the first public housing agencies in the nation to receive that approval from HUD. As a result, SDHC was in the position to play a leadership role and to collaborate with numerous partners with the same mission and vision.

This forward thinking made SDHC's landmark three-year Homelessness Action Plan, **HOUSING FIRST – SAN DIEGO** (2014-17), possible.

HOUSING FIRST – SAN DIEGO

HOUSING FIRST – SAN DIEGO, SDHC's landmark three-year Homelessness Action Plan will impact the lives of up to 1,500 homeless San Diegans through the creation of new affordable rental housing developments, rehabilitation of properties to preserve affordable rental housing, and Federal rental housing vouchers awarded by SDHC to nonprofits that provide supportive services to homeless San Diegans and to specific housing programs:

Development Funding:

Through **HOUSING FIRST – SAN DIEGO**, SDHC will award \$30 million over three years, or up to \$10 million per year, to develop housing for homeless San Diegans.

- **\$8.2 million Development Funding –awarded 2015**
SDHC awarded toward the new construction of affordable rental housing for homeless San Diegans, creating 121 housing units:

Under construction:**Cypress Apartments****1435 Imperial Avenue****Downtown San Diego**

- 62 Permanent Supportive Housing Units (studios)
- SDHC Investment: \$3.4 million
 - \$2,850,000 HUD HOME Investment Partnerships Program funds granted to the City of San Diego and administered by SDHC
 - \$600,000 City of San Diego Inclusionary Housing Fund
- Expected Completion: 2016

Talmadge Gateway**4746-4748 El Cajon Boulevard****City Heights - Talmadge**

- 59 Permanent Supportive Housing Units (studios)
- SDHC Investment: \$4.8 million
 - \$2,600,000 HUD HOME Investment Partnerships Program funds granted to the City of San Diego and administered by SDHC
 - \$1,200,000 City of San Diego Inclusionary Housing Fund
 - \$1,000,000 California Local Housing Trust Fund Grant
- Expected Completion: 2017

TOTAL HOUSING UNITS: 121 UNITS**Federal Rental Housing Vouchers**

Through **HOUSING FIRST – SAN DIEGO**, SDHC will award up to 1,500 federal rental housing vouchers over three years to provide permanent supportive housing for homeless San Diegans.

- **859 new Federal rental housing vouchers awarded 2014-present**
 - **Cypress Apartments**
 - **62 Federal rental housing vouchers**
 - **Annual value** of \$612,312, based on the monthly cost of the voucher, \$823
 - Studios affordable to individuals with income up to 40 percent of San Diego's Area Median Income (AMI), approximately \$23,800 per year for an individual
 - Expected Occupancy: 2016

- **Talmadge Gateway**
 - **59 Federal rental housing vouchers**
 - **Annual value** of \$582,684, based on the monthly cost of the voucher, \$823
 - Studios affordable to seniors age 55 and older with income up to 50 percent of AMI, approximately \$29,750 per year for an individual
 - Expected Occupancy: 2017

- **Hotel Churchill**
827 C Street
Downtown San Diego
 - Renovation of the historical Hotel Churchill in Downtown San Diego will create studios that will be home this summer for 72 homeless San Diegans, including 56 Veterans, 8 youth aging out of foster care and 8 adults exiting the corrections system who also need supportive services.
 - **72 Federal rental housing vouchers**
 - **Annual value** of \$813,888, based on monthly cost of \$942
 - SDHC Investment: \$15.3 million
 - \$9,289,800 Federal “Moving to Work” Grant Funds
 - \$2,900,000 HUD HOME funds granted to the City and administered by SDHC
 - \$2,306,609 City Inclusionary Housing Fund and Housing Impact Fees, administered by SDHC
 - \$900,000 City Single-Room Occupancy In-Lieu Fees funds, administered by SDHC
 - Estimated Completion: Summer 2016
 - Expected Occupancy: Summer 2016

- **Village North Senior Garden Apartments**
7220 Belden Street
Clairemont Mesa
 - **24 Federal rental housing vouchers**
 - **Annual value** of \$237,024, based on monthly cost of \$823
 - SDHC purchased the 120-unit Village North Senior Garden Apartments on May 1, 2015:
 - 24 apartments – or 20 percent of the total – are set aside for homeless seniors age 55 and older
 - Occupied now

- **New Palace**
1814 Fifth Ave.
Bankers Hill
 - **79 Federal rental housing vouchers**
 - **Annual value** of \$780,204, based on the monthly cost of the voucher, \$823
 - Efficiency units affordable to seniors age 62 and older with income up to 60 percent of AMI, which about \$35,700 a year for an individual.
 - SDHC's nonprofit affiliate, Housing Development Partners (HDP), purchased New Palace in January 2016. HDP plans to renovate the units into studios with kitchenettes.
 - Occupied Now

- **Alpha Square**
550 14th Street
Downtown San Diego
 - **135 Federal housing vouchers**
 - **Annual value** of \$1,417,512
 - 201 studios affordable to individuals with incomes at or below 30 percent to 50 percent of AMI, approximately \$17,850 to \$29,750 annually for an individual.
 - Occupied now - Grand Opening: November 18, 2015.

- **Atmosphere**
1453 Fourth Avenue
Downtown San Diego
 - **51 Federal rental housing vouchers**
 - **Annual value** of \$503,676, based on the monthly cost of the voucher, \$823
 - 202 Studios, one-, two-, and three-bedroom apartments affordable to renters with annual incomes at or below 60 percent of AMI), approximately \$35,700 per year for an individual, to 30 percent of AMI, approximately \$17,850 per year for an individual
 - Expected Occupancy: 2017

- **Celadon at Ninth and Broadway**
929 Broadway
Downtown San Diego
 - **76 Federal rental housing vouchers**
 - **Annual value** of \$750,576, based on the monthly cost of the voucher, \$823

- 248 “Living units,” studios, and one-bedroom apartments affordable to renters with incomes at or below 30 to 60 percent of AMI, approximately \$17,850 to \$35,700 per year for an individual
- Occupied now - Grand Opening: 2015
- **222 Veterans Affairs Supportive Housing (VASH) vouchers**
Help homeless Veterans obtain housing and the supportive services they need
- **79 Sponsor-Based Housing Vouchers**
Committed to nonprofit organizations that will provide supportive services to homeless San Diegans, such as Connections Housing Downtown and St. Vincent de Paul Village

SDHC-Owned Properties—2015 - present

- **25 SDHC-owned housing units dedicated for homeless families**
 - SDHC is one of the first public housing agencies in the nation to commit affordable rental housing that it owns to homeless families and individuals.
 - 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.
 - Participants are eligible for housing for up to 18 months and may pay up to 30 percent of their income toward rent. SDHC waives security deposits and application fees and provides a monthly utility allowance.

Second-year Initiatives HOUSING FIRST – SAN DIEGO

- **The 1,000 Homeless Veterans Initiative** will provide housing opportunities for 1,000 homeless Veterans within a year (March 2017).
 - The initiative will invest \$12.5 million over two years in Federal, City, and SDHC resources to provide housing opportunities for homeless Veterans in the city who are living on the streets or in shelters.
 - Four components of the initiative: “Housing Our Heroes” – Landlord Outreach; Rapid Re-housing assistance, SDHC Federal VASH (Veterans Affairs Supportive Housing) Vouchers, SDHC Federal Housing Vouchers with Supportive Services

- **Guardian Scholars Program** will provide Federal rental assistance, beginning August 2016, for up to 100 students at San Diego State University who have been homeless or at risk of homelessness.
- **Monarch School Project** will provide Federal rental assistance for 25 families of students at the Monarch School, one of the few schools in the nation specifically serving homeless children.

Other Programs that Address Homelessness

- **Rapid Re-housing Funds**
- SDHC also addresses homelessness through its Rapid Re-housing programs, which assist individuals and families who have recently become homeless because of a recent unexpected life experience, such as job loss, medical crisis or domestic violence.
 - 535 homeless San Diegans obtained housing with Rapid Re-housing assistance through programs administered by SDHC in Fiscal Year 2015 (July 1, 2014 – June 30, 2015),
 - 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.
 - Rapid Re-housing programs provide assistance, such as:
 - Security deposits
 - Short-term (0-3 months) and medium-term (4-12 months) rental assistance; and
 - Case management (housing search assistance, budget planning, etc.)

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