



34th Street

4637 34th Street | San Diego, CA | 92116

San Diego County links homeless San Diegans with mental illness to supportive housing as a first step towards stability and recovery.

DEVELOPERS

Townspople
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PROJECT DESCRIPTION

The 34th Street development is an apartment complex that will serve as a new, affordable supportive housing community for individuals and families in Normal Heights.

Built in 1969, the property was acquired and rehabilitated by Townspople. Residents will be individuals living at or below 30 to 60 percent of the San Diego Area Median Income (AMI), who are homeless, or at risk of homelessness. Some units will be for tenants with special needs including severe mental illness and are part of a larger supportive housing initiative by the County of San Diego's Behavioral Health Services Division (BHS) to address the dual stigmas of homelessness and mental illness.

TOTAL ESTIMATED COST \$6,626,264

MHSA ESTIMATED FUNDS \$370,000

PROJECT AMENITIES

Townspople believes it is essential to make property improvements that enhance the property's aesthetic and practical value, while preserving the distinctive architectural character of the community. 34th Street will add a modern feel to the Normal Heights neighborhood.

Amenities include:

- Gated entry
- A courtyard area
- 34 off-street parking spaces
- A resident food pantry
- On-site management
- On-site laundry facility

34th Street	
Total Units	34
Number of Management Units	1
Number of MHSA Units	5
Number of HIV/AIDS Units	12
Grand Opening	May 12, 2011
Target Population	Adults
Full Service Partnership	Community Research Foundation



Courtyard before renovation



Courtyard after renovation

WHY IS THIS PROJECT HERE?

Residents of 34th Street need easy access to doctors, medical services, transportation and social supports to obtain an improved quality of life. Townspeople selected the bustling and thriving Normal Heights neighborhood to help residents find their independence in a safe, supportive environment amongst peers and neighbors. Centrally located, 34th Street is an ideal location that allows residents to reach their appointments, go to school and travel throughout the city using bus routes along El Cajon Boulevard and Adams Avenue that provide easy connection to the trolley. Normal Heights has grocery stores, coffee shops, pharmacies, and an eclectic array of local shops. It is a short trip away from Hillcrest and two of the area's best hospitals. Supportive services at 34th Street include housing and case management services that enable residents to obtain food, clothing, furniture, transportation, employment assistance, job training and connect them with more than 200 social service agencies. All residents have access to a free food pantry.

ABOUT TOWNSPEOPLE

Townspeople is a Community Housing Developer that has focused on the needs of low-income people living with HIV/AIDS and other special needs for more than 26 years, providing voluntary and free supportive services based on the belief that everyone should have access to affordable, quality housing. Townspeople understands that providing supportive services to residents with special needs saves a significant amount of money in social services and knows that these vital services are proven to help people achieve better physical and mental health outcomes. Townspeople's philosophy is that everyone needs a place to call home and that housing with supportive services should be available and accessible for residents to utilize.

Townspeople:

- Develops, acquires, rehabs and operates 88 affordable housing units designed for permanent and supportive housing. The goal is to reach 500 units in this decade.
- Provides rental assistance, homelessness prevention, rapid re-housing, information and referrals to more than 35,000 visitors each year.

What is MHSA "supportive housing?"

Supportive housing is a community-based service model that provides housing integrated with support services such as: mental health services, primary health care, alcohol and drug services, case management, and social services to help homeless individuals with mental illness gain stability and live more productive lives.

Supportive housing consists of two main components: permanent housing, and social and mental health services. The combination of a stable home, coupled with access to mental health and social services, medical care, counseling, education and employment, has been proven to benefit not only the participants, but their neighborhoods and communities as a whole.

In San Diego, an estimated 9,641 people are homeless. Roughly 59 percent of unsheltered homeless individuals have mental illness, a major contributing factor to their homelessness.

BHS is partnering with service providers and housing developers to address the dual stigmas of homelessness and mental illness. The partnership recognizes that Housing Matters, because a stable home in combination with social and mental health services can break the cycle of homelessness.

Home is where recovery begins.

For more information about:

MHSA's Housing Matters campaign
www.HousingMattersSD.org

The FSP Provider:
Community Research Foundation
www.comresearch.org
(619) 275-0822