



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



Cedar Gateway

1612 Sixth Ave | San Diego, CA | 92101

DEVELOPERS

Squier Properties
www.squierproperties.com

ROEM Corporation
www.roemcorp.com

CONTACT

Erin Caputo
ecaputo@roemcorp.com
(408) 984-5600 ext. 17

PROJECT DESCRIPTION

Cedar Gateway is one of 11 developments that have gone through the 30-day Public Noticing process as part of a larger initiative by the County of San Diego's Behavioral Health Services Division (BHS) to address the dual stigmas of homelessness and mental illness.

The project includes a total of 65 environmentally friendly, multi-family apartments above more than 4,300 square feet of retail space. The community includes 23 units that are designated as permanent supportive housing for individuals with serious mental illness eligible for supportive services under the Mental Health Services Act (MHSA) program. The program links homeless or at risk of homelessness individuals with mental illness to permanent housing and social services.

Each apartment features cross-ventilation to take advantage of San Diego's mild climate. Residents can enjoy a healing garden on the eco-roof's 3,500 square-foot deck with a view of Cortez Hill. A laundry room is located adjacent to the eco-roof, and the atrium level includes a large community room and computer learning center. The building also has three levels of parking including one level designated for public use.

The 23 one-bedroom MHSA units designated as supportive housing rent to households with income levels at or below 25 percent of the Area Median Income (AMI). The remaining 42 two- and three-bedroom units will rent to households at or below 60 percent of the AMI. The supportive housing units provide very affordable housing with services for homeless, disabled adults and seniors.

TOTAL ESTIMATED COST \$32,600,000
MHSA ESTIMATED FUNDS \$5,052,000

The \$32 million project was financed with a combination of private and public funding, including Centre City Development Corporation on behalf of the City of San Diego, the American Recovery and Reinvestment Act (ARRA), the County of San Diego's MHSA Housing Program, the California Housing Finance Agency, the California Department of Housing and Community Development's Multifamily Housing Program (MHP), Corporation for Supportive Housing, Citibank, and the CALReUSE environmental remediation program. The critical final component of funding, which enabled the project to go forward, was \$14,024,415 in federal Stimulus funds through ARRA. Cedar Gateway was the first affordable housing project in the State to receive funding from the ARRA program.

Cedar Gateway	
Total Units	65
Number of MHSA Units	23
Number of Affordable Units	42
Completion Date	March 2012
MHSA Target Population	Adults and Older Adults
Full Service Partnership	Community Research Foundation

WHY IS THIS PROJECT HERE?

Tenants for the 23 MHSA designated apartments are screened by the Full Service Partnership provider, Community Research Foundation (CRF), and must meet the participation requirements of either CRF's older adult program, Senior IMPACT, or its adult program, IMPACT. The goal of Cedar Gateway is to provide engaging and voluntary supportive services for all eligible tenants to enable their recovery for a healthier, more productive life.

Residents in the 23 permanent supportive housing units will be eligible to receive services and support from CRF's Senior IMPACT and IMPACT programs, which include intensive, personalized care and 24/7 crisis intervention utilizing the evidence-based practice of Assertive Community Treatment (ACT), which provides individuals a high level of community care and support.

Centrally located where Balboa Park meets Downtown San Diego, residents at Cedar Gateway enjoy easy access to employment, health services, recreation, museums, the San Diego Public Library, the San Diego Zoo, PETCO Park and public schools.

Squier Properties has extensive experience developing affordable rental housing throughout California. ROEM, a developer of market rate and subsidized rental housing, will serve as general partner and contractor on this project, and will apply high-end quality construction and innovation to the development.

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:

MHSAs Housing Matters campaign
www.HousingMattersSD.org

Squier Properties
www.SquierProperties.com
(310) 581-9043

ROEM
www.roemcorp.com
(408) 984-5600

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