



The County of San Diego links homeless San Diegans who suffer from mental illness to supportive housing as a first step towards stability and recovery.



## Cedar Gateway

|                                   |           |
|-----------------------------------|-----------|
| <b>Total Units</b>                | <b>65</b> |
| <b>MHSA Units</b>                 | <b>23</b> |
| <b>Non- MHSA Affordable Units</b> | <b>42</b> |

**Grand Opening**                      **March 2012**

**Full Service Partnership (FSP):**

Community Research Foundation

# Cedar Gateway

**1612 Sixth Avenue | San Diego, CA | 92101**

## DEVELOPER

ROEM Corporation  
www.roemcorp.com

## CONTACT

Cedar Gateway  
(619) 696-9421

## Project Description

Cedar Gateway is a mixed-use development that includes a total of 65 environmentally friendly, one-, two- and three-bedroom 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 who are eligible for supportive services under the Mental Health Services Act (MHSA) housing program. The program links individuals with mental illness who are homeless or at risk of homelessness 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 rent to households at or below 60 percent of the AMI. The supportive housing units provide very affordable housing with services for formerly homeless, disabled adults and seniors.

|   |                     |
|---|---------------------|
| <b>TOTAL COST</b>                           | <b>\$32,600,000</b> |
| <b>MHSA CAPITAL FUNDS</b>                   | <b>\$2,752,000</b>  |
| <b>MHSA CAPITALIZED OPERATING SUBSIDIES</b> | <b>\$2,300,000</b>  |

The \$32 million project was financed with a combination of private and public funding, including Civic San Diego 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.

## 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 are eligible to receive services and support from CRF's Senior IMPACT and IMPACT programs, which include intensive, personalized care and 24/7 crisis intervention. These services utilize 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, served as general partner and contractor on this project, and applied 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.

As of January 2018, an estimated 8,576 people are homeless in San Diego. Roughly 30 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](http://www.HousingMattersSD.org)

**ROEM**  
[www.roemcorp.com](http://www.roemcorp.com)  
 (408) 984-5600

**The FSP Provider:**

**Community Research Foundation**  
[www.comresearch.org](http://www.comresearch.org)  
 (619) 275-0822