



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.



## Celadon at 9<sup>th</sup> & Broadway

<b>Total Units</b>	250
<b>MHSA Units</b>	25
<b>Non-MHSA Affordable Units</b>	223
<b>Completion Date</b>	April 2015

### Full Service Partnerships (FSPs):

Community Research Foundation & Pathways Community Services

# Celadon at 9<sup>th</sup> & Broadway

929 9<sup>th</sup> Avenue | San Diego, CA | 92101

### DEVELOPER

BRIDGE Housing Corporation  
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### CONTACT

Celadon at 9<sup>th</sup>&Broadway  
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## Project Description

Celadon at 9th & Broadway is a 250-unit affordable housing community located at the southeast corner of 9th Avenue and Broadway in downtown San Diego. Celadon is a 17-story building with two levels of underground parking. Of the 250 units, 25 are reserved for adults and transition age youth with serious mental illness who are eligible for supportive services under the Mental Health Services Act (MHSA) housing program. This program is part of a larger initiative by the County of San Diego Health and Human Services Agency (HHSA), Behavioral Health Services (BHS) to link individuals with mental illness who are homeless or at risk of homelessness to permanent supportive housing and social services.

Two units at Celadon are reserved for employees. In addition to the MHSA units, 223 units are available to low income families and individuals earning between 30 and 60 percent of the Area Median Income (AMI).

Additionally, 63 apartments are occupied by very low-income seniors ages 55 and older who need nursing home services but are able to live in a community setting without jeopardizing their health and safety.

Residents of Celadon have access to three major common areas, all of which are integrated with open air spaces to take advantage of San Diego's climate. The complex also includes a kitchen, community room, and outdoor space on the ground floor. The 5th floor includes a laundry room, supportive services office, seminar room, and outdoor space, including barbecues and a resident garden. The 15th floor features a terrace with views of San Diego facing the Bay. There is approximately 5,775 square feet of ground floor retail space fronting Broadway and 9th Avenue.

<b>TOTAL PROJECT COST</b>	<b>\$74,700,000</b>
<b>MHSA CAPITAL FUNDS</b>	<b>\$2,812,150</b>
<b>MHSA CAPITALIZED OPERATING SUBSIDIES</b>	<b>\$1,349,832</b>

The development of Celadon at 9th & Broadway was made possible through the financial assistance and dedication of US Bank, US Bank CDC, Civic San Diego, California Department of Housing and Community Development, California Housing Finance Agency (as administrator of the MHSA Housing Program), and the San Diego Housing Commission.

## Why is this project here?

The goal of Celadon at 9th & Broadway is to provide safe, livable, affordable housing linked to client centered, voluntary, wraparound services to promote residential stability and self-sufficiency.

County of San Diego BHS and Celadon have partnered with two Full Service Partnership (FSP) providers to provide supportive services to the 25 BHS tenants: Pathways Community Services serves the transition age youth tenants and Community Research Foundation (CRF) serves the adult tenants.

Pathways Community Services has provided a full spectrum of social service and behavioral health solutions, including Youth & Family Services, Adult Services, and Prevention Services, since 1997. BHS transition age youth tenants in Celadon are participants in Pathway's Catalyst program, a program for transition age youth who have been diagnosed with a serious mental illness and are homeless or at risk of homelessness. Prior to admission to the Catalyst program, the transition age youth residents may have been in foster care, juvenile institutions, or been involved in the justice system.

CRF provides MHSA adult tenants of Celadon with Assertive Community Treatment (ACT), an evidence-based form of intensive case management. For each eligible adult MHSA tenant, CRF assigns an ACT team that is available 24/7 to be responsible for structuring a service plan for each client and monitoring the client's progress.

The 25 MHSA units receive all necessary services—including assessment and evaluation, mental health services, emergency assistance, individual goal/service planning, independent living skills development, and employment services—to lead them to self-sufficiency.

## 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. Based on national research, roughly 30 percent of unsheltered homeless individuals suffer from severe 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:

**MHSA Housing Matters campaign**  
[www.HousingMatters.org](http://www.HousingMatters.org)

**BRIDGE Housing Corporation**  
[www.bridgehousing.com](http://www.bridgehousing.com)  
 (619) 231-6300

**The FSP Providers:**

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

**Pathways Community Services- Catalyst**  
<http://www.pathways.com>  
 (858) 300-0460