

15th and Commercial

Project Summary

Housing Type: Transitional Housing and Supportive Housing

Location: North side of Commercial St.
Between 15th and 16th Streets
(East Village)

Lot Size: 60,330 sq.ft.

Total Units: 150 transitional beds and 65 supportive housing units

Affordable Units: 150 beds + 64 units

Income Mix:

Very Low	Low	Mod	Unrestricted
150 beds, 64 units		0	1

Affordable Unit Mix:

0 BD	1BD	2BD	3BD	4BD
150 beds, 64 units	0	0	0	0

Development Team

Developer: S.V.D.P. Management, Inc.

Development Budget (residential portion)

Total Development Costs: \$45,320,000

Requested CCDC Subsidy: \$6,500,000

CCDC Subsidy per Unit: \$46,760

CCDC Subsidy per Bedroom: \$46,760

Funding Sources: 4% Tax Credits, MHP, MHSA, Prop 1C TOD, AHP, EHAP



Project Description

S.V.D.P. Management, Inc. (Developer) proposes to demolish and replace the existing Bishop Maher Center, which is part of the St. Vincent de Paul Village and currently provides 150 transitional beds for single men. The new 12-story building will accommodate different uses, including transitional housing (150 beds), permanent supportive housing (64 new living units and one manager's unit), three guest rooms for visiting staff and a child day care/school facility. The Developer requested that the Agency provide \$6.5 million subsidy for the residential portion of the project. Of the 64 supportive housing units, 25 units will be financed by the State's Mental Health Services Act program, and will be designated for mentally disabled individuals. A service provider contracted by San Diego County will provide mental health services. The remainder of the tenants will have access to the services offered in the St. Vincent de Paul Village.

Features

- Provides 64 supportive housing units, including 25 MHSA units
- Agency approved the design and CUP in November 2007.
- Developer already secured MHP, AHP and EHAP financing.

