

# Connections Housing Project Re-Cap



Presented by: BCI



YOUR STORY.  
OUR TALENT.

# Executive Summary

Connections Housing offers housing and social and health services to San Diego's homeless in one location. The project's goal is to reduce homelessness in the downtown neighborhood, and be an example of how other neighborhoods can help the nearly 10,000 homeless individuals in the San Diego region. BCI's client, Affirmed Housing Group, partnered with PATH (People Assisting the Homeless), a group of agencies working to end homelessness, and Family Health Centers in San Diego, a community clinic organization that provides affordable healthcare, to develop and manage the Connections Housing project. The center is supported by partners such as US Bank, the San Diego Housing Commission, and the City of San Diego.

Located at 1250 Sixth Avenue in downtown San Diego, Connections Housing provides 223 housing units, including 73 permanent studio apartments and 150 transitional housing beds; a health center that offers comprehensive preventive and primary care, mental health care, and support services; and approximately 30 nonprofit and San Diego partners delivering services onsite. Located in the building that formerly housed San Diego's World Trade Center, the multi-purpose \$38 million project provides temporary and permanent housing and services for downtown San Diego's homeless.

The project celebrated its grand opening on March 11, 2013. Approximately 700 San Diegans, elected officials, and local dignitaries were in attendance. The well-attended event demonstrates the level of support that the project has achieved regionally to address homelessness in San Diego.



*The Connections Housing Grand Opening on March 11, 2013, attended by approximately 700 community members, elected officials, and dignitaries.*

# Project Facts

## Facts

**Building History:** The building was used as the San Diego Athletic Club from 1928-1964. The Athletic Club contained 96 sleeping rooms, two solariums, four handball courts, a gymnasium with a reinforced concrete running track, a swimming pool, a main lounge, a dining room, a grill, the ladies' dining room, lounge, and a separate ladies' entrance on A Street. The total cost to erect and furnish the magnificent Club was approximately \$850,000. Colonel Charles Lindbergh was made the first honorary member of the Club. Since the 1960's the building has served several different purposes. Most recently, the building served as the World Trade Center.

**Address:** 1250 Sixth Avenue, San Diego, CA 92101

**Total Cost:** \$38 million

## Features

**Meals (Sub-Basement):** Every day, the Connections Housing kitchen serves breakfast and dinner to all residents—approximately 446 meals per day.

**PATH Mall (Basement):** This one-stop service center provides a diverse group of social services to meet individual needs and address the root causes of homelessness.

**Health Care Clinic (Floor 1):** Managed and staffed by Family Health Centers of San Diego, this 8,000 sq. ft. on-site health clinic provides primary medical and mental health services.

**Transitional Housing (Floors 2 & 3):** Connections Housing has 150 interim beds open to both men and woman on two separate floors. There are 90 beds for men located on floor 2, and 60 beds for women located on floor 3. Clients will typically stay in transitional housing for six months.

**Permanent Housing (Floors 4-12):** Connections Housing has 73 permanent studio units including 16 special crisis units. The permanent units are restricted to persons earning 30% of AMI. The room rents range from \$283-\$942 and vary depending on the person's income. Each resident will be assigned to a case manager who will assist them in accessing on-site services based upon individual need. Residents have access to a laundry room, private computer room and community room for gatherings.

## Financing Breakdown

Organization	Financial Investment
CSH- Early Stage Predevelopment Loan	\$500,000
Civic San Diego Housing	\$11,126,300 & PATH \$3,000,000
San Diego Housing Commission	\$2,000,000
US Bank Construction Loan	\$16,089,616
Enterprise Partners Investor Equity	\$15,901,000
Historic Tax Credits	\$5,700,000
CalFHA – MHSAs	\$787,000
City of SD - CDBG Grant	\$950,000

# Project Partners and Services

## Development Partners

**Affirmed Housing Group** is dedicated to improving and sustaining the viability of California through the development of well-designed and professionally managed, high-quality affordable housing. [www.affirmedhousing.com](http://www.affirmedhousing.com).

**Family Health Centers of San Diego** is a non-profit community health center organization whose mission is to provide caring, affordable, high quality healthcare and supportive services to everyone, especially uninsured, low-income and medically underserved persons. [www.fhcsd.org](http://www.fhcsd.org).

**People Assisting the Homeless (PATH)** is dedicated to ending homelessness for people and communities. [www.epath.org](http://www.epath.org).

**PATH Ventures** is an affordable development corporation dedicated to improving individual lives and communities by increasing quality affordable housing and creating opportunities for economic, civic and personal empowerment. [www.PATHVentures.org](http://www.PATHVentures.org).

## Services

- Benefit Enrollment (including Low Income Health Program (LIHP); CalFresh Food Stamps; Public Benefits)
- Computer Literacy Support
- Faith Support
- Financial Literacy
- Health & Wellness Programs
- HIV/AIDS Support Services
- Intake, Screening, Assessments & Referrals
- Job Retention Program
- Job Seeker's Program
- Legal Services & Referrals
- Mental Healthcare
- On the Job Training (OTJ)
- Personal Care/Hygiene Programs
- Primary Healthcare
- Recovery Programs and Support Groups
- Residential Case Management Services
- SSI Advocacy
- Street Outreach
- VA Healthcare
- Veteran Support Services & Networking

Est. 2013

# CONNECTIONS HOUSING



**Floors 4 - 12**  
PATHWays Permanent  
Housing

**Floors 2 - 3**  
PATH/Alpha  
Interim Housing

**Floor 1**  
Main Entrances  
Downtown Family Health Center  
Connections Community Room

**Basement**  
PATH Depot  
Multi-Service Center

**Sub-Basement**  
PATH/Alpha Food Services  
Administrative Offices

**Building Owners and Developers**  
Affirmed Housing Group and PATH Ventures



*Toni Atkins, Assembly Majority Leader representing the 78<sup>th</sup> District*



*William Pavão, Executive Director to the California Tax Credit Allocation Committee (TCAC)*

