



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

Celadon at 9th & Broadway

929 9th Avenue | San Diego, CA | 92101

DEVELOPER

BRIDGE Housing Corporation
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PROJECT DESCRIPTION

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

Two units will be reserved for Celadon employees. The remaining 223 units will be available to low income families and individuals earning between 30 and 60 percent of the Area Median Income (AMI).

Residents of Celadon will 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 fifth 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 will be approximately 5,775 square feet of ground floor retail space fronting Broadway as well as 9th Avenue.

TOTAL ESTIMATED COST	\$76,000,000
MHSA ESTIMATED CAPITAL FUNDS	\$2,812,150

The development of Celadon at 9th & Broadway is made possible through the financial assistance and dedication of Centre City Development Corporation, California Department of Housing and Community Development, California Housing Finance Agency as Administrator of the Mental Health Services Act Housing Program and San Diego Housing Commission. MHSA is contributing an additional estimated \$1,349,832 in operating funds.



Celadon at 9th & Broadway

Total Units	250
Number of BHS Units	25
Employee Units	2
Number of Affordable Units	223

Anticipated Completion Date December 2014

Full Service Partnership (FSP) Providence
Community Services
Community Research
Foundation

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 BHS tenants; Providence Community Services for the transition age youth tenants, and Community Research Foundation (CRF) for the adult tenants. Providence Community Services has provided quality mental health and substance abuse services for children, youth, adults and families throughout Southern California since 1996. BHS transition age youth tenants in Celadon will typically be participants in Providence's Catalyst program, a program for homeless or at risk of homelessness transition age youth who have been diagnosed with a serious mental illness. 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 will provide MHSA adult tenants of Celadon Assertive Community Treatment (ACT), an evidence-based form of intensive case management. For each eligible adult MHSA tenant, CRF will assign 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 tenants in the 25 MHSA units will 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 and break the cycle of homelessness.

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 9,638 people are homeless. 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 about:

MHSA's Housing Matters campaign
www.HousingMattersSD.org

BRIDGE Housing Corporation
www.bridgehousing.com
 (619) 231-6300

The FSP Provider:
Providence Community Services
www.provcorp.com
 (619) 640-3266

Community Research Foundation
www.comresearch.org
 (619) 275-0822