

## **Overview**

[Wakeland Housing and Development Corporation](#), [PATH Ventures](#) and [PATH San Diego](#) are partnering to develop Ivy Senior Apartments, a new 52-unit supportive housing rental community for homeless seniors with chronic health conditions.

The Ivy will connect senior residents to comprehensive wraparound medical, behavioral health and supportive services to help prevent the cycle of homelessness for San Diego's most vulnerable population – homeless seniors. The Ivy will be modeled after Wakeland's [Talmadge Gateway](#) development, which provides supportive housing to 59 formerly homeless seniors.

The Ivy will be a supportive housing development. Supportive housing combines apartments and onsite services to help residents transition to living healthy and productive lives. Research shows that this form of housing is the most effective way to end homelessness through providing people safe, clean and stable homes with resources such as comprehensive health and behavioral health services, job training and case management.

## **Onsite Services**

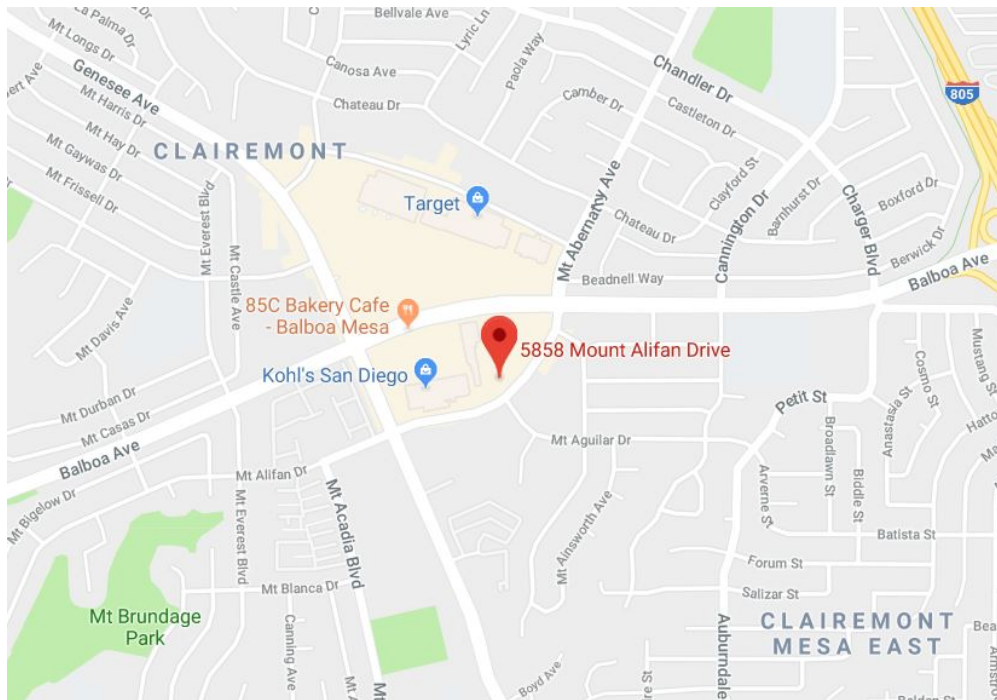
Ivy Senior Apartments will have ample community space, including private offices that will allow for the provision of onsite services. Amenities will include a large community room with features such as a computer lab, teaching kitchen, and space for workshops, classes, community events and social activities.

Residents at The Ivy will have access to services that are voluntary and tailored to meet their needs and keep them living independently, rather than having to move to a skilled medical facility or risk sliding back into homelessness. PATH will provide onsite case management services to all of the seniors living at The Ivy. Each resident will have a dedicated case manager who helps them assess their needs, identify goals and work on an action plan to meet those goals. They also track and support residents' progress.

Residents also will be connected to comprehensive health and behavioral health services which may include in-home assistance with activities of daily living and transportation assistance to medical and other appointments.

## Site/Location/Design

The proposed site for the Ivy Senior Apartments is 5858 Mt. Alifan Drive. It is currently home to a 1970s-era office building, which will be demolished to make way for the new development. Benefits of the site include: a) appropriate zoning; b) a location that is easy walking distance to transit and shopping; and c) proximity to retail centers where residents can find employment.



## Existing Building



### **Conceptual Rendering**

While it is still early in the design process, we anticipate that the building will be a maximum of three stories, with gated access, a single entry with security desk and sign-in, interior recreation areas, and office space for case management and property staff.



### **Population and Tenant Selection**

- 100 percent of the units at Ivy Senior Apartments will be reserved for seniors (age 55+) who are homeless or at risk of homelessness.
- The Ivy will have a residency preference for seniors who have chronic medical conditions that require medical and other supportive services so they can live independently with support in the community.
- We anticipate that the resident selection process for The Ivy will be similar to the process for Talmadge Gateway, San Diego's first 100 percent supportive housing community for seniors who have been homeless and have ongoing medical needs:

- Seniors who are homeless in the City of San Diego and have medical or other needs who could benefit from the affordable housing and services offered at The Ivy would be identified and referred to The Ivy to determine their eligibility for services and housing.
  - Prospective tenants will be entered into the San Diego Coordinated Entry System (CES) to help ensure that they are being referred to the most appropriate housing and services to meet their needs.
  - If the prospective tenant “matches” the requirements for the Ivy (senior, disabled, in need of supportive services), they will go through the property’s application and admission process (background check, income verification, etc.)
  - Prospective tenants passing this screening will be offered housing at the property.
- A thorough background check, including criminal background screening, will be conducted on all applicants. No sex offenders will be allowed, nor will individuals who have been convicted of manufacturing methamphetamine. Additionally, applicants may be ineligible if they have been arrested, convicted, or have engaged in drug-related or violent criminal activity within the prior five years. Applicants also may be denied if there is a preponderance of evidence to believe that they are illegally using a controlled substance or are abusing alcohol in a way that may interfere with the health, safety or right to the peaceful enjoyment of the premises by other residents.
  - Tenants must be U.S. citizens or legal immigrants.
  - Tenants must have become homeless in the City of San Diego.
  - We have been told that a preference for housing seniors who are currently homeless in Clairemont is unlikely, as the system is not designed to account for a community preference. However, we will continue to strategize on ways to ensure that seniors who are homeless in Clairemont are given every opportunity to access these homes, including extensive, targeted outreach to seniors who are experiencing homelessness in the Clairemont area to ensure they are ready to be matched to housing once the Ivy opens.

### **Staffing and Security**

**The Ivy Senior Apartments will be continuously staffed by highly-trained property management staff, including:**

- **A live-on-site property manager**
- **An assistant property manager**
- **Maintenance staff**
- **Onsite security**

Security and staff are there to ensure that residents are accountable to the strict building rules and are being good neighbors. Disturbances, excessive guests or illegal activities will be immediately addressed by staff on site.

**Additionally, The Ivy will be designed with security in mind, including:**

- **Gated access**
- **Controlled entry system**
- **Continuously staffed front desk/check-in area**
- **Indoor and outdoor security cameras**

### **Funding**

Affordable housing development is different than traditional market rate development, in that it can take years to assemble the funding needed. For this reason, the funding is often assembled after a site is purchased, with the developer holding the site until they have enough funding to construct and operate the development. Supportive housing offers another level of challenge because the developer must also assemble funding for comprehensive onsite services and rental subsidies.

The primary funding source for Ivy Senior Apartments will be 9% Low Income Housing Tax Credits, a federal funding program allocated by the State of California through a highly-competitive process. In addition to this funding source, the development team has applied for funding through the County of San Diego and will be monitoring a number of local and state funding sources as they become available.

### **Schedule/Development Process**

The development team entered into a Purchase and Sales Agreement on the Ivy Senior Apartments site in January 2018. Escrow closes on the site in late June. In the meantime, the team is continuing the design phase, which covers two key areas:

- Architecture and site planning (building design, parking spaces, etc.).
- Program design (who will this development serve, what services will be offered, staffing levels, etc.).

The goal is to be far enough along in the development process to submit plans to the city by Fall 2018, and to begin to submit applications for funding in early 2019, with construction starting in early 2020 at the earliest.



### **Answering Community Questions**

**Q. How many people will live at Ivy Senior Apartments?**

A. Approximately 52 – 60.

**Q. Will 100 percent of the residents at these apartments be chronically homeless individuals, i.e. “the hardest to house?”**

A. There will be no requirement that the Ivy solely serve individuals who are chronically homeless, and none of the funding sources that we intend to apply for will have that mandate. While there are some HUD funding sources that require supportive housing to only serve the chronically homeless, this project will not be applying for those funds.

**While we do not anticipate any requirements that we only serve the chronically homeless, many of the seniors that might live in our building may fit into the definition of “chronically homeless,” which is:**

- 1) an unaccompanied homeless individual with a disabling condition who has been continuously homeless for a year or more, OR**
- 2) an unaccompanied individual with a disabling condition who has had at least four episodes of homelessness in the past three years.**

**Many of our residents at Talmadge Gateway met this definition and are now living stable lives in housing, including our property manager, who was homeless for three years with a disabling condition but is now winning multiple awards for her excellent service to the property.**

**Q. Aren’t all homeless people drug addicts and alcoholics?**

A. Not all people who are homeless are drug addicts or alcoholics. People become homeless for a wide range of reasons, including job loss, unexpected medical bills, disability, and rent increases. At Talmadge Gateway, we have many residents who lost their homes due to illness and the resulting high medical bills. One resident owned a small book store in North Park for many years – a valuable small business for the community that left him with no retirement savings or health insurance. Others could no longer keep paying San Diego rents on their social security income, which is less than \$1,000/month.

Residents of supportive housing who suffer from addiction are immediately offered appropriate services (outpatient drug and alcohol services, psychiatric care, psychotherapy, community and therapy groups, etc.) to develop a treatment plan in order to overcome their addiction. In addition to general supports such as dedicated

staff members who help each resident identify goals and track progress, residents are connected to immediate and intensive inpatient or outpatient recovery programs. The stability and services offered with supportive housing allow individuals to recover and lead productive lives in a way that would not be possible while they are experiencing homelessness.

**Q. Will you provide housing for people who are mentally ill?**

- A. These apartments will provide homes for some people with disabilities, which could include mental illness. In the United States, one in five adults among the total population has a mental illness, and in San Diego County that number is even higher – one in four. The difference with supportive housing is that comprehensive services are available onsite for residents to treat their disability – something that is not available in a regular apartment complex, or even in traditional affordable housing.

Additionally, the daily trauma of being homeless greatly exacerbates symptoms of mental illness – meaning housing is often the best medicine. The key to supportive housing is having appropriate services in place to help all of our residents live stable, productive lives regardless of which varied path led them to homelessness.

[Please click here to learn more about the myths and facts about mental illness.](#)

**Q. Could this development provide housing for homeless families?**

- A: We believe there is a strong need for housing for all types of people experiencing homelessness, including families with children. However, families do not often require the intensive level of wraparound services offered at supportive housing. **This development will provide housing for homeless seniors.**

**Q. Will you require sobriety for tenants?**

- A. No. Just as it would in a traditional apartment complex, Fair Housing law prohibits us from requiring sobriety as a condition of tenancy. However, residents must abide by the rules of their lease, which will prohibit illegal drug use onsite and alcohol use in common areas.

In the past, homeless solutions often required sobriety prior to admission into housing, and this model has not worked effectively. Communities are seeing better success rates with a “Housing First” approach based on the understanding that stable housing is essential to gaining life stability. This model focuses first and foremost on connecting people to housing and surrounding them with the support they need. Then, in their own homes, residents work on personalized life goals. Research has shown that this model

keeps people housed longer and dramatically decreases the likelihood that they will return to homelessness.

**Q. Will there be a hotline set up for neighbors to call if they have issues with the new development once it is opened?**

A. Yes. We will provide a number that residents can call to report issues and we commit to a quick response.

**Q. Doesn't Wakeland also own Stratton Apartments, and isn't that property mis-managed?**

A. Stratton Apartments is a 312-unit affordable property that was built in 1970. Wakeland partnered with Fairfield Residential to purchase the Stratton 30 years later, in 2000. After the purchase, the property was fully renovated and new property management and security were put in place to reverse years of disrepair and decline.

Since that time, we have actively worked to improve the community, and we believe we have made strides. Recent discussions with long-term neighbors and the area's Community Police representative confirmed that the property has improved over the period of Wakeland's ownership. In response to additional recent community input, we have taken further proactive steps, including starting a new crime-prevention program (Crime Free Multi-Housing), improving security at the property and working with the community police to start a Neighborhood Watch. We will continue to work to make it better and listen to residents who have concerns.

We are always interested in hearing about the specific concerns neighbors have with the property so we have the opportunity to address them. Please send a description of any issues you are having with the property to Rebecca Louie, Vice President/COO of Wakeland, at [rlouie@wakelandhdc.com](mailto:rlouie@wakelandhdc.com)

**Q. Is Wakeland submitting a proposal to develop the Mt. Etna/Crime Lab site?**

A. No. While we are on a pre-approved list of qualified developers for the site, we will not be submitting a proposal for its development.

**Q. What's next for this development?**

A. We will be having a community forum where people can learn more about the Ivy Senior Apartments in late June and will inform community members by mail and email once details are set. In the meantime, we are continuing to engage with residents and businesses to hear from them and incorporate that feedback into the development process.



**Q. How do we stay informed about this development?**

- A. The Ivy Senior Apartments team will be sending regular development updates to community members via email. If you would like to receive these updates, please email: [info@ivyseiorapartments.com](mailto:info@ivyseiorapartments.com)

Additionally, if you are interested in learning more about supportive housing, we are offering tours of our team's existing San Diego supportive housing communities. We can accommodate groups of up to 5 people. Please email tour requests to [info@ivyseiorapartments.com](mailto:info@ivyseiorapartments.com)

**NEW QUESTIONS – The following FAQs were recently added:**

**General**

**Q. What happens if you lose funding for the services? Won't that be a problem if your tenants need intensive services?**

- A. The funding sources we work with require that we have a solid plan in place for providing ongoing services at the property, as well as long-term commitments from service providers.

Additionally, funders require that we plan for the unlikely scenario of losing services funding:

- Properties have operating and service reserves to accommodate a short-term loss of funding.
- Regulations allow the property to transition to a less service-intensive population due to a loss of operating subsidies or services.

**Q. Could the senior restriction on the property go away?**

- A. No – the property will be controlled by a regulatory agreement that will guarantee that it be restricted to seniors for at least 55 years, regardless of ownership.

**Q. Do tenants pay rent? What happens if they can't pay rent?**

- A. Tenants pay approximately 30 percent of their income toward their rent. For a senior or a person with disability, this income is typically in the form of a social security or disability payment, which averages about \$1000/month, meaning the tenant would pay \$333.

If a resident at The Ivy did not have any income, their rent would be \$0 until an income could be secured either through employment or enrollment in a benefit program.

In either of these cases the difference between the rent the tenant can pay and the actual rent for the unit is paid to the property through a subsidy program, which helps guarantee that the property will have stable operations for the long-term.

## **Property Rules**

### **Q. What rules do the tenants need to follow?**

A. The Ivy residents will all sign a lease requiring them to follow property rules. Key rules include:

#### **Guests**

- All guests must be met at the front lobby doors by the resident they are visiting and are required to show ID and sign in at the front desk upon entering the property.
- Guests must be accompanied by the resident they are visiting at all times anywhere on the premises and residents are responsible for their guests' behavior while they are on the property.
- No long-term guests are allowed.

#### **Quiet Hours**

Quiet hours are typically between 10 p.m. – 6 a.m. During this time there must be no loud music, blasting televisions or other disturbances that could bother other tenants or neighbors who may be trying to sleep.

#### **Drugs and Alcohol**

- No illicit drug use is allowed anywhere on the property.
- No alcohol use is allowed in the property's common areas.
- Any disorderly conduct will result in a lease violation and/or eviction.

#### **Illegal Activity**

Residents and their guests cannot engage in any illegal or criminal activity on or near the premises.

#### **Inspections**

Residents must agree to frequent unit inspections.

**Q. What rules violations will result in eviction?**

A. Any rules violation can ultimately result in eviction if it is frequent and persistent. However, there are a several “zero tolerance” offences that will result in an immediate eviction filing:

- Drug dealing or manufacturing.
- Illicit drug use or open possession of illicit drugs in common areas/outside of the tenant’s unit.
- Physical assault of staff, other residents, vendors, or guests on the premises.
- Arson or other crimes that create health and safety risks or serious property damage.
- Other illegal activities including sex-related crime, prostitution, gang activity, breaking and entering into another unit, or unlawfully brandishing any weapon that threatens the health and safety of others.

**Q. What happens if a tenant is evicted? Do they end up on the streets of Clairemont?**

A. Prior to evicting a tenant from supportive housing, property management and the social service provider meet to develop a plan for the tenant. In the event of an eviction, the tenant remains a client of the social service provider who will make every attempt to re-house their client in a more appropriate setting, with the primary goal of preventing a return to homelessness.

Also, it is important to note that there are very few evictions at senior supportive housing communities. Talmadge Gateway has not had any evictions since opening.

**Q. How will disturbances be addressed?**

A. In the event a tenant or their guest is engaged in disruptive or illegal activity, property management and/or security will assess and resolve the situation themselves, or if needed they will contact the San Diego Police Department. Property Management will establish a working relationship and regular communication with the area’s community police officer to facilitate effective responses.

**Q. What will prevent your residents from loitering around the neighborhood or around the shopping center?**

A. We cannot stop our tenants from spending time in the neighborhood or the shopping center. However, much of the loitering associated with homelessness is due to the lack of a home or other place to go during the day. The Ivy will have a full range of onsite programs and activities for our residents and will be designed with interior spaces

where they can socialize and spend time – a key element for housing seniors, who often suffer from isolation.

### **Site Selection**

**Q. How did Wakeland and PATH choose this site for this development?**

A. The 5858 Mt. Alifan property was put on the market in the fall of 2017. When Wakeland and PATH assessed purchasing the property, we looked at the following factors:

- Appropriate zoning
- Reasonable sales price per future residential unit
- Distance to amenities (especially important for a population that rarely drives):
  - Shopping
  - Transit
  - Job Opportunities
  - Library
- Within social service providers' range of service.

**Q. There is a bar right behind the property – isn't that a bad idea for your residents who might be alcoholics?**

A. Alcohol is easily accessed in most neighborhoods, and addiction is not just an issue in the homeless community. Recovery programs provide guidance and support in avoiding temptation, regardless of location.

**Q. Why would you locate this property by schools? Or where there are children?**

A. Most neighborhoods that have the amenities listed above will also have schools and children. There is no evidence showing that housing for people who have been homeless, or people with mental illness, constitutes a threat to schools or to children.

**Q. Don't you need special approval to do this kind of project?**

A. Under California law (SB 2), supportive housing is considered a residential use of property and can't be subject to any zoning restrictions beyond what would be required of other residential dwellings of the same type. And, the California Constitution and federal and state fair housing laws also prohibit zoning discrimination against people with disabilities.