



Potiker Family Senior Residence

A new construction development of 200 studio units for seniors, with targeted outreach to homeless and at-risk seniors with mental health issues or dual diagnoses.

Sponsor and Owner:

Senior Community Centers of San Diego

Development Partner:

Chelsea Investment Corporation

Property Management:

Hyder and Company, Inc.

Tenant Profile:

Very-low income and extremely-low income senior citizens ages 62 and older, with focus on homeless and at-risk seniors with special needs.

Supportive Services Providers:

Senior Community Centers and partner organizations

Services Approach:

Services are voluntary, and include peer-led mental health clubhouse services.

Key Features and Innovations

- Senior Community Centers set aside a minimum of 25 units for homeless seniors with disabilities, but in fact house and serve many more such seniors.
- On-site services include recreation, social services, case management and referral, health care services, as well as two meal services a day.
- Recognizing that even part-time work makes a major difference of quality of life for seniors living on fixed incomes, services include supporting tenants' goals for employment.
- The partnership with Chelsea Investment Corporation is a model of a non-profit and for-profit partnership for development activities that can be replicated by other organizations. Under the partnership, Chelsea Investment provided turnkey development services according to plans and specifications that fit with Senior Community Centers' mission and vision for the project.

Additional Project Details

Status: Fully operational and occupied in fall 2003

Project Amenities: Include a community garden; rooftop patio; and a commercial kitchen that provides 1,500 meals each day for Potiker residents, for meal programs across the city, and for low-income seniors living in San Diego.

Rent Levels: Rent for units are affordable to households with incomes ranging from below 30% of Area Median Income to no greater than 40% of Area Median income.

Staffing: On-site Services Coordinator, live-in Resident Manager. Senior Community Centers partners with numerous service providers, such as Sharp Health Care and the REACH program to enhance service options for tenants.

Capital Financing Sources: 9% Low Income Housing Tax Credits, loans and grants from the Centre City Development Corporation and San Diego Housing Commission, a grant from the Federal Home Loan Bank, and a small permanent loan.

Services Funding: County Office of Aging and Independence Services, The California Endowment, and private fundraising.



About Senior Community Centers of San Diego (www.servingseniors.org)

Senior Community Centers of San Diego's mission is to provide quality and compassionate services for the survival, health and independence of seniors living in poverty. SCC has been providing nutrition, health advocacy, and social services to low-income seniors in San Diego for over 30 years. SCC is the only nonprofit organization that provides services to meet the basic needs (food, health and day center) of at-risk seniors living downtown. SCC provides services to adults who are 60 years of age and older and living on fixed incomes.

In 2007, Senior Community Centers opened its second supportive housing project, City Heights Square Senior Residence, a 150-unit supportive housing project featuring studio and one-bedroom units, targeted to homeless and at-risk seniors.



CSH and Senior Community Centers

CSH's San Diego Program has supported Senior Community Centers' supportive housing development activities in a variety of ways, including through the provision of technical and financial assistance. Financial assistance has included \$200,000 predevelopment loans to assist with the development of Potiker Family Senior Residence and of City Heights Square Senior Residence. In addition, CSH has provided SCC with \$77,000 in grants focused on strengthening their capacity to implement development activities, and CSH continues to provide technical assistance to Senior Community Centers on an as needed basis. In 2005, Senior Community Centers awarded CSH a Community Hero Award at SCC's annual Heroes Luncheon.

About CSH

The Corporation for Supportive Housing (CSH) is a national non-profit organization and Community Development Financial Institution that helps communities create permanent housing with services to prevent and end homelessness. Founded in 1991, CSH advances its mission by providing advocacy, expertise, leadership, and financial resources to make it easier to create and operate supportive housing. CSH seeks to help create an expanded supply of supportive housing for people, including single adults, families with children, and young adults, who have extremely low-incomes, who have disabling conditions, and/or face other significant challenges that place them at on-going risk of homelessness. For information regarding CSH's current office locations, please see www.csh.org/contactus.



Corporation for Supportive Housing
328 Maple Street, Fourth Floor
San Diego, CA 92103
T: 619.232.1261
F: 619.232.3125
E: sdca@csch.org
www.csh.org