

Boulevard Apartments – San Diego, CA

Permanent Supportive Housing Serving Families



Boulevard Apartments

Boulevard Apartments is a 24-unit new construction project in a four-story building with ground-level parking, commercial space, and three one-bedroom, 18 two-bedroom units and three three-bedroom units.

Owner/Sponsor and Developer: S.V.D.P. Management, Inc.

Property Management: Father Joe's Villages

Service Provider: St. Vincent de Paul Village

Tenant Profile: Nine of the 24 units are specifically targeted to disabled families who are homeless or at risk of homelessness. All units are affordable at 30% to 40% area median income.

Service Approach: St. Vincent de Paul Village provides case-management and supportive services for tenants, focusing on engagement with residents and linking tenants with a range of appropriate support services to help ensure these families are able to succeed in housing.

Key Features and Innovations:

- Boulevard Apartments is located along a main transportation corridor, with excellent public transit and access to supermarkets, drug stores, library, public schools, places of worship, restaurants and retail stores—all within a half-mile of the project.
- Amenities include a landscaped roof deck with barbecue facilities, patio cover, picnic tables and a play area.
- St. Vincent de Paul Village offers tenants off-site primary medical care, life skills, mental health, substance use, and recovery services, support groups and employment-related services.
- Services include child care, after-school and vocational programs, support groups, recovery, substance use and mental health services, and life skills supports.

Financing Information

Capital

Multifamily Housing Program (MHP) Supportive Housing	\$2,081,535
Affordable Housing Program (AHP)	\$360,000
Tax Credit Equity – 4%	\$3,702,236
San Diego Housing Commission	\$754,640
City of San Diego Redevelopment Agency	\$2,400,000
HUD Supportive Housing Program	\$400,000
Land Equity	\$1,210,000
Total	\$10,908,411

Operating (Annual)

Tenant Paid Rent	\$144,684
HUD Supportive Housing Program	\$21,737

Services (Annual)

HUD Supportive Housing Program	\$21,215
Cash Match – St. Vincent de Paul Village	\$5,308

About Father Joe's Villages

S.V.D.P. Management, Inc. (dba Father Joe's Villages) has been providing services to the poor and homeless since its early days as a soup kitchen in the 1950s. The organization opened its first residential development, the Joan Kroc Center, in 1982, providing housing and services for homeless men, women and children. The organization has since developed 302 units of affordable housing, 76 of which are targeted for special needs populations. Father Joe's Villages has identified the development of affordable and special-needs housing as a key goal in their Five Year Rolling Strategic Plan. The organization was established in 1950 by the Catholic Diocese and operated under St. Vincent de Paul. In 1992, St. Vincent de Paul Village and S.V.D.P. Management, Inc. became incorporated as separate 501(c)(3) organizations. Father Joe's Villages provides administrative (human resources, information technology, accounting, etc.), security, food, and facilities management services, while St. Vincent de Paul Village oversees the residential and social services. Father Joe's Villages is responsible for the construction, rehabilitation, maintenance and upkeep of its properties, including Paul Mirabile Center, Joan Kroc Center, Bishop Maher Center, Josue Homes (HIV/AIDS clients), Village Place, Villa Harvey Mandel, Toussaint Academy of the Arts and Sciences, 16th and Market, and Boulevard Apartments. These two sister organizations continue to collaborate to provide transitional housing and supportive services to homeless families and individuals. Following the motto of "neighbors helping neighbors," the mission of Father Joe's Villages is to promote and support a comprehensive continuum of integrated services dedicated to impacting the immediate needs of its neighbors, and to assist in breaking the cycle of homelessness while respecting the dignity of the person.

CSH and the Sponsor

CSH supported Father Joe's Villages in the development of permanent supportive housing by providing a \$50,000 project initiation loan for Boulevard Apartments. In addition, CSH offered extensive technical assistance in obtaining local discretionary approvals for this project.

About CSH

CSH transforms how communities use housing solutions to improve the lives of the most vulnerable people. We offer capital, expertise, information and innovation that allow our partners to use supportive housing to achieve stability, strength and success for the people in most need. CSH blends over 20 years of experience and dedication with a practical and entrepreneurial spirit, making us the source for housing solutions. CSH is an industry leader with national influence and deep connections in a growing number local communities. We are headquartered in New York City with staff stationed in more than 20 locations around the country. Visit csh.org to learn how CSH has and can make a difference where you live.



CSH
50 Broadway
17th Floor
New York, NY 10004
T: 212.986.2966
E: info@csh.org