

Sunburst Apartments – San Diego, CA

San Diego's First Housing Program for Youth



Sunburst Apartments

This moderate rehabilitation site in downtown San Diego includes 22 studio units and one one-bedroom unit of permanent supportive housing for youth with disabilities.

Owner/Sponsor: The Center

Developer: The Center and consultant Pat Getzel and Associates

Property Management: Hyder and Company Property Management

Service Provider: The Center

Tenant Profile: Disabled youth who have experienced homelessness, a history of homelessness or are emancipating from the foster care system.

Service Approach: Services are voluntary, and The Center utilizes a harm-reduction approach to issues of substance use.

Key Features and Innovations:

- The San Diego LGBT Center (The Center) involved project-eligible youth in all phases of the planning process, including recruiting their participation in the needs assessment, facilitating a half-day planning retreat and establishing a youth input subcommittee of the project's steering committee.
- Sunburst's services staffing include a dedicated program director, two life coaches/case managers, a licensed clinical psychologist and a live-in resident manager.
- As the first permanent supportive housing program for youth in San Diego County, Sunburst offers a new local model for ending and preventing homelessness among youth.
- Each unit has its own bathroom and kitchen.

Additional Project Details

The Sunburst Apartments Youth Housing Project has three primary goals:

- **To provide access to affordable housing:** San Diego County continues to be one of the least affordable places to live in the United States, which creates a significant barrier for those trying to obtain housing.
- **To provide access to essential resources:** In order to maintain stable housing, youth need to improve their independent living skills, and need access to services and training. Comprehensive support services are available to residents of the Youth Housing Project.
- **To ensure successful transitions to greater independence:** By maintaining stable housing, by addressing previously unmet social service needs, and through opportunities to develop independent living skills, youth housing project residents will be able to move on and maintain stable housing on their own.

Rent Structure: Tenants pay 30% of their income toward rent. Maximum household income is 30% of Area Median Income (AMI.)

Capital Financing Sources: City Centre Development Corporation, San Diego Housing Commission, HUD's Housing Opportunities for Persons with AIDS program, private loan.

Operating Financing Source: HUD Shelter Plus Care Grant

Services Financing Sources: Private Foundations and fundraising revenue.

About The San Diego Lesbian, Gay, Bisexual, Transgender Community Center (The Center)

The Center, Inc. was incorporated in 1973 and is the nation's second-oldest and third-largest LGBT community center. The mission of The Center is to enhance and sustain the health and well-being of the lesbian, gay, bisexual transgender and HIV communities by providing activities, programs and services that create community, empower community members, provide essential resources, advocate for civil and human rights, and embrace, promote and support our cultural diversity. The Center provides a wide variety of programs and services, with a special emphasis on mental health and HIV/AIDS services, including crisis counseling, assessment, and individual, couple/family and group psychotherapy.

In July 2000, The Center opened the Hillcrest Youth Center, the only drop-in facility for LGBTQ youth in San Diego County. The Hillcrest Youth Center offers cyber/computer training, health education, basic financial education, diversity and cultural awareness workshops and seminars, youth leadership training, case management, HIV prevention education, life skills training workshops, discussion groups, counseling services and social activities.

CSH and the Sponsor

CSH provided The Center with a \$610,000 loan, used to fund acquisition and predevelopment costs related to the acquisition and moderate rehabilitation of the 23-unit building that would become Sunburst Apartments. In addition, CSH staff served on the steering committee for the project, and continues to provide The Center with technical assistance.

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 of 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.



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