



### Sunburst Apartments

Fully occupied as of July 2006, this moderate rehabilitation site includes 22 studio units and 1 one-bedroom unit of permanent supportive housing for youth with disabilities. Each unit has its own bathroom and kitchen. An additional one bedroom unit houses the Resident Manager.

**Owner, Sponsor and Service Provider:** The San Diego Lesbian, Gay, Bisexual, Transgender Community Center (The Center)

**Developer:** The Center, with Pat Getzel and Associates as Development Consultant.

**Property Management:** Hyder and Company Property Management

**Tenant Profile:** Youth with disabilities who are experiencing homelessness, have a history of homelessness, or who 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 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, and a licensed clinical psychologist.
- 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.

### 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 towards rent. Maximum household income is 30% of Area Median Income (AMI.)

**Capital Financing Sources:** City Centre Development Corporation, San Diego Housing Commission, HOPWA 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 Center**

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**

The Corporation for Supportive Housing (CSH) is a national, nonprofit organization that helps communities create permanent housing with services to prevent and end homelessness. CSH advances its mission by providing high-quality advice and development expertise, by making loans and grants to supportive housing sponsors, by strengthening the supportive housing industry, and by reforming public policy to make it easier to create and operate supportive housing. CSH delivers its core services primarily in nine states (California, Connecticut, Illinois, Michigan, Ohio, Minnesota, New Jersey, New York, Rhode Island) and in Washington, DC. CSH also operates targeted initiatives in 6 states (Indiana, Kentucky, Maine, Massachusetts, Oregon, and Washington) and provides limited assistance to many other communities.

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