



The Leah Residence

Twenty- three supportive housing units in a new construction for the homeless. There are 12 studio units, six one-bedroom units and six two-bedroom units. One of the units is set aside for the resident manager.

Owner/ Sponsor: Catholic Charities Diocese of San Diego

Developer: Oliver McMillan and Catholic Charities

Property Management: Tarantino Management

Service Provider: Catholic Charities

Tenant Profile:

Units are dedicated for people who are homeless and have at least one household member with a special need.

Service Approach: All services are voluntary.

Key Features and Innovations:

- The Leah Residence is co-located with Rachel Women’s Center, Catholic Charities’ women’s drop in center.
- The building’s driving design philosophy was to create a space for tenants, who had experienced homeless and mental illness, to live with dignity.
- The Leah Residence includes a designated office for a part time Service Coordinator, separate from the Resident Manager’s office.
- Inspirational messages are found throughout the building’s design:



Additional Project Information

Maximum income: 30% AMI (tenants pay 30% of their income towards rent – maximum income is 30% AMI).

Staffing: 30 hours/week on-site service coordinator, and fulltime live-in resident manager.

Status: Fully occupied as of July 2005.

Capital Financing Sources: tax credits, public agency loans, CCDC funds, SDHC funds, Home funds, Catholic Charities, conventional commercial financing, HUD – McKinney-Vento SHP, and FHLB AHP.

Operating: Project Based Section 8.

Services: HUD Supportive Housing Program.

Tenants living at The Leah Residence are engaged in a range of employment and volunteer work. Typically, one-third are working full-time in such fields as social service, retail, customer service, Sea World, and food services. Other tenants may work part-time, often in social services and secretarial positions. Households sometimes include adolescent children.

Design features greatly enhance and promote a sense of community and beauty in the building. An inscription in the courtyard reads:

“Hope is the thing with feathers that perches in the soul and sings the tune without words and never stops at all” ~ Emily Dickinson.



About Catholic Charities Diocese of San Diego (CCDSD)

Catholic Charities, Diocese of San Diego, provides a wide range of community services with its mission to “**witness** actively for mercy and justice, **enhance** the quality of life of each individual within the Diocese and to **advocate** for a just society, to call men and women to action on behalf of the poor, and to promote self-determination for all” since 1919. CCDSD’s House of Rachel, established in 1980, was the first long-term program for homeless women in San Diego that provides transitional housing for women 50 years and older in two 5-bed facilities. Since the House of Rachel, a whole cadre of services has been developed that includes a drop-in day center emergency shelter and work readiness training and this permanent housing project. Additionally, CCDSD administers 35 programs funded by more than \$16.5 million in federal, state, and local funding sources, and private grants and donations.

CSH and Catholic Charities Diocese of San Diego

The Corporation for Supportive Housing provided CCDSD with a \$250,000 loan to fund predevelopment activities related to the new construction of the Leah Residence. In addition, CSH provided technical assistance in the development and lease-up of the Leah Residence.

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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