



## ABOUT MT. ALIFAN APARTMENTS

**Background:** An experienced development team is proposing to build “Mt. Alifan Apartments,” a new community of 52 services-enriched homes in Clairemont for people who have experienced homelessness. The property is located at 5858 Mt. Alifan Drive, San Diego, CA 92111.

**Is this a homeless shelter?** No. A homeless shelter is a building with temporary shelter beds for people who might stay for one night or up to several months. This is a residential community where tenants would sign a lease and have to follow the terms of that lease.

**Who would be the residents and how are they selected?** Tenants would be selected because they were experiencing homelessness or at risk of homelessness. San Diego has a selection process (called the Coordinated Entry System), mandated by the federal government, that prioritizes people who have been struggling with homelessness for a long time and who have physical disabilities or long-term illnesses.

**If these residents were previously homeless, how would they be helped?** Mt. Alifan Apartments combines affordable housing with comprehensive resident support services in a model known as “supportive housing.” Services are designed to help residents live more stable, independent lives by helping in a variety of ways, including personal counseling, money management, employment, health and nutrition, and connections to primary healthcare providers. **Research shows this type of housing is a proven solution which has helped some cities reduce homelessness by as much as 90 percent.** Developing and operating supportive housing often costs the same or less than allowing a person to remain living on the streets.

**What kind of staff would be in the building?** We typically provide approximately one case manager for every 15 residents, as well as an on-site property manager and security.

**Are there rules for the residents?** Just as in other apartment communities, residents must sign a lease that includes specific house rules that ensure safe, quiet enjoyment of the residential community.

**What else would be in the building?** The proposed design includes a mix of one-bedroom apartments and studio units, along with some parking. There would also be lounges, a community room (including a teaching kitchen), a laundry room, offices and/or counseling rooms for case managers and property management. We would also have an outdoor space within the building, like a courtyard or rooftop deck.



**Why does San Diego need these types of apartment buildings?** San Diego – along with most of California – is experiencing a homeless crisis. Currently, there are over 9,000 homeless people in San Diego County. The majority of the individuals (77%) became homeless while living in San Diego. This is attributed to the high cost of housing, jobs that don't pay enough and insufficient services to prevent individuals and families from becoming homeless.

**But why build it in this neighborhood?** Homelessness is not just a “downtown” problem. In the past few years, homelessness has increased throughout the city and the county. Over 400 people are homeless in Council District 6. Encampments, tents, and RVs are everywhere. In order to resolve homelessness, every community needs to be part of the solution. Some communities are providing temporary shelter and services. In our case, we propose to build supportive housing, a model which has had high levels of success in reducing homelessness. **Supportive housing also benefits communities by improving the safety of neighborhoods and increasing or stabilizing property values.**

**What is the zoning for this property?** The zoning is CO-1-2, which is intended to accommodate a mix of residential and office uses.

**What are the potential funding sources?** Federal Low Income Housing Tax Credits, State “No Place Like Home” and SB2 funds, as well as funding from the City and County of San Diego.

**Who is the development team?** Nonprofits PATH (People Assisting the Homeless), PATH Ventures, and Wakeland Housing and Development Corporation are highly experienced in developing affordable and supportive housing, as well as providing quality resident services for this population.

**PATH** is a community-based organization that operates in more than 25 communities throughout the State of California. In San Diego, PATH was on the development team and is the operator of downtown San Diego’s “Connections Housing.”

**PATH Ventures** was created by PATH to develop supportive housing communities for people experiencing homelessness, or at risk of homelessness. PATH Ventures has developed, or is in the process of developing, over 1,000 apartment units, all linked with quality supportive services.

**Wakeland Housing and Development Corporation** has created more than 6,700 high-quality, affordable homes at 44 properties in San Diego and throughout the state, each with superior on-site programs and services for residents.

**Questions?** Email [mtalifan@wakelandhdc.com](mailto:mtalifan@wakelandhdc.com)