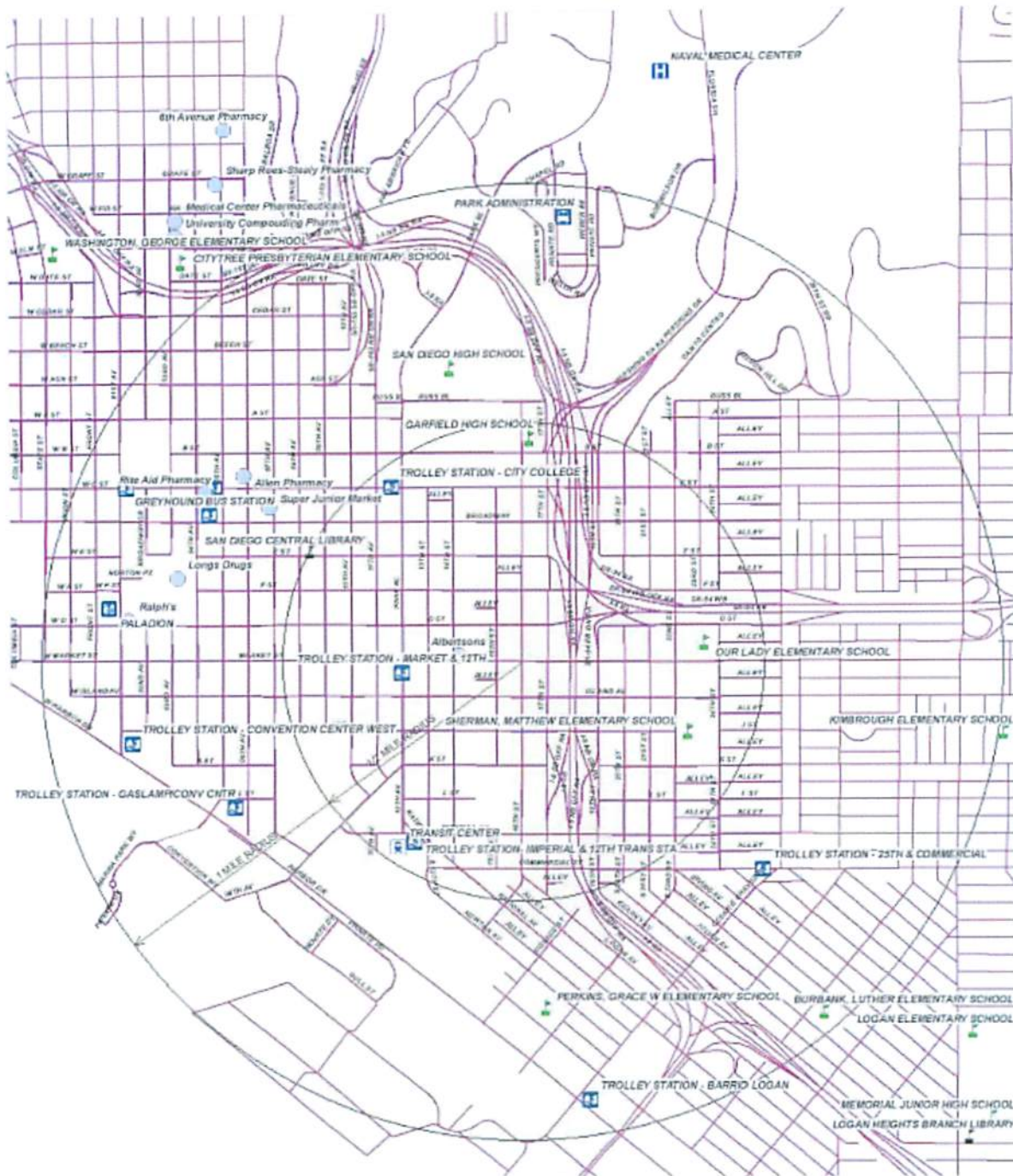


**Characteristics of Best Practice High-Density Affordable Housing Models**

	Curran House	201 Turk Street	111 Jones Street	Bryson Apartments	Oak Terrace	Columbia Heights Vill	Genesis Apartments	Father Joe's Villages (16th & Market)
<b>Professional Property Management</b>								
Effective marketing technique for attracting quality tenants	•	•	•	•	•	•	•	•
Uses credit reports for tenant screening	•	•	•	•	•	•	•	•
Uses income and ID verification for tenant screening	•	•	•	•	•	•	•	•
<b>Security/Maintenance</b>								
Single-staffed entry point allows for control of who goes in and out of the building	•	•	•			•	•	•
Minimize unsupervised circulation space within the building	•				•	•		•
A point tower or core plan is preferable to a slab with long corridors					•		•	
Routine janitorial tasks to maintain appearance of property and prevent major problems	•	•	•		•	•	•	•
Preventative inspections and servicing of equipment and systems	•	•	•		•	•	•	•
Maintenance policies and procedures to ensure timely response to tenant issues and emergencies	•	•	•	•	•	•	•	•
Education program to inform tenants of transportation, emergency numbers, amenities, staff, and services	•	•			•	•	•	•
Property manager facilitates good tenant behavior in dealing with garbage, noise, guests and crime	•	•	•	•	•	•	•	•
Property manager recognizes and addresses illegal activities taking place in their properties	•	•	•	•	•	•		•
Property manager provides straightforward rules and enforcing terms of the lease	•	•	•	•	•	•	•	•
Property manager is acquainted with tenants	•	•	•	•	•	•	•	•
<b>Supportive Services</b>								
Services that enrich quality of life	•	•	•		some	•	•	•
Tenants are informed about services	•	•	•		•	•	•	•
Information and referral to community-based services	•	•	•		some	•	•	•
Community building and social activities	•	•	•		some	•	•	•
After-school activities (homework club, computer class)	•	•	•			•		•
Accessible child care and referrals		•				•	•	•
Services must be provided in convenient, on-site locations	•	•	•			•		•

# Appendix C: Downtown Neighborhood Amenities



City of San Diego

DRAFT

Downtown Neighborhood Amenities

Ballpark Village



PROJECT DESIGN CONSULTANTS

Planning | Landscape Architecture | Construction | Engineering | Safety

# Downtown Neighborhood Amenities

Source: CCDC Interactive Map, [www.ccdc.com](http://www.ccdc.com)



## Appendix D: "Permanent Housing For The Homeless," The Christian Science Monitor

### Permanent Housing For The Homeless

SAN DIEGO, Jan. 4, 2006

(Christian Science Monitor) *This article was written by Randy Dotting .*

With its Italian-style architecture and striking views of skyscrapers and the glittering bay, it's no surprise that passersby drop in to ask how much the condos cost at the Villa Mandel building in downtown San Diego. But nothing is for sale, and anyone who asks the question almost certainly makes too much to live here.

At just \$399 a month, the Villa Mandel's 90 rooms are only rented to the poor and the homeless, including many who take advantage of counseling, medical, and religious services at a Catholic-run complex next door.

"It's wonderful," says a beaming Amanda Lopez, a woman in her 50s who ran a window-cleaning business before an injury forced her to retire and move to a single-room occupancy hotel where she felt unsafe. Now she has her own furnished apartment, complete with private bathroom, full kitchen, and windows that look out on the landmark San Diego-Coronado Bridge. And a new roommate just moved in: a shy black cat, approved by the management, who hides under the covers of her bed.

Just five or 10 years ago, a place like Villa Mandel wouldn't have existed in San Diego or in most other American cities. The homeless were often left to fend for themselves once they left shelters and rehabilitation programs, a difficult proposition for those with mental or physical disabilities or both.

"You might have heard about how to get them fed or into substance abuse treatment," says Nan Roman, president of the National Alliance to End Homelessness, "but you wouldn't have heard about how to get them into an apartment."

But over the past few years, cities from coast to coast have begun embracing a new strategy: permanent housing for the homeless with supportive services built in. The Bush administration, which is calling for an end to chronic homelessness - in conjunction with dozens of cities - is supporting the efforts with nearly \$600 million in grants for permanent housing.

Villa Mandel cost \$11.8 million to build, with the money coming largely from the city and the federal government.

Just as housing for millionaires comes with concierges, doormen, and parking attendants, apartments for transients should be equipped with case workers and doctors, says Father Joe Carroll, director of San Diego's St. Vincent de Paul Village. The three-squareblock complex includes Villa Mandel and a variety of services for the homeless.

With an annual budget of \$30 million, St. Vincent de Paul Village has 12 psychiatrists along with doctors, dentists, case workers, and drug counselors. Staff members make sure Villa Mandel residents get to their appointments. "We walk them down to the clinic, we walk them to the counselors," Father Carroll says. "What we offer here is decent housing and a decent life."

The federal government covers about 25 percent of the complex's expenses; the rest is from private and corporate donations.

#### Other cities have similar programs

Elsewhere, the city of Columbus, Ohio, and the surrounding county are now home to 600 units of supportive housing for the homeless, with 100 more scheduled to become available in 2006. Similar programs have been launched in San Francisco, Chicago, New York City, and Los Angeles, according to homeless advocates.

Does the permanent supportive housing approach work? Will it keep the homeless off the streets for good? It's too early to tell at San Diego's Villa Mandel, which opened its doors in 2003 and is named in memory of a local advocate for the homeless. But residents say they're thrilled to have homes that are clean, private, and safe.

"I'm a happy camper," says Victor Johnson, a former shoe salesman who serves as acting tenant president and hopes to start a regular game night. "I feel comfortable and safe here. The services are the icing, and the apartment is the cake."

Mr. Johnson, who's disabled by a medical condition, says he can't afford to live in San Diego, and he doesn't want to become a burden to his parents. Villa Mandel came to the rescue, providing him a one-bedroom apartment that allows him plenty of room to maneuver his wheelchair.

All but five of the complex's 90 rooms are studio apartments not much larger than a single-person college dorm room. But the price is right, especially in a city where the median house price is \$528,000, and it's nearly impossible to rent a one-bedroom apartment for less than \$800 a month.

Amenities include a security staff and a six-story mural-like glass mosaic on one side of the building, touted as the largest of its kind in

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the world. Catholic church services are held next door, but residents aren't required to take part in any religious activities.

Many obstacles confront building permanent housing for the homeless. Across the country, homeless advocates must cope with the "not in my backyard" sentiment.

"There's an effort to force them out to more remote locations, which are much worse for the people they're trying to help," says Maria Foscarinis, executive director of the National Law Center on Homelessness and Poverty. "They're far removed from jobs and services that people need."

Barbara Poppe, executive director of the Community Shelter Board in Columbus, acknowledges that bringing neighbors on board is a struggle. "It has been very hard to have the general public understand that permanent, supportive housing is not an emergency shelter," she says. "We go through a process of working with neighbors to have them understand what the project is going to be."

### **A shower and clean clothes help**

Money is another issue, since the rent is often subsidized. In Columbus, officials turned to federal and state grants in addition to private donations, Ms. Poppe says.

Then there's the matter of proper tenant behavior. Many homeless suffer from both mental illness and drug addiction, Poppe says, but they still must follow rules or be kicked out.

Still, simply being able to take a shower and wear clean clothes can make a huge difference in how people behave, she says. "Their whole stature changes. They often are unrecognizable from their prior life."

Mary Connor may fit in that category. A few years ago, she called her car home after mental problems forced her to leave her job as a computer engineer. She's still considered disabled, but now has her own room at Villa Mandel. She spends her days with friends such as Ms. Lopez and Mr. Johnson.

On a recent afternoon, Ms. Connor talked with Johnson about preparing a building Christmas party and getting together with other residents for a holiday trip to a Hometown Buffet restaurant.

She also reflected on having a home of her own in one of America's most expensive cities.

"Without this," she says, "I don't know where I'd be living."

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