Elected Officials Join Wakeland to Celebrate New Supportive Housing Community for Unhoused Seniors

'Ivy Senior Apartments' Helps Combat Senior Homelessness in San Diego



SAN DIEGO – Area elected officials, including San Diego Mayor Todd Gloria, California Senator Toni Atkins, County Supervisor Nathan Fletcher, and City Councilmember Chris Cate, recently showed their support for a new housing community in Clairemont that provides affordable homes to seniors who have experienced homelessness.

They joined San Diego nonprofit Wakeland Housing and Development Corporation at the March 18 grand opening ceremony for Ivy Senior Apartments, which has rental homes designed specifically for unhoused seniors age 55+ who have ongoing medical needs.

"Ivy Senior Apartments is unique in that it not only gives these seniors a safe place to live, but also offers wraparound supportive services designed to help them live stable,

independent lives," said Ken Sauder, Wakeland's President & CEO. "Completing this property demonstrates Wakeland's commitment to provide affordable and supportive homes that help people who are struggling during the current housing crisis."

"This is what solves homelessness. Permanent supportive housing solves homelessness," said San Diego Mayor Todd Gloria during the ceremony. "Time was that homelessness was just a downtown issue. Not anymore. It's in every neighborhood in this city and every neighborhood has to be a part of the solution."

Wakeland developed the 53-apartment property (with 52 affordable rentals and 1 managers' unit) and services will be provided by PATH (People Assisting The Homeless), St. Paul's Senior Services' Program of All-inclusive Care for the Elderly (PACE) and Alpha Project.

The need for supportive housing developments like Ivy Senior Apartments is strong in San Diego County, particularly for seniors. One out of four homeless adults in the region are 55 or older, and the need is expected to increase. Supportive housing gives these residents a permanent home where they can benefit from a combination of affordable, high-quality housing and support services that promote health, housing stability and individual well-being.

Residents at Ivy Senior Apartments are already experiencing changes for the better. Gregorio Avalos spent two and a half years living in a tent shelter after losing his job following a workplace accident that caused injuries to his back, neck and shoulders. Now safely at home in his own studio apartment, the 57-year-old says, "My life is much better. I am able to rest, relax and I feel comfortable. I feel that this is my home. All the staff are nice and they help me. I look forward to looking for a job, to work."

Designed by BNIM and built by Allgire General Contractors, Ivy Senior Apartments has three stories of beautiful studio apartments furnished to meet the needs of seniors. Apartments face a large interior courtyard that brings fresh air and natural light to residents, along with gathering spaces and a community garden. The ground floor also contains a lobby with seating, offices for medical and social services, and a large community room to host resident gatherings and workshops.

The $27 million development was completed on time and on budget. Financing come from a number of sources, including an award of 9% tax credits from the California Tax Credit Allocation Committee. Wells Fargo provided tax credit equity and a construction loan. The San Diego Housing Commission provided a loan and Project-Based Section 8 Vouchers. Other funds came from the City of San Diego, the CalHFA Special Needs Housing Program (administered by the County of San Diego), the California Community Reinvestment Corporation, and the Federal Home Loan Bank of San Francisco Affordable Housing Program. Acquisition financing was provided by Century Housing.

Residents have already been identified for Ivy Senior Apartments, but people who think they may qualify for supportive housing should call 211, visit the Homelessness Response Center located at 1401 Imperial Avenue in downtown San Diego, or visit https://www.sdhc.org/homelessness-solutions/hrc/

ABOUT WAKELAND HOUSING AND DEVELOPMENT CORPORATION
Wakeland Housing and Development Corporation is a leader in the creation and operation of affordable housing in California, delivering high-quality residential developments that address the needs of the communities we serve. Since we started in 1998, we have created and preserved more than 7,500 affordable homes at 53 properties throughout the state, each of which showcases our commitment to building and operating high-quality housing communities with superior onsite programs and services for residents. Visit our website to learn more: www.wakelandhdc.com.

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