



# 35<sup>th</sup> Street Apartments

## Project Summary

**Housing Type:** Young Adult Rental Apartments

**Location:** 4760 35<sup>th</sup> Street

**Lot Size:** 5,414 SF

**Total Units:** 8

**Affordable Units:** 7

### **Income Mix:**

Very Low	Low	Mod	Unrestricted
7	0	0	0

### **Unit Mix:**

0 BD	1 BD	2 BD	3 BD	4 BD
0	2	5	0	0

**Developer:** San Diego Youth and Community Services

### **Development Budget:**

Total Development Costs: \$1,529,887

Agency Subsidy Requested: \$1,116,887

Agency Subsidy per unit: \$159,555

**Funding Sources:** Redevelopment Agency Grant; HOME Program



### **Notes:**

- Services include individual case management, independent living skills classes, crisis intervention and special event activities.
- The complex is one block north and within walking distance of the bus stops and the retail and service establishments of Adams Avenue business corridor.
- Rehabilitation consisted of interior and exterior renovations including energy conservation measures, updating of major systems, and correction of safety issues.

## Project Description

The project is a two-story 8-unit affordable housing development consisting of one managerial unit and seven rental apartments for low and moderate income (at or below 50% AMI) young adults and single mothers who have aged out of the foster care system. 35<sup>th</sup> Street Apartments is an acquisition and rehabilitation project in Normal Heights. Relocation was a required element for the plan. The development now serves as transitional two-year rental housing for homeless young adults to assist foster youth in making the transition to independent living. San Diego Youth and Community Services manages the program and operates 11 other sites in San Diego.

