



San Diego County links homeless San Diegans with mental illness to supportive housing as a first step towards stability and recovery.



Tavarua Senior Apartments	
Total Units	50
Number of MHSA Units	10
Number of Affordable Units	40
Anticipated Completion Date	June 2013
Full Service Partnership (FSP)	Community Research Foundation Senior IMPACT

Tavarua Senior Apartments

3568 Harding Street | Carlsbad, CA | 92008

DEVELOPERS

Meta Housing Corporation
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PROJECT DESCRIPTION

Tavarua Senior Apartments will be a 50 unit apartment building located at 3568 Harding Street in the City of Carlsbad. With more than 43 years of experience developing affordable and market-rate apartment communities for families and seniors, Meta Housing Corporation has designed Tavarua Senior Apartments to meet the needs of San Diego’s low income older adults. The development is comprised of one three-level building that includes a large courtyard, a community room, activity room, counseling room, computer and multi-media room, outdoor barbecues and tables, communal kitchen, laundry room and mail room. In partnership with Western Community Housing, Meta Housing Corporation designed Tavarua Senior Apartments to complement the neighborhood while providing a high-quality and safe environment for its residents.

Ten of the 50 units will be designated for qualifying older adults with mental illness eligible for supportive services under the Mental Health Services Act (MHSA) program. This program is part of a larger regional supportive housing initiative by the County of San Diego’s Behavioral Health Services Division (BHS) to link homeless or at risk of homelessness individuals with mental illness to permanent housing and social services. Older adults in this program will be “extremely low income,” with an annual income not to exceed 30 percent of the Area Median Income (AMI). The remaining 40 units will be leased to qualified seniors from the general population at affordable rent levels in compliance with the low income housing tax credit program.

Construction began February 2012 with the building expected to be completed and occupied by June 2013.

TOTAL ESTIMATED COST \$18,019,718
MHSA ESTIMATED FUNDS \$1,081,600

The development of Tavarua Senior Apartments is made possible through the financial assistance and dedication of the City of Carlsbad, California Community Reinvestment Corporation, California Housing Finance Agency as Administrator of the Mental Health Services Act Housing Program, Federal Home Loan Bank of San Francisco Affordable Housing Program, Tax Credit Equity (Wells Fargo), Developer Contribution, and JP Morgan Chase. MHSA is contributing an additional estimated \$618,000 in operating funds.

WHY IS THIS PROJECT HERE?

Low income, older adults living in this community need access to services and transportation to live as independently as possible. Tavarua Senior Apartments will be located less than one fourth of a mile from Albertsons Supermarket, El Camino Pharmacy, Carlsbad City Library, Pine Avenue Park and the Carlsbad Senior Center. Additionally, the building is within 500 feet of a North County Transit District BREZE bus stop. The goal for the Tavarua Senior Apartments MHSAs housing program is to provide safe and affordable housing linked to comprehensive services that support each tenant's self-sufficiency and overall quality of life. Tavarua Senior Apartments will serve as a vital resource for very low-income older adults with serious mental illness.

Tavarua Senior Apartments, in conjunction with BHS, has partnered with Community Research Foundation's Senior IMPACT program to provide supportive services to the MHSAs tenants. Senior IMPACT will provide intensive, personalized care and 24/7 crisis intervention utilizing the evidence-based practice of Assertive Community Treatment (ACT), which provides individuals a high level of community care and support. The Full Service Partnership approach delivers a variety of services and support in a flexible manner with the goal to assist tenants in developing their own plans and essential skills to successfully regain control of their lives.

What is MHSAs "supportive housing?"

Supportive housing is a community-based service model that provides housing integrated with support services such as: mental health services, primary health care, alcohol and drug services, case management, and social services to help homeless individuals with mental illness gain stability and live more productive lives.

Supportive housing consists of two main components: permanent housing, and social and mental health services. The combination of a stable home, coupled with access to mental health and social services, medical care, counseling, education and employment, has been proven to benefit not only the participants, but their neighborhoods and communities as a whole.

In San Diego, an estimated 9,641 people are homeless. Roughly 59 percent of unsheltered homeless individuals have mental illness, a major contributing factor to their homelessness.

BHS is partnering with service providers and housing developers to address the dual stigmas of homelessness and mental illness. The partnership recognizes that Housing Matters, because a stable home in combination with social and mental health services can break the cycle of homelessness.

Home is where recovery begins.

For more information about:

MHSAs's Housing Matters campaign
www.HousingMattersSD.org

Meta Housing Corporation
www.MetaHousing.com
(310) 575-3543

The FSP Provider:
Community Research Foundation
Senior IMPACT
www.comresearch.org
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