



Citronica One

3562 Main Street | Lemon Grove, CA | 91945

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

DEVELOPERS

Hitzke Development Corporation
www.hitzkedevlopment.com

CONTACT

Helen Subka
helen@hitzkedevlopment.com
(760) 798-9809

PROJECT DESCRIPTION

Citronica One is a mixed-use development project that will provide affordable housing and 3,650 square feet of retail space, located at the southwest corner of North Avenue and Main Street in Lemon Grove. Citronica One will provide 56 affordable housing apartment units: 4 studio units, 11 one-bedroom units, 21 two-bedroom units and 20 three-bedroom units. Of the 56 apartment units, 15 will be designated for underserved transition aged youth with mental illness eligible for supportive services under the Mental Health Services Act (MHSA) program. This program is part of a larger 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. The remaining units will be available to low-income families and individuals.

TOTAL ESTIMATED COST	\$15,827,323
MHSA ESTIMATED CAPITAL FUNDS	\$1,413,150

Construction on Citronica One began January 23, 2012 and completion is expected for spring 2013.

The development of Citronica One is made possible through the financial assistance and dedication of Lemon Grove Community Development Agency, California Tax Credit Allocation Committee, Citi, Boston Capital and CalHFA in collaboration with San Diego County Mental Health Services. MHSA is contributing an additional estimated \$1,500,000 in operating funds.



Citronica One	
Total Units	56
Number of MHSA Units	15
Number of Affordable Units	41
Anticipated Completion Date	Spring 2013
Full Service Partnership (FSP)	Providence Community Services

WHY IS THIS PROJECT HERE?

The goal of Citronica One is to provide safe, affordable housing linked to social services to promote residential stability and self-sufficiency. Residents will need to have access to transportation and other services to live as independently as possible. Amenities in close proximity to Citronica One include light rail and bus stops, a San Diego Trolley stop, grocery stores, clothing stores, hardware stores, Lemon Grove Health Center, Rite Aid Pharmacy, Dan Kunkel Park and Lemon Grove Public Library, providing residents convenient access to regular community destinations as well as potential employment opportunities.

Providence Community Services has partnered with BHS and Citronica One to provide supportive services to the MHSA tenants. Providence Community Services has provided quality mental health and substance abuse services for children, youth, adults and families throughout Southern California since 1996. MHSA tenants in Citronica One will typically be participants in Providence's Catalyst program, a program for homeless or at risk of homelessness transition age youth who have been diagnosed with a serious mental illness. Prior to admission to the Catalyst program, the transition age youth residents may have been in foster care, juvenile institutions, or been involved in the



justice system. The tenants in these 15 MHSA units will receive all necessary services, including assessment and evaluation, mental health services, emergency assistance with food and clothing, individual goal/service planning, case management, independent living skills development and employment services, to lead them to self-sufficiency and break the cycle of homelessness.

What is MHSA “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:

MHSA's Housing Matters campaign
www.HousingMattersSD.org

Hitzke Development Corporation
www.hitzkedevlopment.com
(760) 798-9809

The FSP Provider:
Providence Community Services
www.provcorp.com
(858) 300-0460