



# 15th & Commercial

1506 Commercial Street | San Diego, CA | 92101

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

## DEVELOPERS

Father Joe's Villages  
www.FatherJoesVillages.org

## CONTACT

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## PROJECT DESCRIPTION

15th & Commercial will be a 12-story, multi-use development, located within the East Village Neighborhood of Downtown San Diego. With more than 23 years of experience in developing and operating supportive housing, Father Joe's Villages has designed 15th & Commercial to meet the needs of San Diego's low income community. In addition to providing permanent supportive and affordable housing to San Diegans with special needs, the building will host transitional housing and an on-site child development center for homeless children.

People with annual incomes between 30 and 40 percent of the San Diego Area Median Income (AMI) are eligible for the housing. Of the 64 affordable apartments, 49 will be available to persons who are also homeless or at risk of homelessness with special needs such as mental illness or HIV/AIDS. Of these 49 special needs units, 25 will be designated specifically for underserved individuals with mental illness eligible for support 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 15 affordable units will be available to low-income individuals.

Each service at the facility will have its own designated entrance, lobby and elevator, as follows:

- **Levels 1-3:** Child Development Center
- **Levels 4-7:** Transitional Housing (75 units)
- **Levels 8-11:** MHSA Housing, Supportive Housing and Affordable Housing (64 units)
- **Level 12:** Rooftop community space
- **Basement:** Underground parking

**TOTAL ESTIMATED COST** \$58,724,628

**MHSA ESTIMATED FUNDS** \$2,357,000

*The development of 15th & Commercial is made possible through the financial assistance and dedication of 14 partners. (Complete partner list on page 2)*

## 15th & Commercial

**Total Units** 139

**Number of Transitional Units (2 beds per unit)** 75

**Number of Affordable Units** 64

**Number of MHSA Units** 25

**Number of additional Permanent Supportive Units** 24

Services provided by St. Vincent de Paul Village, Inc.

**Full Service Partnership (FSP)** Mental Health Systems, Inc.  
Community Research Foundation  
Senior IMPACT

## WHY IS THIS PROJECT HERE?

The people living in this community often need access to services and transportation to live as independently as possible. East Village provides easy access to these important support resources. The goal for the 15th & Commercial MHSA Housing Program is to provide safe and affordable housing that is linked to comprehensive services that support each tenant's self-sufficiency and overall quality of life. 15th & Commercial will serve as a vital resource for very low-income persons with serious mental illness.

Father Joe's Villages (FJV), is committed to building permanent supportive housing as a long-term solution to ending homelessness and helping individuals achieve self-sufficiency. The FJV team strives to create living spaces and amenities that reflect the pride and dignity of tenants who are seeking to improve their lives. FJV has contracted with two BHS Full Service Partnership (FSP) providers to coordinate supportive services for the 25 MHSA tenants: Community Research

Foundation's Senior IMPACT program for older adults, and Mental Health Systems, Inc. for adults. Both agencies have many years of success working with people with mental illness and other special needs. The FSP approach delivers a variety of services and support in a flexible manner with the goal to assist the tenant in developing their own plans and essential skills to successfully regain control of their lives.

Services include counseling, money management, transportation assistance, relapse prevention training, support groups, community building and referrals to other resources.

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## 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 9,638 people are homeless. Roughly 30 percent of unsheltered homeless individuals suffer from severe 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 Housing Matters campaign**  
[www.HousingMattersSD.org](http://www.HousingMattersSD.org)

**Father Joe's Villages**  
[www.FatherJoesVillages.org](http://www.FatherJoesVillages.org)  
(619) 446-2100

### **The FSP Providers:**

**Community Research Foundation  
Senior IMPACT**  
[www.comresearch.org](http://www.comresearch.org)  
(619) 275-0822

**Mental Illness Systems, Inc.**  
[www.mhsinc.org](http://www.mhsinc.org)  
(858) 573-2600

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## FINANCIAL PARTNERS:

Augustinian Fathers; Department of Housing and Community Development Emergency Housing Assistance Program-Capital Development; California Department of Housing and Community Development Infill Infrastructure Grant Program; California Department of Housing and Community Development Transit Oriented Development Program; California Housing Finance Authority; California Tax Credit Allocation Committee; CALReUSE; City of San Diego, Community Development Block Grant; Centre City Development Corporation, working on behalf of the Redevelopment Agency of The City of San Diego; County of San Diego Mental Health Services, Mental Health Services Act Housing Program; Federal Home Loan Bank of San Francisco Affordable Housing Program and AHEAD Program; First 5 San Diego; San Diego Housing Commission; Las Patronas; US Bank