



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



## COMM22

Southeast Corner of Commercial Street and 22nd Street  
San Diego | CA 92113

### DEVELOPERS

BRIDGE Housing Corporation  
www.bridgehousing.com

MAAC Project  
www.maacproject.org

### CONTACT

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### PROJECT DESCRIPTION

COMM22 is a mixed-use development project that will provide 200 affordable housing units, commercial and retail space, office space, as well as future market rate live-work lofts and for-sale row homes. The COMM22 affordable housing units are separated into 70 senior housing units and 130 family housing units. COMM22 Family Housing is located at the southeast corner of Commercial Street and 22nd Street in Logan Heights and consists of one, two and three bedroom affordable housing family units. Of these 130 apartment units, 13 will be designated for underserved transition age 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.

The Family Housing complex includes two levels of underground parking, storage areas, laundry facilities, and a conference/community room. There is also an outdoor plaza area with benches and raised planter beds with a secured resident entrance.

|                                     |              |
|-------------------------------------|--------------|
| <b>*TOTAL ESTIMATED COST</b>        | \$57,500,000 |
| <b>MHSA ESTIMATED CAPITAL FUNDS</b> | \$1,462,318  |

The development of COMM22 is made possible through the financial assistance and dedication of Centre City Development Corporation and Southeastern Economic Development Corporation (on behalf of the City of San Diego), San Diego Housing Commission, U.S. Department of Housing and Urban Development, Voter-approved Proposition 1C TOD and Infill Infrastructure Grant programs through the California Department of Housing and Community Development, California Pollution Control Finance Authority, and SANDAG.

\*For COMM22 Family Housing Only

## COMM22

|   |     |
|---|-----|
| <b>Total Affordable Family and Senior Units</b> | 200 |
|---|-----|

|                             |    |
|-----------------------------|----|
| <b>Number of MHSA Units</b> | 13 |
|-----------------------------|----|

|                                    |      |
|------------------------------------|------|
| <b>Anticipated Completion Date</b> | 2014 |
|------------------------------------|------|

|                                       |                               |
|---------------------------------------|-------------------------------|
| <b>Full Service Partnership (FSP)</b> | Providence Community Services |
|---------------------------------------|-------------------------------|

## WHY IS THIS PROJECT HERE?

The goal of COMM22 is to provide safe, quality, affordable housing in Logan Heights. Residents will have access to transportation, including the 25th and Commercial trolley station directly to the east of the complex, and other services to live as independently as possible.

The sponsors of COMM22 are BRIDGE Housing Corporation and MAAC Project. BRIDGE Property Management Company, an affiliate of BRIDGE Housing, will serve as the property manager for COMM22. The goal of MAAC Project is to promote self-sufficiency for low and moderate income families and communities in Southern California through advocacy for, and delivery of, social, educational, housing and employment services.

Providence Community Services has partnered with BHS and COMM22 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 COMM22 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. BRIDGE Property Management Company will provide an onsite resident manager who will work closely with Providence Community Services to meet the needs of each MHSA resident. MHSA residents 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](http://www.HousingMattersSD.org)

**BRIDGE Housing Corporation**  
[www.bridgehousing.com](http://www.bridgehousing.com)  
 (619) 231-6300

**MAAC Project**  
[www.maacproject.org](http://www.maacproject.org)  
 (619) 426-3595

**The FSP Provider:**  
**Providence Community Services**  
[www.provcorp.com](http://www.provcorp.com)  
 (619) 640-3266