



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



The Mason

1345 Fifth Ave | San Diego, CA | 92101

DEVELOPER

Housing Development Partners
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PROJECT DESCRIPTION

The Mason is a turn-of-the-century apartment building of approximately 17,740 square feet, located at the corner of Fifth Avenue and Ash Street. The building consists of 17 single units, one of which is reserved for a full-time, onsite property manager. The other 16 units are designated for adults with serious 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 supportive services.

The Mason residents will enjoy an interior common space on the ground floor for recreation, including a media lounge and computer room.

Rents at The Mason will be affordable based on San Diego County MHSA guidelines. The tenant portion of the rent will be set at 30 percent of the current Supplemental Security Income/ State Supplementary Payment grant amount for a single individual living independently, or 30 percent of total household income, whichever is higher (up to 30 to 50 percent of Area Median Income (AMI)).

TOTAL ESTIMATED COST \$3,111,940
MHSA ESTIMATED CAPITAL FUNDS \$1,180,727

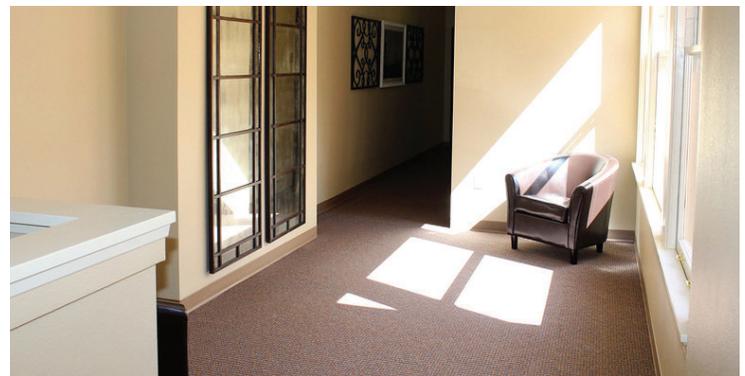
The Mason development is made possible through the financial assistance and dedication of San Diego Housing Commission, Civic San Diego and California Housing Finance Agency as Administrator of the Mental Health Services Act Housing Program. MHSA is contributing an estimated \$1,838,720 in operating funds.

The Mason	
Total Units	17
Number of MHSA Units	16
Manager Units	1
Anticipated Completion Date	Fall 2012
Full Service Partnership (FSP)	Community Research Foundation

WHY IS THIS PROJECT HERE?

The goal of The Mason is to provide safe, livable, affordable housing linked to client centered, voluntary, wraparound services to promote residential stability and self-sufficiency. Residents will have access to transportation and other services to live as independently as possible. Amenities within walking distance to The Mason include pharmacies, urgent care, San Diego City College, Balboa Park, downtown library, shopping, grocery stores, restaurants, and major bus routes, providing residents convenient access to regular community destinations as well as potential employment opportunities.

Community Research Foundation (CRF) has partnered with BHS and The Mason to provide supportive services to the building’s tenants. Supportive services will be provided on a voluntary basis and residents will be assertively and respectfully encouraged to participate in the services available to them. CRF will be responsible for providing Assertive Community Treatment (ACT), an evidence-based form of intensive case management. For each MHSA eligible client, CRF will assign an ACT team that is available 24/7 to be responsible for structuring a service plan for each client and monitoring the client’s progress.



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:

MHSA’s Housing Matters campaign
www.HousingMattersSD.org

Housing Development Partners
www.hdpartners.org
 (619) 821-7582

The FSP Provider:
Community Research Foundation
www.comresearch.org
 (619) 275-0822