



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



The Parkview	
Total Units	84
Number of MHSA Units	14
Number of Affordable Units	68
Number of Manager Units	2
Anticipated Completion Date	August 2014
Full Service Partnership (FSP)	Mental Health Systems, Inc.

The Parkview

Chinaberry Lane and Autumn Drive, San Marcos, CA 92069

DEVELOPER

Hitzke Development Corporation
www.hitzkedev.com

CONTACT

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PROJECT DESCRIPTION

The Parkview is an affordable housing complex stretching across both sides of Chinaberry Lane at the intersection of Autumn Drive, serving families and individuals in San Marcos. The complex consists of 84 one, two and three-bedroom units. One one-bedroom unit and one three-bedroom unit are reserved for two onsite property managers. Fourteen one-bedroom units will be 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 supportive housing and social services.

The 14 MHSA units will be designated for eligible adult participants in Full Service Partnership (FSP) programs operated by Mental Health Systems, Inc. The FSP will provide tenants of The Parkview wrap-around supportive services that include mental health and substance dependence services, case management, supportive employment services, referrals and linkages to health care services and other services as needed.

The remaining 68 units are affordable housing units that are available to low-income families and individuals earning between 30 and 60 percent of Area Median Income (AMI) of San Diego County.

The Parkview will contain 7,023 square feet of street-front retail space and 1,473 square feet of office and community room space. The development includes open space amenities, laundry facilities and a community room.

TOTAL ESTIMATED COST	\$ 32,311,305
MHSA ESTIMATED CAPITAL FUNDS	\$ 1,637,804

The development of The Parkview is made possible through the financial assistance and dedication of City of San Marcos and CalHFA in collaboration with San Diego County BHS. MHSA is contributing an additional estimated \$1,268,448 in operating funds.

WHY IS THIS PROJECT HERE?

The goal of The Parkview is to provide safe, affordable housing linked to social services to promote residential stability and self-sufficiency. Residents will have access to transportation and other services to live as independently as possible. In addition to the supportive services offered to MHSAs tenants, LifeSTEPS, a statewide nonprofit organization, will provide all tenants of The Parkview services and programs including computer classes, financial literacy, job seeking skills, resume building, crisis intervention and support services.

Mental Health Systems, Inc. will provide MHSAs tenants with Assertive Community Treatment (ACT), an evidence-based treatment and services approach to assist these residents to sustain wellness and their housing. Mental Health Systems, Inc. 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 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 9,638 people are homeless. Roughly 30 percent of unsheltered homeless individuals suffer from severe mental illness, a major contributing factor to their homelessness.

The County of San Diego Behavioral Health Services Division is partnering with service providers and housing developers to address the dual stigma of homelessness and mental illness. The partnership recognizes that Housing Matters, because a stable home in combination with social and mental health support services can break the cycle of homelessness.

Home is where recovery begins.

For more information about:

MHSAs's Housing Matters campaign
www.HousingMattersSD.org

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

The FSP Provider:
Mental Health Systems, Inc.
www.mhsinc.org
 (858) 573-2600