



Citronica Two

7701 North Avenue | Lemon Grove, CA | 91945

DEVELOPER

Hitzke Development Corporation
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CONTACT

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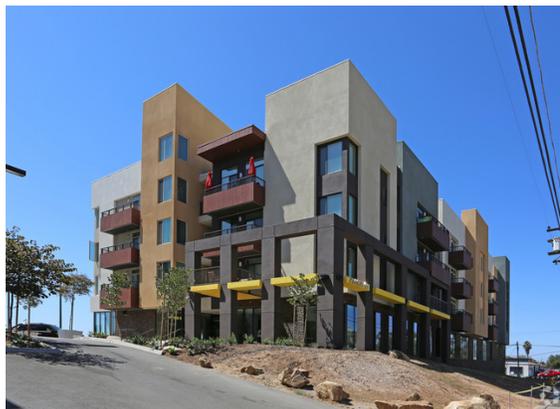
Project Description

Citronica Two is an affordable housing complex serving the older adult population of Lemon Grove. The building offers residents of Lemon Grove their first LEED-certified senior housing development, and helps continue to spur development in the Downtown Village area. Citronica Two provides 80 one-bedroom units as well as crucial supportive services to low income seniors earning between 30 and 60 percent of the Area Median Income (AMI) of San Diego County. Ten of these units are designated for qualifying older adults with serious mental illness (SMI), who are eligible for supportive services under the Mental Health Services Act (MHSA) housing program. This program is part of a larger initiative by the County of San Diego Health & Human Services Agency, Behavioral Health Services (BHS) to link individuals with serious mental illness who are homeless or at risk of homelessness to permanent housing and social services. One unit is reserved for an onsite resident manager; the remaining units are available to low-income individuals.

MHSA CAPITAL FUNDS	\$900,000
MHSA CAPITALIZED OPERATING SUBSIDIES	\$825,000
TOTAL MHSA INVESTMENT	\$1,725,000

Lease up of Citronica Two was completed in September 2014.

The development of Citronica Two was made possible through the financial assistance and dedication of the Lemon Grove Community Development Agency, the California Tax Credit Allocation Committee (CTCAC) and the California Housing Finance Agency (CalHFA) in collaboration with County of San Diego Behavioral Health Services.



Citronica Two

Total Units	80
MHSA Units	10
Non-MHSA Affordable Units	70

Lease Up Date Sept 2014

Full Service Partnership (FSP):

Community Research Foundation

Why is this project here?

The goal of Citronica Two is to provide safe, affordable housing linked to social services to promote residential stability and self-sufficiency. Residents have access to nearby transportation and other services in order to live as independently as possible. Amenities in close proximity to Citronica Two include light rail and bus stops, a San Diego Trolley stop, grocery stores, clothing stores, hardware stores, the Lemon Grove Health Center, a 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.

Citronica Two includes community courtyards with elevated vegetable and herb gardens for residents' use as well as a series of exterior living rooms throughout the building with lounge chairs, game tables and planting space for small herb gardening. Additional resident services will be provided in the community room located on the ground floor of the complex. These spaces provide both indoor and outdoor areas for social gathering and relaxation.

Citronica Two, in conjunction with BHS, has partnered with the Community Research Foundation (CRF) Senior IMPACT program to provide supportive services to the 10 MHSA tenants. Senior IMPACT provides intensive, personalized care and 24/7 crisis intervention utilizing the evidence-based practice of Assertive Community Treatment (ACT), which provides individuals a high level of community care and support.

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.

As of January 2018, an estimated 8,576 people are homeless in San Diego County. Based on national research, roughly 30 percent of unsheltered homeless individuals suffer from serious 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

Citronica Two
 (619) 741-7936

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