



The County of San Diego links homeless San Diegans who suffer from mental illness to supportive housing as a first step towards stability and recovery.

# Citronica One

7775 North Avenue | Lemon Grove, CA | 91945

**DEVELOPER**

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Citronica One is an affordable housing development located at the southwest corner of North Avenue and Main Street in Lemon Grove. The development provides 56 affordable housing apartment units: 4 studio units, 11 one-bedroom units, 21 two-bedroom units and 20 three-bedroom units. Of the 56 apartment units, 15 are designated for underserved transition age youth (TAY) 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 and Human Services Agency (HHS), 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. The remaining units are available to low-income families and individuals.

<b>MHSA CAPITAL FUNDS</b>	<b>\$1,413,150</b>
<b>MHSA CAPITALIZED OPERATING SUBSIDIES</b>	<b>\$1,500,000</b>
<b>TOTAL MHSA INVESTMENT</b>	<b>\$2,913,150</b>

## Citronica One

<b>Total Units</b>	56
<b>MHSA Units</b>	15
<b>Non-MHSA Affordable Units</b>	41

**Grand Opening** Sept 2013

**Full Service Partnership:**

Pathways Community Services

Construction of Citronica One began January 23, 2012 and the project's Grand Opening was held in September 2013.

The development of Citronica One was made possible through the financial assistance and dedication of the Lemon Grove Community Development Agency, the California Tax Credit Allocation Committee (CTCAC), Citi, Boston Capital and the California Housing Finance Agency (CalHFA) in collaboration with County of San Diego BHS. In addition to capital funds, \$1.5 million in MHSA Capitalized Operating Subsidy Reserve (COSR) funds were contributed to this project.

## Why is this project here?

The goal of Citronica One 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 One 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.

Pathways Community Services has partnered with BHS and Citronica One to provide supportive services to the MHSA tenants. Pathways has provided quality mental health and substance abuse services for children, youth, adults and families throughout Southern California since 1996. MHSA tenants in Citronica One will typically be participants in the Pathways Catalyst program, a program for transition age youth who have been diagnosed with a serious mental illness and who are homeless or at risk of homelessness. Prior to admission to the Catalyst program, the transition age youth residents may have been in foster care, juvenile institutions, or have been involved in the justice system. The tenants in these 15 MHSA units 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, all 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.

As of January 2018, an estimated 8576 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](http://www.HousingMattersSD.org)

**Hitzke Development Corporation**  
[www.hitzkedevlopment.com](http://www.hitzkedevlopment.com)

**Citronica One**  
 (619) 741-0461

**The FSP Provider:**

**Pathways Community Services - Catalyst**  
[www.pathways.com](http://www.pathways.com)  
 (858) 300-0460