



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.



New Palace Hotel

Total Units	80
MHSA SNHP Units	16
Completion Date	Dec 2018
Full Service Partnership: Telecare Corporation	

New Palace Hotel

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Project Description

New Palace Hotel is an 80 unit low-rise apartment complex in the Bankers Hill neighborhood of San Diego. The building was originally constructed in the early 1900's but was completely rebuilt in 1991 to original specifications following a fire that destroyed the entire complex.

Of the 80 units, 16 are designated for older adults with serious mental illness eligible for supportive services under the Mental Health Services Act (MHSA) Local Government Special Needs Housing Program (SNHP). This program is part of a larger initiative by the County of San Diego Health and Human Services Agency (HHSA), Behavioral Health Services (BHS) to link homeless or at risk of homelessness individuals with mental illness to permanent housing and supportive services.

New Palace Hotel residents enjoy the following common area amenities:

- ❖ lobby
- ❖ terrace
- ❖ full service commercial kitchen
- ❖ laundry room
- ❖ community storage
- ❖ media room
- ❖ landscaped courtyard

Rents at New Palace Hotel are affordable based on San Diego County MHSA SNHP guidelines. Tenants receiving a Project-Based Voucher from the San Diego Housing Commission pay approximately 30% of their gross income towards rent.

TOTAL PROJECT COST	\$22,003,603
MHSA SNHP CAPITAL FUNDS	\$2,240,000

Why is this project here?

New Palace Hotel is here to provide safe, livable, affordable housing linked to client centered, voluntary, wraparound services to promote residential stability and self-sufficiency. Residents have access to transportation and other services to live as independently as possible. Amenities within walking distance to New Palace Hotel 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.

In 2012, Telecare Corporation created Telecare AgeWise to improve the quality of life and promote recovery for older adults. Telecare AgeWise has partnered with BHS and New Palace Hotel to provide supportive services to the MHSA SNHP eligible tenants. The Telecare teams work with members to identify needs and build a treatment plan that is collaborative and comprehensive. They provide wraparound services to individuals with complex needs and support people in addressing mental health symptoms and conditions.

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. 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) 578-7471

The FSP Provider:

Telecare Corporation- AgeWise
www.telecarecorp.com
(619) 481-5200