

# The Parkview

**363 Autumn Drive | San Marcos, CA | 92069**



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.



## The Parkview

<b>Total Units</b>	84
<b>MHSA Units</b>	14
<b>Affordable Units</b>	68

**Grand Opening** Oct 2014

**Full Service Partnership (FSP):**  
Mental Health Systems, Inc.

### DEVELOPER

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

### CONTACT

APS Management  
[parkview@apsmanagement.biz](mailto:parkview@apsmanagement.biz)

### 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 1-bedroom unit and one 3-bedroom unit are reserved for two on-site property managers. Fourteen 1-bedroom 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 Health and Human Services Agency (HHSA), Behavioral Health Services (BHS) to link homeless or at risk of homelessness individuals with mental illness to permanent supportive housing and social services.

The 14 MHSA units are designated for eligible adult participants in the Full Service Partnership (FSP) program operated by Mental Health Systems, Inc. The FSP provides tenants of The Parkview with 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 contains 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.

<b>MHSA CAPITAL FUNDS</b>	<b>\$1,637,804</b>
<b>MHSA CAPITALIZED OPERATING SUBSIDIES</b>	<b>\$1,296,448</b>

The development of The Parkview was made possible through the financial assistance and dedication of the City of San Marcos and California Housing Finance Agency.

## 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 have access to transportation and other services to live as independently as possible. In addition to the supportive services offered to MHSA tenants, LifeSTEPS, a statewide nonprofit organization, provides 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. provides MHSA 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. assigns 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.

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](http://www.HousingMattersSD.org)

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

**The Parkview**  
(760) 670-3333

### **The FSP Provider:**

**Mental Health Systems, Inc.**  
[www.mhsinc.org](http://www.mhsinc.org)  
(858) 573-2600