



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.

Quality Inn

1840 4th Ave | San Diego, CA | 92101

Phone: (619) 578-7436

Project Lead

Dennis O'Donovan
 dodonovan@hdpartners.org
 (619) 578-7436

Project Description



Quality Inn is an affordable housing development located in the Bankers Hill neighborhood of San Diego. This development is a rehabilitation of the hotel which was built in 1990. The building consists of 92 single room occupancy units, one of which is reserved for a full-time, on-site property manager.

Of those 91 units, 25 are reserved for adults and transitional age youth 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.

Housing Development Partners (HDP) is the nonprofit affiliate of the San Diego Housing Commission (SDHC). HDP develops and preserves affordable housing for low-income San Diegans through the rehabilitation of existing buildings and new construction.

TOTAL PROJECT COST **\$12,977,000**
MHSA SNHP CAPITAL FUNDS **\$2,704,500**

Project-Based Vouchers (PBVs) are provided by SDHC allowing rents at Quality Inn to be affordable based on San Diego County MHSA SNHP guidelines. For the residents with PBVs, the tenant portion of rent is determined to be an estimated 30% of their monthly income.

The Quality Inn development was made possible through the financial assistance and dedication of the SDHC Moving To Work Grant, California Housing Finance Agency, and the MHSA Local Government Special Needs Program.

Quality Inn

Total Units	92
MHSA SNHP Units	25
Non-MHSA Affordable Units	66

Lease-Up Began May 2018

Full Service Partnerships (FSPs):
 Community Research Foundation &
 Pathways Community Services

Why is this project here?

The goal of Quality Inn is to provide safe, livable, affordable housing linked to client centered, voluntary, wraparound services to promote residential stability and self-sufficiency. Quality Inn consists of a wood frame four-story building, a laundry room, leasing office and community room. Residents have access to transportation and other services to live as independently as possible. Amenities within walking distance to Quality Inn include pharmacies, urgent care, Balboa Park, downtown library, grocery stores, and major bus routes, providing residents convenient access to regular community destinations as well as potential employment opportunities.

Community Research Foundation (CRF) and Pathways Community Services have partnered with BHS and Quality Inn to provide supportive services to the building's tenants living in MHSA SNHP units. Supportive services are provided on a voluntary basis and residents are assertively and respectfully encouraged to participate in the services available to them. CRF and Pathways Community Services are responsible for providing Assertive Community Treatment (ACT), an evidence-based form of intensive case management. For each MHSA eligible client, the service providers 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 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.

In San Diego, an estimated 8,576 people are homeless. 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:

**Community Research Foundation-
Downtown IMPACT**
www.comresearch.org
(619) 275-0822

Pathways Community Services- Catalyst
www.pathways.com
(858) 300-0460