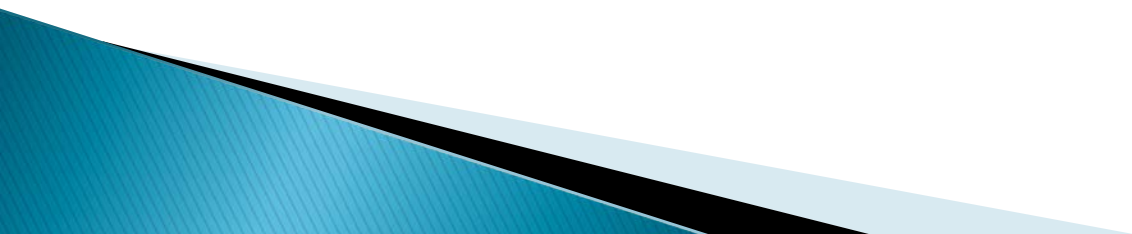


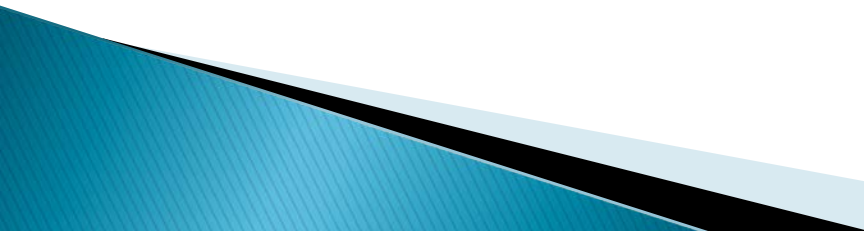
Mental Health Services Act Housing Program in Orange County: Construction and Services, Building New Lives

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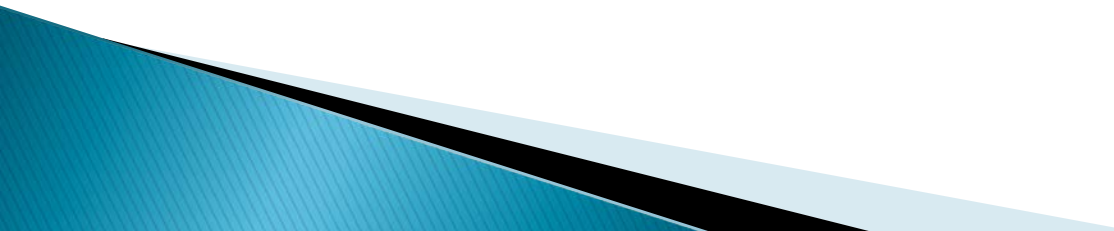




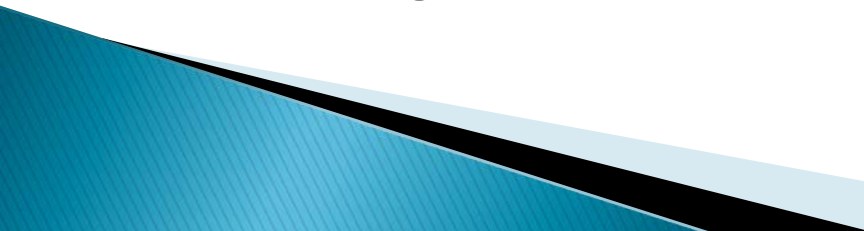
Health Care Agency and OC Community Resources

- ▶ MHSA Housing Program added to original MHSA Program funding due to client need and public input
 - ▶ Mental Health staff were not experts in the details of construction and financing
 - ▶ Partnership developed and an MOU was created to pair OC Community Resources' (OCCR) expertise with HCA MHSA Housing staff
 - ▶ Successful team approach to all projects
- 

First Steps

- ▶ Began by surveying members at all OC Full Service Partnerships (FSPs) to learn what they wanted from housing
 - ▶ Met with OCCR and CSH to create both the MHSA Housing Plan and the MHSA Housing Program Guidelines to guide potential developers
 - ▶ Determined that funding would allow up to 185 units of new housing based on financial assumptions at that time
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Diamond and beyond

- ▶ **Diamond Apartment Homes** in Anaheim, opened in December, 2008. 25 units, (15 one bedroom, 9 two bedroom, one manager's unit.) 100% MHSA occupied, one FSP provided all services and all residents
 - ▶ All units Project-based vouchers; Governor's Homeless Initiative funding, MHSA "One Time" funds
 - ▶ Difficulty attracting experienced supportive housing developers to OC.
 - ▶ Financial markets limited ability to leverage funding
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Diamond Apartment Homes



Next Operating Projects

- ▶ **Doria Apartments, Phase I** – opened Fall, 2011 in Irvine.
- ▶ 10 units in a 60 unit first-phase project
- ▶ Also included MHSA “One Time” funding
- ▶ All MHSA residents were enrolled in the same FSP,; another FSP assumed that contract during the fall of 2012
- ▶ **Avenida Villas** – opened December, 2012 in Anaheim
- ▶ 100% MHSA residents, but from more than one provider source
- ▶ Project-Based Vouchers (PBVs)
- ▶ 29 units including one manager’s unit, 4 two bedroom units, and 24 one bedroom units



Avenida Villas



Avenida Villas Apartments Unincorporated Orange County (Anaheim)

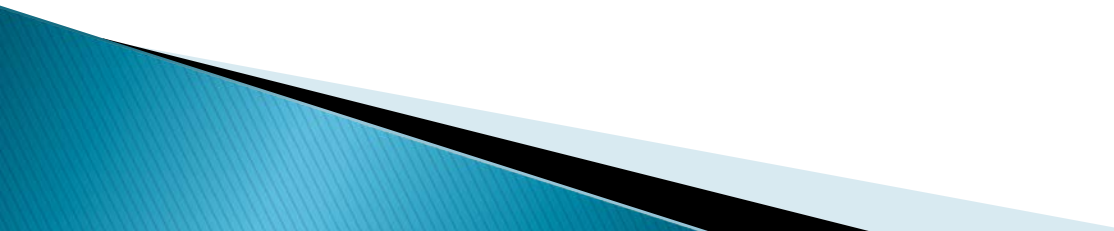


- 29 units
- 100% affordable
- Construction Completed December 2012

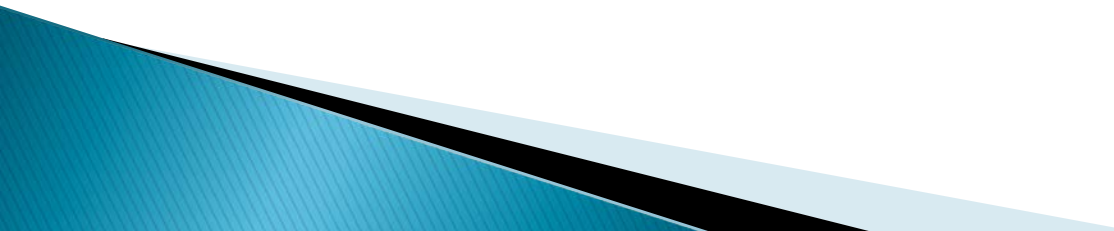
Projects in Construction

- ▶ **Doria Apartments, Phase II** – 8 one bedroom units and 2 two-bedroom units out of a 74 one, two, and three bedroom apartment project.
- ▶ Same FSP will serve as lead Provider as Phase I
- ▶ PBVs
- ▶ Construction is expected to be completed Fall, 2013
- ▶ **San Clemente Seniors** – 15 one bedroom units out of 76
- ▶ PBVs
- ▶ Construction is expected to be completed Spring, 2014

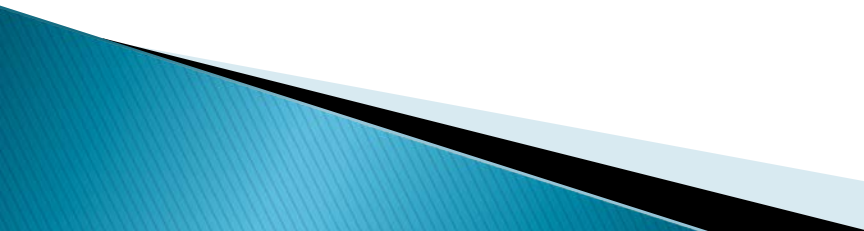
Next Projects in the Pipeline

- ▶ **Cerritos Family Apartments** – 19 units out of 70. Combined population: 10 units for TAY and 9 for PACT
 - ▶ First attempt to blend populations. TAY Provider will be the lead
 - ▶ Ground is expected to break shortly
 - ▶ PBVs
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Approved for MHSA Funding

- ▶ **Anesi Apartments, Irvine**
 - ▶ 11 one bedroom units for adults
 - ▶ PACT population
 - ▶ **Shared Housing “Blanket” Program –**
 - ▶ Pre-approval to create up to 16 units of shared housing
 - ▶ No applications received to date
- 

Recently Posted

- ▶ **Santa Ines Villas Senior Apartments** – 10 units out of 42 in Orange
 - ▶ Older Adult FSP assigned, additional services provided by PATH Ventures
 - ▶ Total operating units: 62
 - ▶ Currently in construction or about to break ground: 44
 - ▶ Pre-Development Activities: 37
- 

Eligibility and Certification

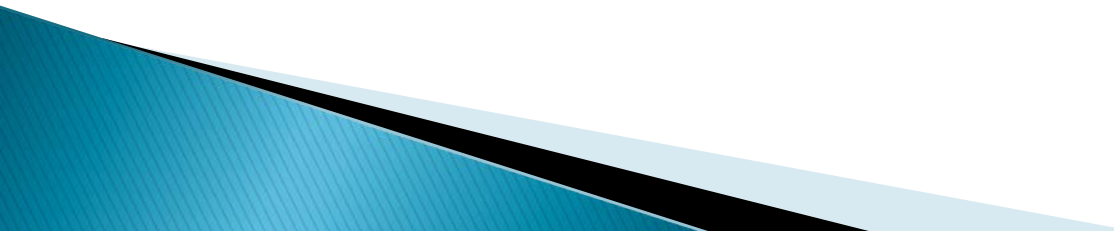
- ▶ MHSA criteria (seriously and persistently mentally ill and either homeless or at risk of homelessness) is initially determined by the service providers
- ▶ Providers submit applications on behalf of their clients to the Residential Care and Housing Office (Res Care) for final MHSA Certification
- ▶ PBV Projects require additional screening and eligibility determination by the Housing Authority
- ▶ Property Management also reviews applications. They are given a certificate of MHSA eligibility by Res Care.
- ▶ Reasonable Accommodation Requests can be submitted to both the Housing Authority and property management when warranted.

Service Model and Populations

- ▶ Originally worked with assumptions that all projects would be “married” to one FSP provider
- ▶ Regular “Crosswalk” meetings are held once ground has broken and, once leased, continue as “all hands” meetings no less than quarterly
- ▶ FSP’s couldn’t always fill projects due to conflicting eligibility requirements
- ▶ PACT Programs also have 1:15 ratios
- ▶ Homeless mentally ill (MHSA eligible) are throughout the Behavioral Health system, not just in FSPs

Evolution

Experience in projects led us to realize that:

- ▶ Residents from different providers can be mixed in a single project
 - ▶ An additional service provider could be designated as “Resident Clinical Services Coordinators” (RCSCs) to be clinically available to all MHSA residents in a project, and to be the main point person for property management, service providers, and residents
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RCSCs

- ▶ We are in the process of selecting two fulltime RCSCs . An MSW intern will join the team as well.
 - ▶ All staff in the OC MHS system who currently have or will have residents in MHSA Housing Program sites will have specialized training in keeping people successfully housed
 - ▶ Emphasis will be on preparing people for transitioning from homeless to permanent housing and continuing the recovery process post-housing.
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