



MHSA HOUSING

What is the MHSA Housing Program?

The MHSA Housing Program offers permanent financing (money to build or rehabilitate housing) and capitalized operating subsidies (rental subsidies) for the development of permanent supportive housing. Orange County has been allocated \$33 million dollars that is being administered by California Housing Finance Agency (CalHFA) and the Department of Mental Health (DMH). The Housing program will:

- Expand the number of permanent supportive housing units for MHSA eligible adults to improve their quality of life.
- Increase the affordability of housing for those who are homeless¹ or at risk of homelessness².

¹Homeless as defined by the MHSA Housing Program: People who are living on the streets, or lacking a fixed, regular, and adequate night-time residence. This includes living in a shelter, motel, or other temporary living situation in which the individual has no tenant rights.

²Those at risk of being homeless may be:

- Transition age youth exiting the child welfare or juvenile justice systems;
- Individuals released or discharged from institutional settings including:
 - Crisis and transitional residential settings;
 - Hospitals, including acute psychiatric hospitals; psychiatric health facilities; skilled nursing facilities with a certified special treatment program for the mentally disordered; and mental health rehabilitation centers.
 - Local city or county jails
- Individuals temporarily placed in a Residential Care Facility upon discharge from one of the institutional settings cited above
- Certification by the county mental health director as an individual who has been assessed by and is receiving services from the county mental health department and who has been deemed to be at imminent risk of being homeless

Ways to Use MHSA Housing Program Funds

- To pay for up to 1/3 of the cost to build or rehabilitate a rental housing development up to a maximum of \$112,486 per MHSA unit.
 - Rental housing development is an apartment complex
 - Complex must have at least five (5) MHSA units and can be mixed units or MHSA-only units
- To pay to build or rehabilitate Shared Housing up to a maximum of \$112,486
 - Shared Housing is a house, condo half-plex, duplexes, triplexes and four-plexes with a maximum of five (5) bedrooms
- To provide up to \$112,486 in operating subsidies for an MHSA Housing Program funded unit

Required Components of an MHSA Housing Program Funded Project

- One bedroom units preferred; community room with kitchen; FSP staff office space; attractive exterior that blends in with the community; some units accessible to the physically and the sensory disabled; close to transportation, shopping, and services; Property Management experienced with special needs

To Apply for Funding:

- Applications can be downloaded from the CalHFA website: <http://www.calhfa.ca.gov/multifamily/mhsa/>
- Applications submitted to CalHFA after:
 - Health Care Agency (HCA) and Orange County Community Services (OCCS) review
 - Approval by Behavioral Health Services (BHS) Director – Mark Refowitz