Orange County MHSA Housing Program

MHSA Adult and Older Adult Sub-Committee Meeting
August 6, 2012

MHSA Housing Program Overview

MHSA Housing

- Collaboration of:
  - Department of Health & Community Services (DHCS)
  - County Mental Health Directors Association

- The MHSA Housing Program is administered by the CalHFA on behalf of Orange County

- OC Community Services (OCCS) in collaboration with Orange County Health Care Agency/Behavioral Health Services (HCA)
The MHSA Housing Program

Loan application, guidelines, and forms are available on two State websites:

California Dept. of Mental Health
http://www.dmh.cahwnet.gov/Prop_63/MHSA/Housing/default.asp

California Housing Finance Agency
http://www.calhfa.ca.gov/multifamily/mhsa/index.htm

Who Can Live in MHSA Housing?

- MHSA housing units are targeted to persons with mental illness who are homeless or at risk of becoming homeless

- Prospective tenants are eligible/enrolled in a Full Service Partnership, which provides case management and other supportive services

- Specific target populations are:
  - Adults with mental illness (and their families)
  - Older adults (60+ years) with mental illness
  - Transitional Age Youth (ages 16 to 25 years) with severe emotional disorders

Affordability Levels

Very-Low and Extremely Low-Income

- Rents must be restricted to 30% of 50% of AMI for unit (or lower)

- For projects receiving capitalized operating subsidies, rents shall be 30% of SSI (approximately $240/month)
Service Partnerships in MHSA Housing

- MHSA housing projects are linked with service providers and house tenants that are eligible/enrolled in Full Service Partnerships (FSP)
- Service providers are located throughout the County
- Tenants will receive case management and intensive supportive services from a designated service provider
- HCA backs commitment to provide services to tenants for the term of the loan

Orange County MHSA Housing Plan
Supportive Services

- A tenant’s participation in services may not be a condition of occupancy
- Developers and service providers should discuss and jointly develop a Supportive Services Plan for MHSA consumers living in the proposed housing development

Supportive services

- Examples of the types of supportive services that can be provided are:
  - case management
  - psychiatry services
  - education/vocational services
  - substance abuse counseling
  - transportation
  - money management
  - entitlement programs assistance
  - medical care
  - daily living skills assistance
  - counseling (individual/group)
Property Types –
Shared Housing & Rental Housing

**Rental Housing Developments:**
• At least 10% of the units (but no fewer than 5 units/development) set aside for MHSA eligible residents.
• Each tenant must have his/her own lease
• Each unit must include a sleeping area, kitchen area, and bathroom

**Shared Housing Developments:**
• Each tenant must have his/her own lease, separate lockable bedroom, each development must have a kitchen and bathroom.

MHSA Housing Funds –
Capital Costs and Operating Subsidies

• $11.9 million is available for costs associated with development, acquisition, construction and/or rehabilitation of permanent supportive housing
  – $116,985 per targeted unit for “Shared Housing” development projects, up to 100% of the capital costs
  – $116,985 for “Rental Housing” development projects for up to 1/3 of the capital costs per targeted unit
• $2.7 million available for operating subsidies
  – Maximum of $116,985 per MHSA targeted unit (adjusted annually by a 4% inflation factor)

ORANGE COUNTY MHSA HOUSING PLAN
PROJECT REQUIREMENTS

• Projects must be located close to transportation, shopping and services.
• Project will meet consumer need for safety and security.
• Project designs shall be non-institutional in feel and blend in with the community.
• At least 5% of units must be accessible to the physically disabled and at least 2% of units must be accessible to the sensory disabled
Creating New MHSA Housing

• Model/Approach
  – Single site
  – Integrated housing
  – New Construction: Acquisition/Rehab
  – Shared Housing
• Sources of development funding are limited

Orange County MHSA Housing

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