



# COUNTY OF ORANGE HEALTH CARE AGENCY MHSA HOUSING AND SUPPORTIVE SERVICES

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# HOMELESSNESS DEFINED

**HOUSING AND URBAN DEVELOPMENT (HUD) DEFINES AS: A PERSON IS CONSIDERED TO BE HOMELESS IF HE/SHE LIVES:**

- ❖ IN A PLACE NOT MEANT FOR HUMAN HABITATION SUCH AS ON THE STREETS, OR IN CARS, PARKS, BUS STATIONS, ETC.
- ❖ IN AN EMERGENCY SHELTER
- ❖ IN TRANSITIONAL OR SUPPORTIVE HOUSING (AFTER COMING FROM THE STREETS OR EMERGENCY SHELTER PROGRAMS)

# MHSA HOUSING

- ❖ IN NOVEMBER 2004, CALIFORNIA VOTERS APPROVED PROPOSITION 63, THE MENTAL HEALTH SERVICES ACT (MHSA).
- ❖ MHSA PROVIDES COUNTIES FUNDING FOR EXPANDED COUNTY MENTAL HEALTH PROGRAMS FOR THE TARGET POPULATION SPECIFIED IN WELFARE AND INSTITUTION CODE (WIC) SECTION 5600.3.
  - (1) CHILDREN AND ADOLESCENTS WITH SERIOUS EMOTIONAL DISTURBANCE
  - (2) ADULTS AND SENIORS WITH SERIOUS MENTAL ILLNESS
  - (3) ADULTS AND SENIORS WHO REQUIRE, OR ARE AT RISK OF REQUIRING, ACUTE PSYCHIATRIC INPATIENT CARE, RESIDENTIAL TREATMENT, OR OUTPATIENT CRISIS INTERVENTION BECAUSE OF A MENTAL DISORDER WITH SYMPTOMS OF PSYCHOSIS, SUICIDALITY, OR VIOLENCE
  - (4) SUPPORTIVE HOUSING FOR THE TARGET POPULATION (STATED ABOVE) WHO ARE HOMELESS OR AT-RISK OF BEING HOMELESS.
- ❖ THE MHSA HOUSING PROGRAM WAS IMPLEMENTED IN 2008
- ❖ DESIGNED TO CREATE PERMANENT SUPPORTIVE HOUSING UNITS FOR TARGET POPULATION

# SUPPORTIVE HOUSING

- SUPPORTIVE HOUSING IS A COMBINATION OF AFFORDABLE HOUSING AND SUPPORTIVE SERVICES DESIGNED TO HELP VULNERABLE INDIVIDUALS AND FAMILIES USE STABLE HOUSING AS A PLATFORM FOR HEALTH, RECOVERY AND PERSONAL GROWTH.
- THREE CRUCIAL COMPONENTS:
  1. HOUSING
  2. SUPPORTIVE SERVICES
  3. PROPERTY/HOUSING MANAGEMENT.
- THESE THREE ELEMENTS HAVE TO WORK TOGETHER, AND ALSO WITHIN THE CONTEXT OF THE LARGER COMMUNITY.

Housing

**COMMUNITY**

Property  
and Housing  
Management

Supportive  
Services



# HOUSING DEVELOPMENT IS A COLLABORATIVE EFFORT

- ORANGE COUNTY COMMUNITY RESOURCES (OCCR)
- HOUSING AND URBAN DEVELOPMENT (HUD)
- CALIFORNIA HOUSING FINANCE AGENCY(CALHFA)
- CORPORATION FOR SUPPORTIVE HOUSING (CSH)
- HOUSING AUTHORITIES
- OC HCA (BEHAVIORAL HEALTH)
- DEVELOPERS
- PROPERTY MANAGEMENT
- SERVICE PROVIDERS



# TYPES OF HOUSING



# EMERGENCY SHELTER

## **HUD DEFINITION:**

❖ ANY FACILITY, THE PRIMARY PURPOSE OF WHICH IS TO PROVIDE A TEMPORARY SHELTER FOR THE HOMELESS IN GENERAL OR FOR SPECIFIC POPULATIONS OF THE HOMELESS AND WHICH DOES NOT REQUIRE OCCUPANTS TO SIGN LEASES OR OCCUPANCY AGREEMENTS



# TRANSITIONAL HOUSING

## **HUD DEFINITION:**

- ❖ A PROJECT THAT HAS AS ITS PURPOSE FACILITATING THE MOVEMENT OF HOMELESS INDIVIDUALS AND FAMILIES TO PERMANENT HOUSING WITHIN A REASONABLE AMOUNT OF TIME (USUALLY 24 MONTHS). TRANSITIONAL HOUSING INCLUDES HOUSING PRIMARILY DESIGNED TO SERVE DEINSTITUTIONALIZED HOMELESS INDIVIDUALS AND OTHER HOMELESS INDIVIDUALS WITH MENTAL OR PHYSICAL DISABILITIES AND HOMELESS FAMILIES WITH CHILDREN.

# RAPID RE-HOUSING (RRH)

## **HUD DEFINITION:**

❖ HOUSING SEARCH AND RELOCATION SERVICES AND SHORT- AND MEDIUM-TERM RENTAL ASSISTANCE TO MOVE HOMELESS PERSONS AND FAMILIES (WITH OR WITHOUT A DISABILITY) AS RAPIDLY AS POSSIBLE INTO PERMANENT HOUSING.

# INTERIM HOUSING

## HUD DEFINITION:

- ❖ A HOUSING SITUATION WHERE A HOMELESS PERSON HAS APPLIED FOR PERMANENT HOUSING, HAS BEEN ACCEPTED, A UNIT/VOUCHER FOR PERMANENT HOUSING HAS BEEN RESERVED FOR THEM.
- ❖ HOWEVER, THERE IS SOME OTHER SITUATION THAT PREVENTS THEM FROM MOVING IMMEDIATELY INTO HOUSING (E.G. APARTMENT GETTING PAINTED, OLD TENANT MOVING OUT, HAS A VOUCHER BUT IS LOOKING FOR THE UNIT, ETC.). IN SUCH CASES, WHERE IT HAS BEEN DETERMINED TO BE ABSOLUTELY NECESSARY THAT TO KEEP THE INDIVIDUAL ENGAGED AND MOVING TOWARDS HOUSING A TEMPORARY SOLUTION CAN BE UTILIZED.

# BRIDGE HOUSING

- ❖ BRIDGE HOUSING IS A FORM OF INTERIM HOUSING BUT IT IS NOT FORMALLY RECONGIZED BY HUD.
- ❖ HUD DOES RECOGNIZE THE NEED FOR THIS TYPE OF PROGRAM.
- ❖ HCA HAS A NEW BRIDGE HOUSING PROGRAM THAT WILL START JULY 1, 2018.
- ❖ THIS IS A NEW TYPE OF HOUSING OFFERED BY OCHCA.

# PERMANENT SUPPORTIVE HOUSING

## **HUD DEFINITION:**

- ❖ PERMANENT HOUSING WITH INDEFINITE LEASING OR RENTAL ASSISTANCE PAIRED WITH SUPPORTIVE SERVICES TO ASSIST HOMELESS PERSONS WITH A DISABILITY OR FAMILIES WITH AN ADULT OR CHILD MEMBER WITH A DISABILITY ACHIEVE HOUSING STABILITY.



# PERMANENT SUPPORTIVE HOUSING HCA

❖ CONTINUUM OF CARE (COC) FORMALLY KNOWN AS  
SHELTER PLUS CARE VOUCHERS

❖ MHSA HOUSING

- DIAMOND APARTMENTS
- DORIA I & II
- AVENIDA
- HENDERSON HOUSE (TAY)
- COTTONS POINTE (OLDER ADULTS)
- CAPESTONE
- ALEGRE
- ROCKWOOD
- THE DEPOT AT SANTIAGO
- FULLERTON HEIGHTS (OPENING END OF JUNE 2018)
- OAKCREST (OPENING FALL OF 2018)

# MHSA/SPECIAL NEEDS HOUSING PROGRAM DEVELOPMENT PROCESS

## INITIAL FUNDING APPROVAL PROCESS:

- ❖ NEED FOR PSH UNIT DEVELOPMENT IS IDENTIFIED
- ❖ COMMUNITY PLANNING PROCESS IS COMPLETED:
  - ❖ MHSA STEERING COMMITTEE REVIEW
  - ❖ 30-DAY POSTING
  - ❖ MHB PUBLIC HEARING
  - ❖ BOS APPROVAL

# MHSA/SPECIAL NEEDS HOUSING PROGRAM DEVELOPMENT PROCESS

## **SPECIFIC HOUSING PROJECT APPROVAL PROCESS**

- ❖ HOUSING DEVELOPER SUBMITS A SNHP INTEREST FORM TO HCA AND/OR OCCR
- ❖ HCA AND OCCR MEET WITH DEVELOPER TO DISCUSS THE PROJECT:
  - HOW MANY MHSA UNITS
  - LOCATION
  - POPULATION
  - RESTRICTIONS
  - TIMELINE
- ❖ IF THE SUBMITTED HOUSING PROJECT MEETS THE REQUIREMENTS/NEEDS, HCA/HOUSING AND SUPPORTIVE SERVICES CREATES A 30-DAY PROJECT POSTING
- ❖ BOARD OF SUPERVIORS APPROVAL
- ❖ CSS FUNDS SENT TO CALHFA- THESE FUNDS CAN ONLY BE USED FOR BRICKS AND MORTAR TO FUND THE MHSA/SNHP UNITS

# CALIFORNIA HOUSING FINANCE AGENCY (CALHFA)

- ❖ CALHFA OPERATES THE LOCAL GOVERNMENT SPECIAL NEEDS HOUSING PROGRAM (SNHP) ON BEHALF OF JURISDICTIONS THROUGHOUT CALIFORNIA.
- ❖ THE SNHP ALLOWS LOCAL GOVERNMENTS TO USE MENTAL HEALTH SERVICES ACT (MHSA) AND OTHER LOCAL FUNDS TO PROVIDE FINANCING FOR THE DEVELOPMENT OF PERMANENT SUPPORTIVE RENTAL HOUSING THAT INCLUDES UNITS DEDICATED FOR INDIVIDUALS WITH SERIOUS MENTAL ILLNESS, AND THEIR FAMILIES, WHO ARE HOMELESS OR AT RISK OF HOMELESSNESS.

# CSS FUNDS

- *HOUSING - \$25 MILLION TO CALHFA FOR FUNDING MHSA UNITS*

<b>SNHP Funding Allocated by Board to CalHFA</b>	<b>Amount</b>
9/13/2016	\$ 5,000,000
1/9/2018	\$ 5,000,000
3/13/2018	\$ 15,000,000
<b>Total</b>	<b>\$ 25,000,000</b>

- *3/27/2018- BOARD OF SUPERVISORS RECOMMENDATION OF \$70.5 MILLION MHSA TOWARD DEVELOPMENT OF SUPPORTIVE HOUSING*
- *PENDING 6/26/2018- \$15 MILLION OF THE \$70.5 MILLION TO BE TRANSFERRED TO CALHFA (to Support Board approved MHSA Spending Plan for 99 MHSA units in pipeline)*
- *\$55 MILLION- BALANCE OF \$70.5 MILLION- CURRENT PLANNING EFFORTS TO EXPEND THE BALANCE*



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<b>3/27/2018 Board of Supervisors Recommendation</b>	<b>Amount</b>
<b>Total Request</b>	<b>\$70,500,000</b>
Transfer to CalHFA (pending Board approval 6/26/18)	-\$15,000,000
Total Remaining Balance Available for Development	\$ 55,500,000

# JACKSON AISLE



# DIAMOND APARTMENT HOMES

- ❖ DIAMOND APARTMENT HOMES (ONE TIME CSS FUNDS)
- ❖ OPENED IN DECEMBER, 2008.
- ❖ 15 ONE-BEDROOM; 9 TWO-BEDROOM UNITS; ONE RESIDENTIAL PROPERTY MANAGER UNIT





# DORIA APARTMENT HOMES PHASES I & II

- DORIA APARTMENT HOMES IN IRVINE
- FIRST “INTEGRATED” MHSA PROJECT
- 20 MHSA UNITS AMONG 134 LOW INCOME UNITS (18 ONE BEDROOM; 2 TWO BEDROOM UNITS)
- OPENED SEPTEMBER, 2011 AND DECEMBER, 2013



# AVENIDA VILLAS

- ❖ AVENIDA APARTMENT HOMES IN ANAHEIM
- ❖ OPENED IN MARCH 2013
- ❖ 29 UNITS; 24 ONE BEDROOM UNITS; 4 TWO BEDROOM UNITS; ONE PROPERTY MANAGER UNIT.
- ❖ 100% MHSA PROJECT





# HENDERSON HOUSE

- ❖ HENDERSON HOUSE IN SAN CLEMENTE
- ❖ SHARED HOUSING MODEL: 14 UNITS (BEDROOMS)
- ❖ OPENED MARCH, 2016
- ❖ TRANSITIONAL AGE YOUTH



# COTTON'S POINT

- ❖ COTTONS POINT IN SAN CLEMENTE
- ❖ 15 ONE BEDROOM UNITS
- ❖ OPENED NOVEMBER 2014
- ❖ OLDER ADULT





# CAPESTONE FAMILY APARTMENTS

- ❖ CAPESTONE FAMILY APARTMENTS IN ANAHEIM
- ❖ 19 ONE-BEDROOM UNITS
- ❖ OPENED DECEMBER, 2014



# ALEGRE APARTMENTS - IRVINE

- ❖ ALEGRE APARTMENTS IN IRVINE
- ❖ 11 UNITS
- ❖ OPENED AUGUST, 2015



# ROCKWOOD APARTMENTS

- ❖ ROCKWOOD APARTMENTS IN ANAHEIM
- ❖ 15 UNITS; 14 ONE BEDROOM; 1 TWO BEDROOM UNIT
- ❖ OPENED OCTOBER, 2016





# THE DEPOT AT SANTIAGO

- ❖ THE DEPOT IN SANTA ANA
- ❖ 10 UNITS
- ❖ OPENED APRIL, 2018



THANK YOU