



Housing Development and Supportive Services Update

Lisa Row, Administrative Manager I

Agenda

- **Development and Funding of MHSA housing**
- **Inventory and Pipeline**
- **Permanent Supportive Housing and Supportive Services**

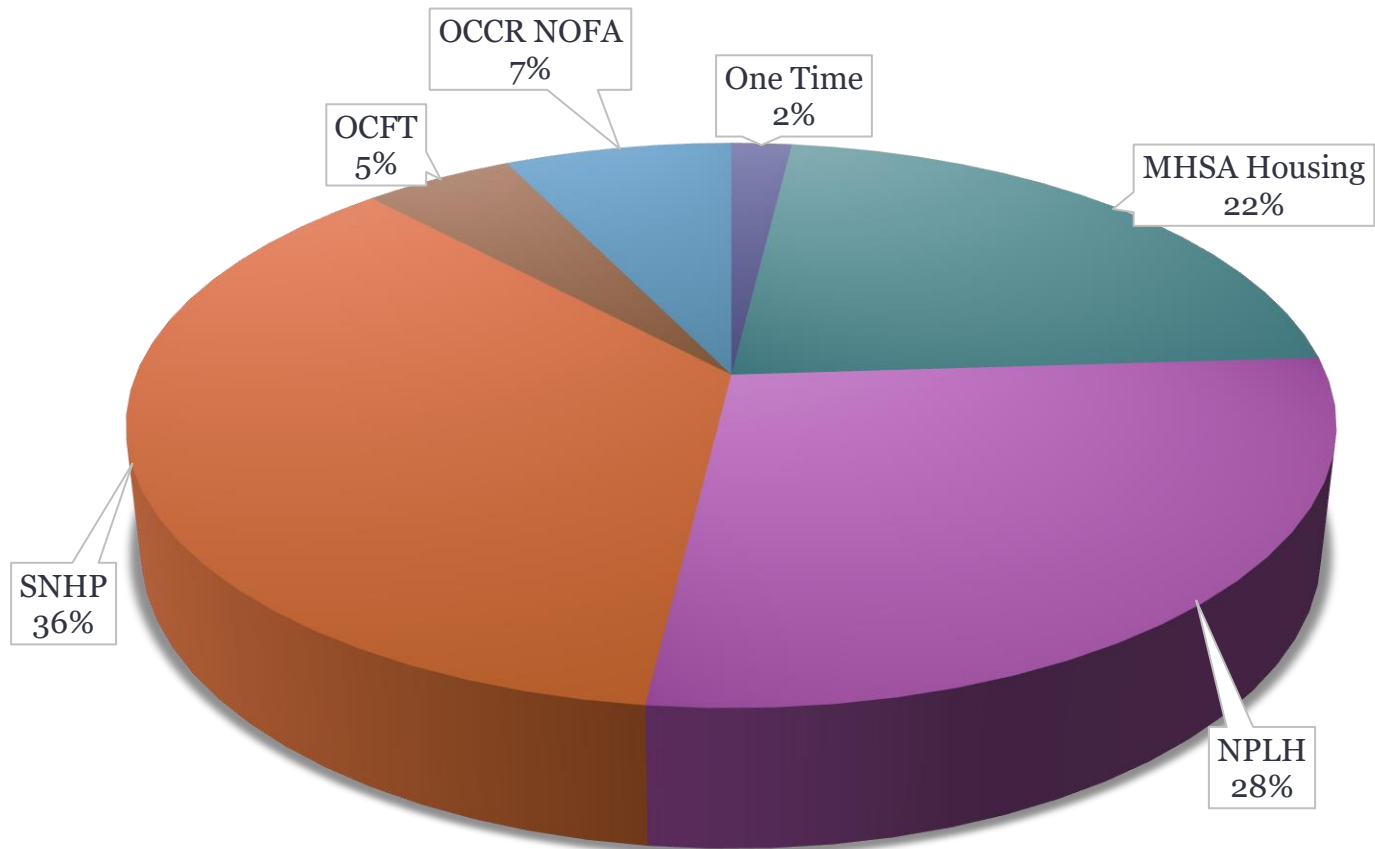
Overview of Housing Programs for MHSA Population

- One Time Funding
- MHSA Housing Program
- SNHP
- NPLH
- Orange County Housing Finance Trust
- 2020 Supportive Housing Notice of Funding Availability

MHSA Housing Development Programs

- MHSA funding provides for the development (capital/bricks and mortar), as well as the operations (capitalized operating subsidy reserve, COSR) of permanent supportive housing.
- Target Population: Individuals living with SMI and are experiencing homelessness.
- Each MHSA housing program has similar but unique guidelines and requirements.
 - One Time Funding: 2006
 - MHSA Housing Program: 2008 – 2016
 - Special Needs Housing Program (SNHP): 2016 – 2020
 - No Place Like Home (NPLH): 2018 – Present
 - OC Housing Finance Trust: 2019-Present
 - 2020 Supportive Housing NOFA (2020 NOFA): 2019-Present

Funding for MHSA Housing in Orange County



■ One Time ■ MHSA Housing ■ NPLH ■ SNHP ■ OCFT ■ OCCR NOFA

One Time Funding

- Orange County received a One-Time Funding allocation of \$8 million of MHSA funds
- Two projects built

Project Name	City	MHSA Units	Total Units
Diamond Apartments	Anaheim	24	25
Doria I Apartment Homes	Irvine	10	134
	Total	34	159

MHSA Housing Program

- Orange County received \$33.1 million for MHSA housing program
- Ten projects were built

Project Name	City	MHSA Unit	Total Units
Doria II Apartment Homes	Irvine	10	134
Avenida Villa	Anaheim	28	29
Cotton's Point	San Clemente	15	76
Capestone Family Apartments	Anaheim	19	60
Alegre	Irvine	11	104
Henderson House	San Clemente	14	14
Rockwood Apartments	Anaheim	15	70
Depot at Santiago	Santa Ana	10	70
Fullerton Heights	Fullerton	24	36
Oakcrest Heights	Yorba Linda	14	54
	Total	160	647

Special Needs Housing Program (SNHP)

- SNHP allowed counties to continue to fund PSH
- Administered by California Housing Finance Agency (CalHFA)
- 2020: SNHP discontinued
- SNHP funds must be expended by June 2022
- \$95.5 million dedicated to SNHP funding
- Five (5) projects built
- Twelve (12) projects in process

SNHP Built

Project Name	City	SNHP Unit	Total Units
Santa Ana Arts Collective	Santa Ana	15	58
Hero's Landing	Santa Ana	20	76
Casa Querencia	Santa Ana	28	57
Buena Esperanza	Anaheim	35	70
Westminster Crossing	Westminster	20	65
	Total	118	326

SNHP In Process

Project Name	City	SNHP Units	Total Units
Altrudy Seniors	Yorba Linda	10	48
Asent	Buena Park	28	58
The Groves Senior Apartments	San Juan Capistrano	10	75
Francis Xavier	Santa Ana	13	17
Casa Paloma	Midway City	24	71
Lincoln Avenue Apartments	Buena Park	10	55
Legacy Square	Santa Ana	10	93
Villa St. Joseph	Orange	18	50
Mountain View	Lake Forest	8	66
Carwright Family Apartments	Irvine	10	60
Orchard View Gardens	Buena Park	8	66
Santa Angelina Senior Community	Placentia	16	65
	Total	165	729

SNPH/MHSA: Money at CalHFA

Now that SNHP is over, what happen to the remaining money at CalHFA?

- The remaining MHSA funds are being spent in accordance with the amended Spending Plan approved by the Board on December 17, 2019
- Remaining SNHP funds were transferred back to the County:
 - 2020 Supportive Housing NOFA (2020 NOFA): allocated up to \$15.5 million
 - Orange County Housing Finance Trust (OCHFT): allocated up to \$20.5 million

2020 Supportive Housing NOFA

- OC Housing & Community Development released the 2020 Supportive Housing Notice of Funding Availability in January 2020.
- The purpose of the NOFA: Make funding and vouchers available to promote the acquisition, new construction and acquisition of Supportive Housing.
- Funding Sources:
 - Orange County Housing Successor Agency funds
 - Federal HOME Investment Partnership Program funds
 - **Mental Health Services Act funds**
 - Project-Based Vouchers

2020 Supportive Housing NOFA

Project Name	City	MHSA Units	Total Units
Center of Hope	Anaheim	4	72
Huntington Beach Senior Housing	Huntington Beach	21	43
Westview	Santa Ana	26	85
Paseo Adelanto (Pending)	San Juan Capistrano	24	50
	TOTAL	75	250

Orange County Housing Finance Trust

- On September 11, 2018, Governor Jerry Brown signed Assembly Bill 448 into law which authorized the creation of the Orange County Housing Finance Trust.
- AB 448 allowed the County of Orange and any of the cities within Orange County to mutually create a joint powers authority.
- The collaborative effort allows the Orange County region to be more competitive and access additional funding sources available to address the homelessness and affordability crisis.
- On March 12, 2019, the Orange County Board of Supervisors approved the OCHFT Joint Powers Authority Agreement.

OCFT: Developments: 2020

Project Name	City	MHSA Units	Total Units
Center of Hope	Anaheim	16	72
Orchard View Senior Gardens	Buena Park	5	66
Santa Angelina Senior Community	Placentia	5	65
North Harbor Village	Santa Ana	14	90
	Total	40	293

OCFT: Developments 2021

Project Name	City	MHSA Units	Total Units
Paseo Adelanto	San Juan Capistrano	24	50
Anaheim Midway	Anaheim	8	86
Crossroads at Washington	Santa Ana	15	86
Meadows Senior Apartments	Lake Forest	7	65
	Total	54	287

No Place Like Home

- NPLH consist of two streams of funding:
 - **Non Competitive**- Orange County controlled
 - **Competitive** – Large County Pool- Statewide NOFA
- All NPLH funded units are required to only accept referrals through the local Coordinated Entry System (CES)
- Developments with more than 20 units must have less than 49% NPLH units

NPLH: Round 1

- Four (4) projects from Orange County applied
- Three (3) projects from Orange County were awarded

Project Name	City	NPLH Units	Total Units
Altrudy	Yorba Linda	10	48
Francis Xavier	Santa Ana	9	17
Legacy Square	Santa Ana	16	93
	Total	35	158

NPLH: Round 2

- Round 2 was extremely competitive and over subscribed
- Nine (9) projects from Orange County applied
- One (1) project was initially recommended for funding, however they did not move forward due to re-structuring their financing approach

NPLH: Round 3

- Seven (7) projects from Orange County applied
- Five (5) projects from Orange County were awarded

Project Name	City	NPLH Units	Total Units
Huntington Beach Seniors	Huntington Beach	21	43
Santa Angelina Senior	Placentia	21	65
Villa St. Joseph	Orange	18	50
Center of Hope	Anaheim	34	72
Westview House	Santa Ana	26	85
	Total	120	315

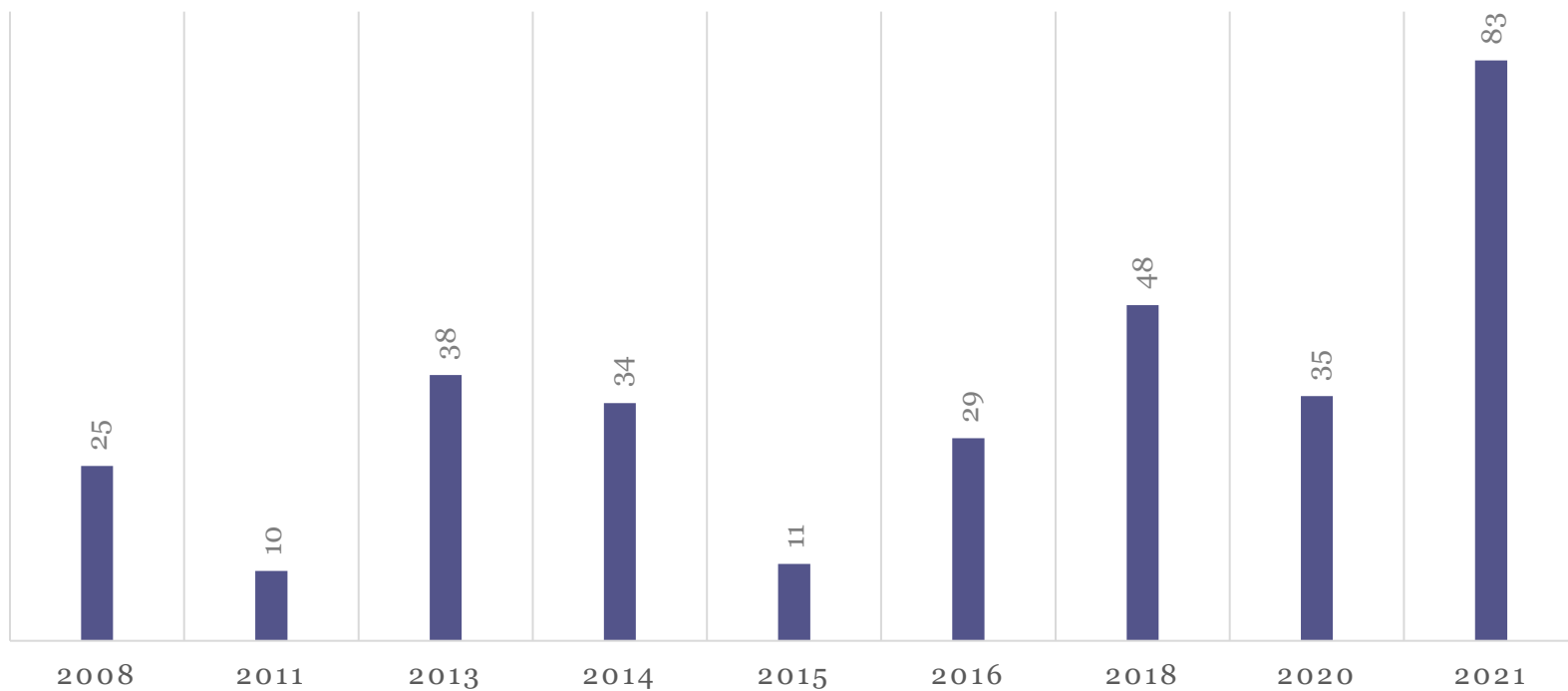
NPLH: Non Competitive

- County of Orange received \$6,651,830 in Non Competitive Funding
- OC awarded Non Competitive Funding to three projects

Project Name	City	NPLH Non Competitive Units	Total Units
Huntington Beach Seniors	Huntington Beach	15	43
Villa St. Joseph	Orange	18	50
Center of Hope	Anaheim	16	72
	Total	49	165

MHSA Housing Units: Completed

TOTAL MHSA UNITS BUILT: 312

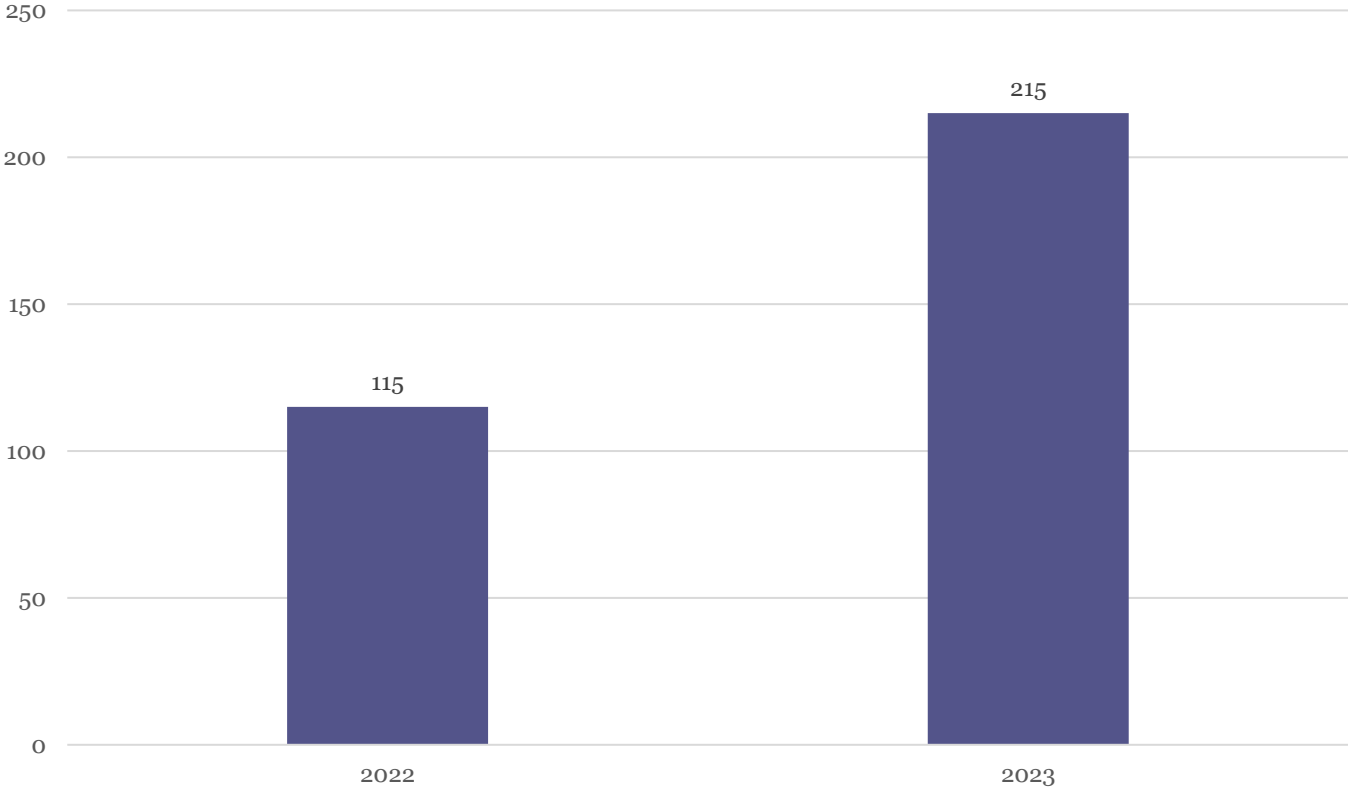


MHSA Housing Units: Completed

Name	City	One Time \$ Units	MHSA Housing Program Units	SNHP	MHSA Units	Total Units	Completed Date
Diamond Apartment Homes	Anaheim	24			24	25	2009
Doria I & 2	Irvine	10	10		20	134	2011 & 2013
Avenida Villas	Anaheim		28		28	29	2014
Cotton's Point	San Clemente		15		15	76	2014
Capestone	Anaheim		19		19	60	2014
Alegre	Irvine		11		11	104	2015
Henderson House	San Clemente		14		14	14	2016
Rockwood	Anaheim		15		15	70	2016
Depot at Santiago	Santa Ana		10		10	70	2018
Fullerton Heights	Fullerton		24		24	36	2018
Oakcrest Heights	Yorba Linda		14		14	54	2018
Santa Ana Arts Collective	Santa Ana			15	15	58	2020
Hero's Landing	Santa Ana			20	20	57	2020
Casa Querencia	Santa Ana			28	28	57	2021
Buena Esperanza	Anaheim			35	35	70	2021
Westminster Crossing	Westminster			20	20	65	2021
Total		34	160	118	312	979	

MHSA Housing Units: PIPELINE

Total MHSA Pipeline Units: 330



MHSA Housing Units: Pipeline

Name	City	SNHP Units	NPLH Round 1 Units	NPLH Non Competitive Units	NPLH Round 3 Units	OCCR NOFA	Trust Units	Total MHSA Units	Total Units	Estimate Completion
Altrudy Seniors	Yorba Linda	10	10					10	48	2022
Airport Inn Apartments	Buena Park	28						28	58	2022
Casa Paloma	Midway City	24						24	71	2022
Francis Xavier	Santa Ana	13	9					13	17	2022
Legacy Square	Santa Ana	10	16					16	93	2022
The Groves Senior Apartments	San Juan Capistrano	10						10	75	2022
North Harbor Village	Santa Ana						14	14	90	2022
Villa St. Joseph	Orange	18		18	18			18	50	2023
Lincoln Avenue Apartments	Buena Park	10						10	55	2023
Huntington Beach Senior Housing	Huntington Beach			15	21	21		21	43	2023
Center for Hope	Anaheim			16	34	4	16	34	72	2022
Westview	Santa Ana				26	26		26	85	2023
Orchard View Gardens	Buena Park	8					5	13	66	2023
Cartwright Family Apartments	Irvine	10						10	60	2023
Santa Angelina Senior Community	Placentia	16			21		5	21	65	2023
Meadows Senior Apartments	Lake Forest						7	7	65	2023
Paseo Adelanto	San Juan Capistrano					24	24	24	50	2023
Crossroads at Washington	Santa Ana						15	15	86	2023
Anaheim Midway	Anaheim						8	8	86	2023
Mountain View	Lake Forest	8						8	71	2023
Total		165	35	49	120	75	94	330	1306	

What is Permanent Supportive Housing?

Three Crucial
Components
of Permanent
Supportive
Housing



These three
elements
have to work
together,
and also
within the
context of
the larger
community

Permanent Supportive Housing: Supportive Services

- Supportive Housing is a combination of affordable housing with indefinite leasing and supportive services
- Designed to help vulnerable individuals and families use stable housing as a platform for health, recovery and personal growth
- Each MHSA funded housing development provides on-site support services to all residents
- Services are voluntary
- Services are unique to meet the needs of the individual
- Services are focused on housing sustainability and helping the tenants meet life goals

Examples of On-site Support Services

- Open office hours
- Advocacy
- On-site social events
- Monthly events calendar
- Engagement services
- Assist residents to access treatment
- Link to community resources
- Group activities that promote wellness
- Therapeutic interventions and/or assessments

MHSA Housing Development: A Collaborative Process

- Orange County Community Resources (OCCR)
- California Department of Housing and Community Development (HCD)
- California Housing Finance Agency(CalHFA)
- Corporation for Supportive Housing (CSH)
- OC Housing Finance Trust
- Housing Authorities
- OCHCA (Behavioral Health)
- Housing Developers
- Property Management
- Service Providers



How does a development move forward for approval?

- Housing developer submits an EOI (Expression of Interest) to HCA and/or OCCR or applies under the OCCR NOFA or OCHFT NOFA (depending on the funding i.e. NPLH vs. SNHP/MHSA)
- HCA and OCCR conduct a review of the project's appropriateness and financial viability (lasagna funding) and if submitted under a NOFA reviewed per NOFA policy.
- HCA, OCCR and CSH meet with developer to discuss the project
- If recommended to proceed, financial terms negotiated and service plans reviewed and finalized.
- The development and supporting documentation is submitted to the appropriate Board for approval (BOS and/or OCHFT Board).

Considerations before a development becomes an MHSA project

- How far along is the project in securing multiple funding sources? (Discussions vs letter of commitment)
- Are the timelines for funding compatible/realistic?
- How far along is the project in development? (Projects come to us ranging from initial concepts to gap funding)
- How far along is the developer in obtaining site control? (Do they own the property? Is it zoned accordingly? Any conflicts with city ordinances?)
- Has the developer received city and community input?

Considerations before a development becomes an MHSA project

- How many MHSA units is the developer requesting?
- Is this integrated housing? (Integrated is preferred)
- What SPA/location is the development in? Is it in an area that we have very little PSH?
- Is the development in an area where our participants have access to transportation/services/employment?
- What size are the units?
- What are the amenities/community space being offered?
- Does it meet the needs of the target population

Housing Development and Supportive Services Update

THANK YOU!

Lisa Row, LCSW
Administrative Manager I

Erow@Ochca.com

714-796-0200

