

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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