

County of San Bernardino

Administration

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CaSONYA THOMAS, MPA, CHC
Director

January 8, 2013

Dear Community Member,

As you are aware, the County of San Bernardino Department of Behavioral Health (DBH) has an integral role in addressing supportive and permanent housing and employment service needs for individuals who are homeless or at-risk of homelessness. Many affordable housing projects have been designed and developed through collaborative partnerships and shared visions that promote best practices through the County. DBH continues to work in coordination with many agencies to leverage funds and develop innovative programs to revitalize the community while ensuring that clients are afforded the opportunity to live self-sufficient, productive, independent lifestyles in the community, which is essential to their recovery.

Attached, please find the Program Quarterly Report for DBH Housing and Employment, which highlights housing initiatives for the past year as well as next steps for the upcoming year.

Thank you for your continued support!

Sincerely,

CaSonya Thomas, MPA, CHC
Director

CT:SN:jp

cc: Greg Devereaux, Chief Executive Officer
Linda Haugan, Assistant Executive Officer, Human Services
Members, Behavioral Health Commission
Dan Nackerman, Executive Director, Housing Authority of the County of San Bernardino
Dena Fuentes, Director, Community Development and Housing
Executive Management Team, Department of Behavioral Health
Sydney Flood, Administrative Analyst
Doug Fazekas, Administrative Manager, Housing and Employment Program
Tom Hernandez, Homeless Services Manager

GREGORY C. DEVEREAUX
Chief Executive Officer

Board of Supervisors
ROBERT A. LOVINGOOD.....First District JAMES RAMOS.....Third District
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JOSIE GONZALES, CHAIR.....Fifth District

County of San Bernardino Department of Behavioral Health

HOUSING AND EMPLOYMENT PROGRAM QUARTERLY REPORT

Fall/Winter 2012 Issue 1



Issue features:

Cornerstones & Whispering Pines

Project Lugo

Vintage Kendall

Project Phoenix

COUNTY'S MISSION STATEMENT

The mission of the government of the County of San Bernardino is to satisfy its customers by providing service that promotes the health, safety, well being, and quality of life of its residents according to the County Charter, general laws, and the will of the people it serves.

DBH'S MISSION STATEMENT

The County of San Bernardino Department of Behavioral Health programs strive to be recognized as a progressive system of seamless, accessible, and effective services that promote prevention, intervention, recovery and resilience for individuals, families and communities.

EXECUTIVE HOUSING GROUP VISION

The vision of the Executive Housing Group is to eliminate stigma related to mental illness and homelessness. In affordable housing projects under the Mental Health Services Act.

Housing and Employment Program Overview

On an annual basis, the Department of Behavioral Health (DBH) Employment Program provides services for 450-500 consumers. Of those consumers, 200 are referred to the Department of Rehabilitation (DOR) for more extensive employment services. Once employed, consumers hold jobs for up to one year. Of the 150 participants currently enrolled in the DBH Housing Program, forty percent (60) are gainfully employed and transitioned into one of the nine supportive housing programs.

The Employment Program provides services for Housing Program participants and other

DBH consumers. Working in conjunction with the DOR, DBH employment staff provide pre and post-employment services such as, resume writing, interview skills, job searches, referrals to DOR and job placement.

Over time the Housing Program has expanded to offer its participants a range of options including Tenant-Based Choice Vouchers, as well as Project-Based units located in seven areas of the county such as Montclair, Ontario, Rancho Cucamonga, Hesperia, Yucca Valley, Loma Linda and San Bernardino.

WHISPERING PINES and CORNERSTONES HOUSING PROGRAMS

Shelter Plus Care Funded

Whispering Pines and Cornerstones are collaborative partnerships between DBH and the Housing Authority of the County of San Bernardino (HACSB).

Both programs provide an opportunity for the homeless residents of the county, who are living with mental illness and/or substance abuse, to select and reside in a dwelling of their choice. Residents also receive supportive services to establish and maintain permanent supportive housing.

The programs provide participants the opportunity to reintegrate and be productive members in their community. Supportive

services provided by DBH, allow individuals to live independently while maintaining employment, participate in volunteer services, and/or pursue education.

Shelter Plus Care (S+C) is a program designed to provide housing and supportive services on a long-term basis for homeless persons with disabilities, primarily those with serious mental illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency syndrome (AIDS) or related diseases, and their families who are living in places not intended for human habitation (e.g., streets) or in emergency shelters.

Quick Facts:

Project Lugo Senior Apartments
San Bernardino

Total Units: 119
Number of MHSA Units: 10

Developer:
Meta Housing Corporation

Development Sponsor:
WCH Affordable II, LLC. c/o
Western Community Housing, Inc.

Total Estimated Cost of Project:
\$20,354,745

MHSA Estimated Capital Funds:
\$1,124,486

Estimated Capitalized Operating
Funds:
\$1,124,486

Anticipated Completion Date:
January 2014

Mental Health Services Act (MHSA):

The MHSA has been designed to expand and transform California's county mental health service system. It became law on January 2005 and is the latest in the California legislative movement to provide better coordinated and more comprehensive care to those with serious mental illness, particularly in underserved populations.

PROJECT LUGO—SENIOR APARTMENTS

Mental Health Services Act Funded



"Magnolia at 9th Street"
Senior Housing Development

Ken Stockton Architects, Inc.

The Senior Apartment Project is a major affordable housing development in the City of San Bernardino that focuses on providing supportive housing to individuals who are 60 years or older.

- 119 one and two bedroom rental apartments for low and very low-income seniors, ten of which are reserved for individuals that meet Mental Health Services Act (MHSA) criteria.
- The building will be renovated using sustainable and "green building" principles to increase existing energy efficiency by at least 30% and will be designed to provide a safe environment with amenities appropriate for the senior population.
- Partnering with DBH Age Wise Supportive Services (AWSS) Program, a Full Service Partnership (FSP), AWSS will assist older adult residents to succeed in their wellness by maintaining self-sufficiency, increasing employment, reducing hospitalizations and incarcerations, and successfully re-integrating into the community.



"Magnolia at 9th Street"
Senior Housing Development

Ken Stockton Architects, Inc.

- AWSS will provide case management, assessments, psychiatric care, mental health services, educational and social services, co-occurring disorder services, crisis intervention, medical support and housing support services.



VINTAGE KENDALL—SENIOR APARTMENTS

Mental Health Services Act Funded

Vintage Kendall Senior Apartments Housing Project entails the acquisition and major construction of a property located in the City of San Bernardino.

- 20 of the total 178 one-bedroom affordable housing units will be reserved for individuals who meet the MHS Act Housing Program target population under the MHS Act Housing Master Plan for seniors (age 55 and older).
- Supportive services offered by AWSS include helping senior residents maintain self-sufficiency, succeed in their wellness, reduce hospitalizations and homeless days, and increase housing stability while successfully re-integrating into the community.



Quick Facts:

Vintage Kendall Senior Apartments
San Bernardino

Total Units: 178
Number of MHS Act Units: 20

Developer:
USA San Bernardino 611, Inc.

Total Estimated Cost of Project:
\$20,872,723

MHS Act Estimated Capital Funds:
\$2,339,720

Estimated Capitalized Operating
Funds:
\$2,339,720

Anticipated Completion Date:
Summer 2013

Executive Housing Group

The Executive Housing Group collaborative members include the Housing Authority of the County of San Bernardino, Office of Homeless Services, Community Development and Housing and Department of Behavioral Health.

The partnership is an example of collaboration and shared vision that promotes best practices throughout the county. In understanding the needs of residents, offering affordable housing and employment opportunities, the partnership promotes an improved quality of life and provides hope to the residents of the County of San Bernardino.

Quick Facts:

Project Phoenix Apartments
San Bernardino,

Number of units: 8

Developer:

Housing Partners I (Non-profit Corporation of the HACSB)

Development Sponsor:

Beacon Property Management

Total Cost of the Project:

\$1, 912,262

MHSA Capital Funds:

\$1, 012,374

Capitalized Operating Funds:

\$899,888

Shelter Plus Care Grant:

\$2,243,280 (\$696,960 allocated to this Project)

Completion Date:

August 2012

**PHOENIX APARTMENTS
TRANSITIONAL AGE YOUTH PROJECT**

Shelter Plus Care and MHSA Funded

DBH collaborated with the HACSB to develop the Phoenix Apartments Project located in the City of San Bernardino. The Project was rehabilitated and completed in August of 2012. All units are fully furnished with brand new furniture donated by Ashley Furniture. Home Depot is in the process of donating landscaping materials.

housing and reintegrate into mainstream society.

- The program targets the Transitional Age Youth (TAY) ages 18 to 25 who are experiencing serious mental illness. This population has historically gone unserved, or has limited access to appropriate services.
- The goal of this project is to provide TAY in the County of San Bernardino with permanent, affordable housing and an array of services to help them maintain

- DBH partners with the One Stop TAY Center as the FSP for MHSA specified resident services. They provide a multitude of programs addressing mental and supportive service needs to ensure the residents continued success. In addition, the One-Stop TAY Center provides residents with:

- Direct access and linkage to health and dental care services
- Substance abuse counseling
- Continuing education
- Job training courses
- Life skills, cooking and nutrition classes

- The property is staffed by a full-time on-site property manager.



Up And Coming Housing Projects

The County encourages collaboration, coordination among agencies, cooperating cities and community-based organizations to work together in leveraging funds and programs whenever possible. Through the implementation of the MHSA Housing Program the number of housing projects require a high degree of coordination in delivering housing, community development programs and resources in a timely, efficient and cost-effective manner. Residents will benefit from effective, and supportive quality social service programs.

These excellent programs encourage individual growth, communities to prosper and residents to maintain stable housing and live a better quality of life.

