

INTEROFFICE MEMO



DATE: May 17, 2012

FROM: CASONYA THOMAS, DIRECTOR
Department of Behavioral Health

PHONE: 382-3133

TO: MEMBERS
BOARD OF SUPERVISORS

SUBJECT: THE ELEVENTH STATUS REPORT ON THE FIVE AGENCY MOU FOR PERMANENT HOUSING

INTRODUCTION

This memo is the eleventh (11th) status report in reference to Board Agenda Item No.121 approved December 9, 2008. Upon the request of Chair, Supervisor Gonzales, this is an update on the status of a non-financial Memorandum of Understanding (MOU) between five agencies: Housing Authority of the County of San Bernardino (HACSB), Economic Development Agency-Department of Community Development and Housing (CDH), County of San Bernardino Redevelopment Agency (CoRDA), Human Services Office of Homeless Services (OHS) and Department of Behavioral Health (DBH) for a housing collaboration to implement permanent supportive housing for individuals with serious mental illness (SMI) who are homeless or at significant risk of becoming homeless. The last status report was submitted to Board of Supervisors on December 5, 2011.

BACKGROUND

The MOU proposed a collaborative program between the five agencies noted above in order to address the need for safe and affordable housing for residents who are seriously mentally ill. The collaborative partners to this MOU have developed this agreement as an expression of their collective interest to plan for and create permanent supportive housing that can help end and prevent homelessness for individuals with psychiatric disabilities and serious emotional disturbances, and who are eligible for such housing under the Mental Health Services Act (MHSA).

Housing Projects and Updates: Provided below is a list of updates for various DBH housing projects.

- Thus far, eight cities within the county have indicated an interest in pursuing MHSA housing options within their city limits: Bloomington, Loma Linda, Montclair, Ontario, San Bernardino, Victorville, Yucaipa, and Upland.

Phoenix Apartments (Transitional Age Youth Housing Project)

- The Housing Authority of the County of San Bernardino applied for \$1,012,374 in MHSA Capital subsidy and \$1,012,374 for a Capitalized Operating Subsidy (COS) to purchase and rehabilitate one location in the city of San Bernardino to provide housing for Transitional Age Youth (TAY). The project will provide 8 bedrooms for TAY and one unit for a resident manager.
- Services for the residents will be provided by the DBH San Bernardino One-Stop TAY Center, located on Gilbert Street, which is within walking distance of the project site.
- The MOU for the project was presented and approved by the Board of Supervisors on November 15, 2011. This was DBH's first housing project to be approved under the statewide funded MHSA housing program.
- On November 21, 2011, CalHFA approved the initial fiscal contract with Housing Partners I (Housing Authority) for the development of the Phoenix apartments.
- Housing Partners I began rehabilitation of the Phoenix apartments with a projected move in date for TAY in May 2012.

Phoenix Apartments (Transitional Age Youth Housing Project) *continued*

- Ashley Furniture reviewed the project site in March 2012, and has assisted Housing Partners I (Housing Authority) by donating furniture to all the housing units.
- Six applications have been received for Phoenix TAY apartments; the first client – property manager – is scheduled to move in the week of May 21, 2012. One client has been accepted and five are pending orientation, interview and background checks with the local Housing Authority and their property management group (Beacon Property Management).

Loma Linda Project

- The Housing Authority is in the process of relocating residents of the Loma Linda project. Once the residents are relocated, the Housing Authority will begin rehabilitation of this 12 unit apartment complex (all two-bedroom units). The tentative date for completion of the rehabilitation is September 2012. (Note: Only 8 of the 12 units will be available under the project-based Shelter Plus Care project).

Project Gateway

- Project Gateway will provide 12 Project Based Rental Assistance units (12 two-bedroom units) at 8 different locations throughout the city of Ontario for clients that are homeless and mentally ill. This project will be a partnership between DBH, Mercy House, the Housing Authority and the city of Ontario.
- There are currently 12 housing vouchers in the program: two are being utilized and six are pending orientation, background check or review and interviews.

Las Terrazas

- The developer originally submitted a project for TAY and adults. Developer will now request to redesign as senior housing. Future meetings are planned with Economic Development Agency and DBH Housing staff to review the housing application as a senior housing development project. The developer will be requesting MHSA housing funds along with other revenue housing resources; to be determined. If approved, the MHSA Housing application will need to be advertised and reported as a senior housing project in the unincorporated area of the county (near the city of Colton).

Coy D. Estes

- Coy D. Estes is a proposed senior housing project with approximately 10 one-bedroom units set aside for individuals experiencing mental illness, out of a total of 72 units, in the city of Upland. The Pre-application for MHSA funds is currently on hold. The city of Upland is working with the state to address the issues of the loss of redevelopment funds, which was a primary revenue source for development of this project.

Bloomington Project

- The county purchased over 9 acres of land using the National Stabilization Program (NSP3) funding approved by the Board. Being proposed is 150-200 units for multi-family use consisting of one, two and three bedroom units. A library is proposed on the first floor. A county initiated RFQ is being prepared for release to hire a developer to design and develop this project.

Project Lugo Senior Apartments

- Project Lugo Senior Apartments will entail the acquisition, rehabilitation, and dedication of funds towards the operating subsidies of a property located within the city of San Bernardino. The total project consists of 119 units with 10 designated as MHSA units.

Project Lugo Senior Apartments *continued*

- A 30-day posting for public comment was released on November 1, 2011, and ran until December 1, 2011. There were no comments regarding this senior housing project.
- On December 6, 2011, Project Lugo was approved by the Board. The MHSA housing application was submitted to the California Department of Mental Health and CalHFA (California Housing Finance Agency).
- On February 16, 2012, CalHFA, the developer, property manager and DBH Housing staff met to discuss the financial aspect of Project Lugo Senior Housing. CalHFA approved the financial aspects of this senior housing project.
- Project Lugo submitted its Tax Credit Allocation Committee (TCAC) application on March 22, 2012. Their preliminary scores are very competitive with other submitted housing projects. TCAC will announce awards by June 2012.

Horizons at Yucaipa

- On April 3, 2012, the Technical Review Committee and the Executive Housing Group approved this senior housing project in the city of Yucaipa.
- On April 9, 2012, a meeting was held with city of Yucaipa Planning Director, Corporation for Supportive Housing (CSH), Urban Housing Communities, Housing Authority and DBH housing staff to discuss the project and to determine the number of community outreach meetings for this project.
- 30 day posting was released April 16, 2012; currently there has been only one response that was in favor of the senior housing project. The posting will close May 16, 2012.
- On April 25, 2012, a public community outreach meeting was held with staff from the city of Yucaipa, Housing Authority, the developer UHC, housing consultants CSH, and DBH at Yucaipa City Hall.
- This item is scheduled to go before the Board on May 22, 2012.

Project Cornerstone

- Project Cornerstone is a new Shelter Plus Care (S+C) project in collaboration with our local Housing Authority for 33 individuals.
- This is a tenant based S+C project where 33 clients can choose a place to live anywhere within the county.
- On March 13, 2012, HUD awarded approximately \$1,920,600 for this 5 year project. Note: Project Cornerstone was the second largest single allocation of HUD Continuum of Care funding statewide for all Housing Projects.

Project Whispering Pines

- Project Whispering Pines is a new Shelter Plus Care (S+C) project in collaboration with our local Housing Authority for 16 individuals.
- This is a tenant based S+C project where 16 clients can choose a place to live anywhere within the county.
- On March 13, 2012, HUD awarded approximately \$934,040 for this 5 year project.

Federal Housing and Urban Development (HUD) Funding and Grants Update

- On December 20, 2011, project Stepping Stones was awarded a renewal S+C by HUD for \$364,740. This is a tenant based voucher program where clients get to choose housing anywhere in the county.

SUMMARY

DBH has received 10 Pre-application submittals from various cities throughout the county. The Pre-applications will provide opportunities for the Technical Review Committee and the Executive Housing Committee to review submittals of various types of housing projects in the cities of Colton, Fontana, San Bernardino, Upland, Victorville, and Yucaipa.

The five agencies will continue to collaborate to develop the 150 units by using local capital funding resources, grants and other sources to supplement funding available from the MHSA and other departments of the State of California. In doing so, they will help with the challenge of building affordable supportive housing for individuals living with mental illness.

Should you have any questions or need additional information, please contact my office. Thank you for your continued support!

CT:SN:AG:DF:ca:dp

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