



**Behavioral Health**

**San Bernardino County  
Department of Behavioral Health  
Mental Health Services Act**

**30-Day Posting  
Public Review Period for  
Liberty Lane Apartments  
Under the MHSA Housing Program**

**October 15, 2015**



**Behavioral Health**

**Ley de Servicios de Salud Mental  
Departamento de Salud Mental  
del Condado de San Bernardino**

**Periodo de publicación de 30 días  
para revisión pública del  
bajo el Programa de Vivienda de MHSA**

**15 de octubre del 2015**



## Behavioral Health Housing & Employment

CaSonya Thomas, MPA, CHC  
Director

October 15, 2015

### Notice of Initiation of 30-Day Public Review Period for Liberty Lane Veteran Housing under the MHSA Housing Program

A 30-day public review and comment period is required for San Bernardino County Department of Behavioral Health to submit an application to the State-administered Mental Health Services Act (MHSA) Housing Program to secure funding for any proposed housing development intending to provide permanent supportive housing for mental health clients. This public review pertains to the Liberty Lane Veteran Housing development, which intends to provide permanent supportive housing for some of the County's mental health clients.

Comment on the proposed development, as attached, must be received by the County prior to the end of the 30<sup>th</sup> day from the date posted on this notice to be considered for inclusion in the County's final analysis and certification of the application to the State.

The following sections of the application are attached for consideration, review and comment:

- Item D.1 Development Summary (Attachment B)
- Item D.2 Development Description
- Item D.3 Consistency with the Three-Year Program and Expenditure Plan
- Item D.4 Description of Target Population to be Served
- Item D.5 Tenant Eligibility Certification
- Item D.6 Tenant Selection Plan
- Item D.7 Supportive Services Plan
- Item D.8 Supportive Services Chart
- Item D.9 Design Considerations for Meeting the Needs of the MHSA Tenants

We appreciate your feedback and encourage you to direct any questions or comments regarding the proposed development to Douglas M. Fazekas as follows:

Douglas M. Fazekas, Administrative Manager  
Department of Behavioral Health  
Housing and Employment Program  
909.421.9451  
Fax: 909.873.4494  
[dfazekas@dbh.sbcounty.gov](mailto:dfazekas@dbh.sbcounty.gov)

Sincerely,

A handwritten signature in blue ink that reads "CaSonya Thomas".

CaSonya Thomas, MPA, CHC  
Director

CT:MS:dp

cc: Michael Schertell, Tom Hernandez, Elizabeth Atkins, and Karen Cervantes, County of San Bernardino Behavioral Health  
Dena Fuentes and Kathy Brann, County of San Bernardino Economic Development Agency  
Dan Nackerman and Gus Joslin, Housing Authority of County of San Bernardino

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## Behavioral Health Housing and Employment

CaSonya Thomas, MPA, CHC  
Directora

15 de octubre del 2015

### Aviso de Iniciación de un Periodo de 30 Días de Reviso Publico para las Viviendas de Veteranos Liberty Lane bajo el Programa de Viviendas MHSA

El Departamento de Salud Mental del Condado de San Bernardino requiere un periodo de 30 días de reviso y comentario público para someter una solicitud al Programa de Viviendas de la Ley de Servicios de Salud Mental administradas por el estado (MHSA por sus siglas en inglés) para asegurar fondos de cualquier desarrollo de vivienda propuesto que tiene la intención de proveer apoyo permanente de vivienda para clientes de salud mental. Este reviso público se relaciona con el desarrollo de Viviendas de Veteranos *Liberty Lane*, que tiene la intención de proveer apoyo permanente de vivienda para algunos de los clientes de salud mental en el Condado.

Comentarios sobre el desarrollo propuesto, que esta adjunto, tiene que ser recibido por el Condado antes del día 30 después de la fecha puesta en este aviso para que se considere ser incluida en el análisis final del Condado y en la certificación de solicitud estatal.

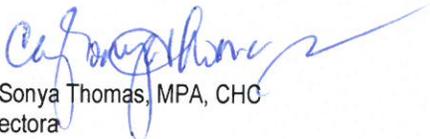
Las siguientes secciones de la solicitud están adjuntas para consideración, reviso y comentario:

- Artículo D.1 Resumen del Desarrollo (Adjunto B)
- Artículo D.2 Descripción del Desarrollo
- Artículo D.3 Consistencia con el Programa de Tres Años y Plan de Desembolso
- Artículo D.4 Descripción de Población Objetiva que será Servida
- Artículo D.5 Certificación de Elegibilidad de Inquilino
- Artículo D.6 Plan de Selección de Inquilino
- Artículo D.7 Plan de Servicios de Apoyo
- Artículo D.8 Grafico de Servicios de Apoyo
- Artículo D.9 Consideraciones de Diseño para Cumplir con las Necesidades de los Inquilinos de MHSA

Apreciamos su comentario y animamos que dirijan cualquier pregunta o comentario sobre el desarrollo propuesto a Douglas M. Fazekas en la siguiente manera:

Douglas M. Fazekas, Administrative Manager  
Department of Behavioral Health  
Housing and Employment Program  
909.421.9451  
Fax: 909.873.4494  
[dfazekas@dbh.sbcounty.gov](mailto:dfazekas@dbh.sbcounty.gov)

Sinceramente,



CaSonya Thomas, MPA, CHC  
Directora

cc: Michael Schertell, Tom Hernandez, Elizabeth Atkins, y Karen Cervantes, Condado de San Bernardino Salud Mental  
Dena Fuentes y Kathy Brann, Condado de San Bernardino Agencia de Desarrollo Económico  
Dan Nackerman y Gus Joslin, Autoridad de Vivienda del Condado de San Bernardino

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**RENTAL HOUSING DEVELOPMENT SUMMARY FORM**

County Mental Health Department: San Bernardino

Name of Development: Liberty Lane Apartments

Site Address: SW corner of Texas Street and Lugonia Avenue

City: Redlands State: CA Zip: 92374

Development Sponsor: Redlands Supportive Housing, L.P.

Development Developer: A Community of Friends

Primary Service Provider: Phoenix FSP (MHSA Units)

New Construction  Acquisition/Rehabilitation of an existing structure

Type of Building:  Apartment Building  Single Family Home  
 Condominium  Other

Total Development		MHSA Funds	
Total Number of Units:	80	Total Number of MHSA Units:	15
Total Cost of Development:	\$26,901,203	Amount of MHSA Funds Requested:	\$1,850,000
		Capital:	\$1,850,000
		Capitalized Operating Subsidies:	\$

Other Rental Subsidy Sources (if applicable): Housing Authority of County of San Bernardino Project Based Section 8

Target Population (please check all that apply):

Adults  Transition-Age Youth  Older Adults

**County Contact**

Name and Title: Douglas M. Fazekas, Administrative Manager

Agency or Department Address: 850 E. Foothill Blvd, Rialto, CA 92376

Agency or Department Phone: 909-421-9451

Agency or Department Email: dfazekas@dbh.sbcounty.gov

**Section D: Supportive Services Plan  
Instructions**

1. Submit the MHSA Supportive Services Information, Section D, Items D.1 through D.16, as listed on the Application Index & Checklist.
2. Enter required information into the yellow box marked "Response".
3. Items D1 through D9 must be circulated for local review for 30 days.

**Item D.1 Development Summary Form (Attachment B)**

Instructions: Complete and submit the Development Summary Form (**Attachment B**)

**Item D.2 Development Description**

The Development Description should provide a narrative (approximately two pages) that includes:

1. Name and location of the proposed housing development;
2. Service goals of the development;
3. Characteristics of tenants to be served;
4. Type of housing to be provided (new construction or acquisition/rehab.);
5. How the building(s) in which housing and services will be provided will meet the housing and service needs of the MHSA tenants (location, building type, layout, features, etc.);
6. Name of primary service provider, property manager, and other development partners; and,
7. Summary of the anticipated sources of development financing. (Name sources only, do not include dollar amounts.)

**Response:**

**Name and Location of the Proposed Housing Development**

Liberty Lane Apartments (Vacant land)  
 APNs: 0619-021-19  
 Redlands, CA 92374

Located on an infill site along Lugonia Avenue in the northern part of Redlands, Liberty Lane Apartments ("Project") will be a new construction project consisting of an 80-unit low-income rental apartment community located at the Southwest Corner of Texas Street and Lugonia Avenue in Redlands, California (San Bernardino County). Fifteen (15) units will be set aside for Mental Health Service Services Act ("MHSA") eligible tenants.

**Tenant Characteristics and Housing Service Goals**

Liberty Lane Apartments will house MHSA eligible adult (veterans) who are homeless and living with disabilities including mental illness, substance abuse and other chronic illnesses. The project will dedicate 15 units for households that meet the MHSA definition of homelessness and have been diagnosed with a severe and persistent mental illness and are currently actively receiving services from the County of San Bernardino Department of Behavioral Health. In addition, the households will have an income at or below 30% of AMI. The tenants will be provided supportive services including money management education, employment training and referrals, case management, mental health services, medical care, substance abuse treatment and social and recreational services.

Liberty Lane Apartments are designed to complement the character of the surrounding residential and commercial neighborhood through the use of innovative design features, secure, yet welcoming site planning, and "biophilic" environmentally focused aesthetics. The project design consciously aims at providing an improved quality of life for its tenants, while providing an appealing, high quality development enhancing its immediate neighborhood. As an environmentally and socially conscious project, Liberty Lane Apartments will provide a multitude of features, including universal design principles, accessible common spaces, and cutting edge sustainable design. Sustainability goals include "petal certification" of the Living Building Challenge, Net Zero energy, grey water reuse, and urban agriculture, to the extent allowable by the applicable jurisdictions.

The housing meets the needs of the tenants by providing a high quality, independent living environment in combination with community spaces for socializing. In addition to the 15 MHSA units, the Project will have 53 units for adult (veterans) who are homeless and have a mental illness, ten (10) units for low-income households and two (2) units for property management. The community room will have separate and confidential offices for the property management company and the social services staff in addition to a computer room, community kitchen area, and central laundry facilities. Property management, which is located on-site, will be quick to respond to tenant concerns or crises. Services for the MHSA eligible tenants will be primarily provided within

the tenant's apartment, in the community building or through off-site appointments. Space in the community building will be able to be reserved for any tenant or the social service staff, for private appointments or meetings.

**Primary Service Providers**

A Community of Friends, or an affiliate, will serve as Managing General Partner of the Borrower and as developer of the Project. Western Community Housing, a nonprofit based in Orange County, will be the Administrative General Partner (to be replaced by US VETS once the project is in operations). Barker Management, Inc. will serve as the property management firm. The project architect is KTG Architects. DBH Phoenix FSP will provide services for the MHSA units and the DBH Housing and Employment Program will assist the Phoenix FSP as needed.

**Other Development Partners**

The Project will be financed with a combination of 9% low income housing tax credit equity, a construction loan, and long term residual receipts loans from the County of San Bernardino, the State of California's Veteran Housing and Homelessness Prevention Program (VHHP), the Federal Home Loan Bank of San Francisco Affordable Housing Program, the County of San Bernardino MHSA program, as well as Project-Based VASH and/or Project Based Vouchers, and deferred developer fees.

**Development Financing**

Financing for Liberty Lane Apartments includes:  
Mental Health Services Act (MHSA) Housing-Permanent funding,  
Prop. 41 Veterans funding,  
Deferred Developer Fee,  
9% LIHTC,  
County of San Bernardino HOME funds,  
VASH vouchers, Project Based Vouchers-Housing Authority for operating subsidies for 15 MHSA Units,  
Home Depot,  
FHLBSF

**Item D.3 Consistency with the Three-Year Program and Expenditure Plan**

Describe how the proposed housing development is consistent with the sponsoring county mental health department's approved Three-Year Program and Expenditure Plan. Provide specific information regarding how the development meets the priorities and goals identified in the Three-Year Program and Expenditure Plan.

**Response:**

The County of San Bernardino Department of Behavioral Health (SBDBH), through the Fiscal Year 2010-11 Annual Update to the Three Year Program and Expenditure Plan for MHSa Community Services and Support (CSS), identified a need for permanent supportive housing for Adults with Serious Mental Illness (SMI) who are homeless or at risk of being homeless and are underserved. Additionally, the County's original MHSa Three Year Program and Expenditure Plan (for Fiscal Years 2005-06, 2006-07 and 2007-08), prepared following an intensive collaborative effort and input from consumers, family members, community leaders, service providers and other interested parties which included community forums and age-specific workgroups and surveys, found that the provision of supportive permanent housing for Adults, who are homeless or in danger of homelessness, was ranked among the top five issues identified by workgroups for Adults. The County of San Bernardino MHSa Housing program is expected to generate approximately 150 Supportive Housing units across all the age categories served. The MHSa Housing program proposal for the Liberty Lane Apartments responds to this identified community need and County priority by directly serving the Veteran Adult population with SMI who are homeless or at risk of homelessness.

**Liberty Lane Apartments Responds to Identified Need for Adult Housing**

A Community of Friends, partnering with Phoenix FSP as the full service providers (FSP) for MHSa specific resident services, is requesting MHSa capital funding for Liberty Lane Apartments. Liberty Lane Apartments will provide fifteen (15) units of permanent supportive housing for fifteen (15) MHSa-eligible adult (veteran) clients within the larger eighty (80) unit development. Liberty Lane Apartments will collaborate with the SBDBH and Phoenix FSP to provide voluntary supportive services to these fifteen (15) MHSa-funded units. SBDBH, through Phoenix FSP will support the clients in these fifteen (15) units by providing the clients with the tools necessary for maintaining their housing, sustaining independence, and transitioning into active members of their communities.

Consistent with the goals outlined in the CSS plan, supportive services at Liberty Lane Apartments are detailed in sections D.7 and D.8 of this notice.

**Item D.4 Description of Target Population to be Served**

Describe the MHSa Rental Housing Program target population to be served in the development. Include a description of the following:

1. Age group, i.e., adults, older adults, children, transition-aged youth;
2. The anticipated income level of the MHSa tenants; and,
3. A description of the anticipated special needs of the target population to be served, e.g., physical disabilities, chronic illness, substance abuse, prior housing status, etc.

**Response:**

Liberty Lane Apartments will provide 15 units total of permanent supportive housing for adult (veterans), which is an identified Mental Health Services Act (MHSa) target population under the County of San Bernardino MHSa Housing plan. Adults served in the MHSa Housing program at the Liberty Lane Apartments will be age 18 to 59 (with an occasional older consumer/resident) with a diagnosis of serious and persistent mental illness (SPMI). As Outlined in the County 10-year CSS plan, eligible individuals may be un-served, underserved, inappropriately served and may have been hospitalized, at risk of institutionalization or been involved in the criminal justice systems. Individuals currently on parole are not eligible for MHSa programs. Individuals served may have a co-occurring substance abuse disorder, be homeless or at risk of becoming homeless, and may suffer from functional impairments. Adults in the program will be of very low income with an annual income not to exceed 30% of Area Median Income (AMI), and many adults may have incomes considerably less than 30% AMI. At the time of entrance into the housing, it is anticipated that many of the adults may have no income other than SSI.

### Item D.5 Tenant Eligibility Certification

The county mental health department is responsible for certifying the eligibility of individuals, applying for tenancy in an MHSAs unit, for compliance with the target population criteria. Submit a narrative description of the following:

1. How an individual applies to the county to become certified as eligible for an MHSAs unit;
2. How certification of eligibility will be documented, provided to the individual applicant, and maintained by the county; and,
3. How certification of eligibility will be provided to the property manager/development.

#### Response:

The County of San Bernardino Department of Behavioral Health Housing and Employment Program invited a range of stakeholders to participate in discussions of San Bernardino's Mental Health Services Act (MHSAs) Housing Program Tenant Referral and Certification Process. Meetings were held in various parts of the County between March and August 2009 and included members of the Housing Policy Advisory Committee, the Technical and the Executive MHSAs Housing Committees; all Full Service Partnerships; and Peer Family Advocates. Feedback from these meetings has been incorporated into the final version of the Tenant Referral and Certification Process

#### Application Process:

San Bernardino County Department of Behavioral Health (SBDBH) MHSAs Housing Program commits to a standardized tenant referral and certification application process for all potential tenants in the program. The process will involve two steps:

- 1) Potentially eligible consumers will have the option of entering the Full Service Partnership (FSP) or being certified as eligible for MHSAs FSP program by the FSP staff. Potentially eligible consumers may be directed to the FSP through a variety of sources such as SBDBH outreach, case management teams, county outpatient programs and contract agency outpatient programs, transitional residential programs, hospitals, acute psychiatric facilities, jails, referrals from housing managers and self-referrals.
- 2) Any FSP enrolled or FSP eligible consumer may apply for MHSAs Housing once they have been assessed as MHSAs FSP eligible. Property management screening for housing will be conducted by the housing provider, and will be separate from eligibility determination for MHSAs services.

The criteria for eligibility under the MHSAs Housing Program are (1) being homeless, at risk of homelessness, or at risk of institutionalization and (2) meeting San Bernardino County's adult criteria for serious and persistent mental illness. Applicants will be screened by the SBDBH MHSAs FSP program staff for homelessness, at-risk of homelessness, and at risk of institutionalization, have a mental health disability, and are able to live safely in independent, unsupervised housing. Those clients who are FSP enrolled/eligible will be certified by the FSP staff as meeting the above criteria and document following processes and procedures outlined in Department of Behavioral Health Standard Practice Manual.

SBDBH and its contractors will use culturally competent efforts to outreach to and engage members of the target population, including those among un-served, underserved, or inappropriately served ethnic communities and other minority populations, and will utilize a variety of proven outreach strategies to recruit consumers for FSP enrollment. In addition to accepting referrals from individuals reached through direct outreach methods, the SBDBH MHSAs Housing and Employment Program will review for eligibility referrals from an extensive county-wide network of government and nonprofit organizations and service agencies. Examples of potential sources of referral include Behavioral Health Access and Crisis Hotlines and mental health clinical programs, including the Adult – Psychiatric Triage Diversion Team at County Hospital, shelters for single adults and families (both emergency and short-term), outreach and case management teams, transitional residential programs, hospitals, acute psychiatric facilities, jails, and self-referrals. Mentally ill potential applicants who contact housing developments directly will be informed by the property management to contact the SBDBH Housing and Employment program to be referred to the Phoenix FSP staff and assessed for MHSAs Housing Program certification of eligibility.

**Notification:**

All applicants shall be notified in writing by FSP program staff of a decision regarding their eligibility in the MHSa FSP Housing Program within a reasonable time from the date the completed referral for acceptance/certification was received by the FSP. If the referral is denied because the consumer did not meet the MHSa or MHSa Housing Program criteria as evaluated by the FSP staff, the referring party and the prospective tenant will be notified in writing and informed of the reason for the denial. The referring party and/or consumer may resubmit their request for MHSa FSP Housing Program enrollment/eligibility for reconsideration, on a quarterly basis, if the conditions that resulted in the original denial change.

Applicants meeting all of the above eligibility requirements will be certified by the FSP staff. The applicant, the referring agency (if applicable) and the Property Manager will be notified in writing that the Certification of Eligibility for Participation in the MHSa Housing Program has been granted. However, certification of MHSa Housing Program eligibility will not automatically grant inclusion on the site specific waiting list, which will be separate and maintained by the Property Manager. It should be noted that to be included on the site specific waiting list, applicant may be required to submit additional documentation to the Property Manager after they have received the MHSa Housing Program Eligibility certification.

## Item D.6 Tenant Selection Plan

Provide a tenant selection plan, specific to the proposed development, that describes the following:

1. How prospective tenants will be referred to and selected for MHPA units in the development;
2. The tenant application process;
3. The procedure for maintaining the wait list;
4. The process for screening and evaluating the eligibility of the prospective MHPA tenants, including the criteria that will be used to determine a prospective MHPA tenant's eligibility for occupancy in the development;
5. The appeals process for individuals who are denied tenancy in an MHPA unit; and,
6. The reasonable accommodations policies and protocols.

**NOTE:** The Department's approval of the MHPA Housing Program Application does not ensure that the Tenant Certification/Referral Process is compliant with local, state and federal fair housing laws. The Developer/Borrower is advised to seek legal counsel to ensure that the Tenant Certification/Referral Process complies with fair housing laws.

### Response:

Liberty Lane Apartments will designate fifteen (15) units out of a total of eighty (80) units as permanent supportive housing for adult (veterans) who are MHPA-eligible clients referred by the County of San Bernardino Department of Behavioral Health Housing Program. The rent for the designated units will be limited to the greater of 30% of SSI or 30% of actual tenant income, up to a maximum of 50% of AMI.

All tenants will have access to the on-site community room and other amenities of the property. A separate office space will be provided where MHPA tenants can meet privately with case managers to receive necessary mental health and case management services.

Barker Management, Inc. (BMI) will act as property manager for the Liberty Lane Apartments project. BMI has over 43 years of experience providing quality property management for both affordable and supportive housing projects in California. With an active management portfolio, BMI will provide strong property management expertise to the Liberty Lane team. BMI will draw on its significant expertise in working with tenants with special needs and in partnership with Phoenix FSP will ensure maximum available support to MHPA eligible applicants as they complete the application process. This experienced team approach offers flexible and responsive assistance as applicants negotiate the tenant selection process.

### **MHPA Housing Program Unit Availability Notification**

Prospective tenants will be notified of available MHPA Housing Program units through the following process:

1. BMI, property manager will coordinate with the San Bernardino Department of Behavioral Health (SBDBH) Housing Program to fill vacancies in MHPA units with applicants that meet the MHPA criteria and are enrolled in or are eligible for the FSP program. Any prospective tenants not referred by SBDBH will be directed to the SBDBH for certification of eligibility for MHPA housing. SBDBH will provide confirmation of MHPA housing unit eligibility to the applicant and to BMI if the applicant meets the MHPA Housing Program criteria.
2. Prospective tenants must complete the rental application process at Liberty Lane Apartments after being referred by SBDBH.
3. Liberty Lane Apartments will keep a site specific wait list. The wait list will be updated on a regular basis by contacting the prospective tenant and SBDBH/Phoenix to inquire on their continued interest in applying for the MHPA unit.

### **Rental Application Process and Wait List Procedures**

At initial lease up and thereafter, SBDBH will refer enrolled or eligible FSP clients to Liberty Lane Apartments to apply for MHPA housing. During initial lease up, all prospective tenants will be required to complete and

submit a rental application. Applications will be processed in the order their certification of MHPA eligibility is received and will be dated and time stamped upon receipt. If the number of applicants exceeds the number of available units they will be placed on the waiting list in accordance with the time date stamp on the application. Upon request, BMI will provide the wait list status for prospective tenants to DBH.

### **Eligibility Criteria**

In order to be eligible for tenancy in one of the fifteen (15) MHPA units at Liberty Lane Apartments the following criteria must be met in addition to the Applicant Interview requirements: At least one (1) occupant of the unit must be eligible or enrolled in the MHPA program and referred by DBH and verification of MHPA Housing Program Eligibility will be provided by SBDBH.

#### 1. Section 8 Project-Based Voucher Program

- i. All units will be subsidized by the Section 8 PBV program which is administered by the Housing Authority of the County of San Bernardino (HACSB).
- ii. HACSB will verify that applicants had been previously assessed through a coordinated assessment system.
- iii. HACSB will verify citizenship or eligible immigration status. Rental subsidy benefits will be prorated based on the residency status of each household member.
- iv. HACSB requires provision of a complete and accurate social security number for each occupant.
- v. HACSB requires proof of age for each occupant.
- vi. HACSB will verify that the applicant/household's income is less than the required AMI for the unit in question
- vii. HACSB will verify that the applicant is not a registered sex offender in any state.

The County may deny applicants/households with:

- viii. violent felony convictions;
- ix. drug-related criminal activity within the last two years;
- x. child molestation and/or sexual misconduct convictions; or
- xi. prior evictions from a federally-assisted housing project.

### **Reasonable Accommodations**

Reasonable accommodations will be made to meet the needs of disabled applicants, including applicants with both physical and/or mental disabilities.

Management will apply the same screening criteria to all applicants. However, management is obligated to offer qualified applicants with disabilities additional consideration in the application of rules, practices, or services and structural alterations if said accommodation will enable an otherwise eligible applicant or tenant with a disability an equal opportunity to access and enjoy the housing program. Management is not, however, required to make a reasonable accommodation or physical modification if the accommodation or modification will result in an undue financial burden to the property or if it requires management to alter or change a basic component of the housing program.

If applicant has a physical or mental disability, and as a result of this disability there are reasonable accommodations that should be considered in the application, the applicant should attach a note to the application describing the reasonable accommodation(s) being requested and why it (they) should be considered in the application. Applicant may be asked to fill out a Reasonable Accommodation Request form upon receipt of the application and further information may be required from a certified medical provider to

verify need for reasonable accommodations.

If, as a result of a disability the applicant's needs change in the way we communicate, please contact Barker Management, Inc. at (714) 533-3450, or faxing to (714) 940-0521, or visit the leasing office to inform of changes being requested. This can include requests for notices and application in large print, for those with a visual impairment, or to have applications sent to those with mobility impairments. In addition, management can be reached by TTY line for those with a hearing impairment by calling the California Relay Service at (888) 877-5379

In addition, applicants may request that a Residential Service Coordinator (RSC) be assigned to help with the application process. Services offered by the RSC include:

- Explaining and filling out the application form
- Obtaining supportive documents needed to complete your application
- Attending the property management interview with you
- Help with the appeal process
- Help with a reasonable accommodation

### **APPLICANT INTERVIEW AND SCREENING REQUIREMENTS**

The information provided below is a summary of the Rental Application process of Liberty Lane Apartments. If you have any questions please contact Barker Management, Inc. (BMI), at: (714) 533-3450.

#### **I. OCCUPANCY STANDARDS**

- a) Every household resident will be counted when determining unit size. This includes household members in the military or at school; anyone that will occupy the unit during the upcoming 12 months.
- b) Applicants must be able to maintain the housing unit in accordance with local health standards, with or without assistance.
- c) All applicants must have a valid Social Security Number and legal photo ID.
- d) Assigned unit must be household's primary place of residence.
- e) Total household income cannot exceed 50% of the area median income.

All applicants must meet certain underwriting guidelines. This project is subject to the requirements of several funding sources that have made it feasible. The above information reflects these requirements to the best of management's knowledge at this time but is subject to change if required for compliance with law, regulations or policy changes.

#### **II. VERIFICATION PROCESS**

Due to the low income nature of the residents housed at affordable communities, like Liberty Lane Apartments, many applicants have no or negative credit. Accordingly we cannot rely on customarily used credit scoring devices when assessing an applicant's credit worthiness. Although applications with excessive collection accounts may be the basis for denial of applicants, we apply a holistic approach to review credit reports and consider mitigating circumstances including domestic issues, recent job losses, disproportional housing cost to income ratios and student loan or medical debt situations before making rental decisions.

##### **A. Financial**

1. All income will be verified in writing by the income source indicated on income certification form.

2. All assets, including bank accounts, will be verified in writing.
3. Upon initial occupancy, resident's income cannot exceed the area median income (depending on the unit applied for) as published annually by the U. S. Department of Housing and Urban Development and The California Tax Credit Allocation Committee.
4. Applicants with Section 8 certificates and vouchers will be processed under the same criteria.
5. To protect the property from rent charge loss or delinquency, household's where projected rent obligation will be more than 30% or 50% (depending on unit) of their household's combined monthly income on rent will not be accepted.
6. Third-party income verification will be required from all sources, including but not limited to:
  - a. Employment, Self-Employment
  - b. Savings and checking
  - c. Pension
  - d. Disability
  - e. Asset verification, property, home, stocks, bonds, annuities, IRA, etc.
  - f. Government assistance, A.F.D.C., food stamps, etc.
  - g. Social Security
  - h. Child Support/Alimony
  - i. Non-Tuition Financial Aid.
7. Income calculations are based on the applicant's annual gross (anticipated) income for the following 12 months. Annual gross income includes income from any and all assets.
8. A credit reference will be required for all household members over eighteen years of age covering the last five years. Five or more negative credit references or collection accounts exceeding \$5,000 may be grounds for denial.
9. Applicants will have the option to include supplementary information with their application to explain any issues such as foreclosures, bankruptcy and negative credit.

#### **B. Criminal Background Checks**

1. Criminal record checks will be conducted on all household members over eighteen years of age who have satisfied the income requirements, credit report and tenancy requirements. This process will also apply for attendant care providers that will be occupying the unit. A criminal history or misdemeanor offense (s) could be grounds for denial:
  - a. Applicants convicted of acts of violence will be denied occupancy.
  - b. Applicants with child molestation and/or sexual misconduct convictions will be denied occupancy.
  - c. All applicants with a criminal conviction relating to the manufacturing or sale of illegal drug or controlled substances will be denied occupancy.
2. At the request of an applicant, a reasonable accommodation request will be considered. In addition, with the approval of the applicant, the referring case manager will be given an opportunity to appeal any application denial based on information obtained from criminal record checks. However all applicants will have to demonstrate that they meet program requirements.

#### **3. History of Responsible Tenancy, Behavior and Conduct**

Current housing references will be obtained. Previous landlords during the past two years may also be contacted. Housing references will help determine rental history including but not limited to non-payment of rent, repeated disruptive behavior, and chronic late rent payments. A determination will be made regarding whether or not the applicant has demonstrated a record of conduct which could constitute a material violation of Liberty Lane Apartments Occupancy Agreement provisions or

applicable tenancy law. If such a record of violations is documented, that will be considered grounds for a determination of ineligibility.

If housing references are not available, applicants will be asked to provide as much information as possible regarding where they have been living for the past two years. On a case by case basis, if sufficient landlord references are not available staff may require written references of social workers or others involved with the applicant in a professional capacity. Based upon these references, staff will decide if the applicant has demonstrated an ability and willingness to live peacefully with neighbors and refrain from behavior that jeopardizes the safety, security and peaceful enjoyment of the community. The level of support an applicant has, transitional living programs completed, and the appropriateness of an applicant's needs with the services offered will be considered.

### III. WAITING LIST

#### Offer of Apartment:

Applicants will be offered only one apartment and have fourteen days to accept this offer. Mitigating circumstances may be taken into account, such as an emergency situation or hospitalization. In such a case, if an applicant cannot accept an apartment during the initial lease-up of the building, the applicant will be placed on the waitlist in chronological order.

- A. In the event that the volume of applications received exceeds the number of available apartments; the MHSa and non-MHSa applications will be processed in the order received. All applicants who initially apply, but are not offered housing, will be added to the initial waiting list
- B. Applicants will be added to a waiting list based upon the priority number assigned to them during the application process.
- C. When the next 30-day notice is received by management, it will be the responsibility of the manager to notify the applicant at the top of the waiting list. If that applicant turns down the unit, management will then proceed to the next person on the waiting list.
- D. If an applicant on the waiting list rejects the unit offered to him/her it is considered to be a withdrawal of the application by the applicant.

### IV. GENERAL

- A. All applicants will be initially interviewed by the manager or a representative of the management agent.
- B. It will be the responsibility of the site administrator or management agent to inform the applicant in writing of rejection or approval.
- C. Management will notify applicants who are rejected, in writing, and the applicants will be informed of their option to appeal this decision. With the approval of the applicant, the referring case manager will also be notified.

### V. REJECTED APPLICATIONS

- A. Applications may be rejected for any of the following:
  1. Blatant disrespect, disruptive or anti-social behavior toward management, the property, or other residents exhibited by an applicant or family member any time prior to move-in (or demonstrable history of such behavior);
  2. A negative landlord or other reference, encompassing failure to comply with the lease, poor payment history, poor housekeeping habits (when house visits apply), or eviction for cause;

3. A negative credit report, as described in paragraph II (A) 8;
4. Felony conviction as described in paragraph 11 (B) 1;
5. Rent exceeding 50% of monthly income without a demonstrated ability to pay;
6. Falsification of any information on the application;
7. Household size that does not conform to the stated minimum and maximum sizes;
8. Income exceeding the area median based upon income limits established at the property;

**B. Personal History:**

1. A history of violent or abusive behavior (physical or verbal), in which anyone in the applicant's household was determined to be the offender.
2. Other good cause, including, but not limited to, failure to meet any on the resident selection criteria in this document

**C. Appeal Process:**

All rejected applicants will have the right to appeal the decision. The appeal must be received by the administrator or managing agent no later than fourteen (14) days after the rejection letter is received. Within three (3) working days of receipt of an appeal, the appeal will then be forward to the Regional Director or the Regional Manager of Barker Management, Inc. and to the assigned Residential Service Coordinator for the property and a decision will be rendered within seven (7) days.

**VI. FAIR HOUSING**

The property will comply will all federal, state, and local fair housing and civil rights laws and with all equal opportunity requirements. The Management Agent will not discriminate against any individual or family because of race, color, creed, national or ethnic origin or ancestry, religion, sex, sexual preference, gender identity, age, disability, handicap, military status, source of income, marital status or presence of children in a household, acquired immune deficiency syndrome (AIDS) or AIDS-related conditions (ARC), or any other arbitrary basis. No criteria will be applied or information considered pertaining to an attribute of behavior that may be imputed by some to a particular group or category. All criteria shall be applied equitably and all information considered on an applicant shall be related solely to the attributes and behavior of individual members of the household as they may affect residency.

**VII. MENTAL HEALTH SERVICES ACT (MHSA)**

Fifteen (15) units are designated for adult (veteran) residents who are eligible and actively receiving services under the Mental Health Services Act (MHSA).

Welfare and Institutions Code Section 5813.5 specifies who is eligible for services under the MHSA, by reference to Welfare and Institutions Code Section 5600.3(b) and (c).

**VIII. POLICY ON PRIVACY**

The privacy of applicants will be guarded as conferred by the Federal Privacy Act of 1974.

This in no way limits the management's ability to collect such information as may need to determine eligibility, compute rent, or determine an applicant's suitability for tenancy.

**IX. PET POLICY**

Residents may not keep any type of pet on the premises, with the exception of those persons with disabilities requiring service animals, or as otherwise required by law.

**X. ACCESSIBLE UNITS**

Units are accessible for residents with mobility impairments. Preference will be given to applicants who require a unit with the specific design features offered in accessible units in the development. All reasonable efforts will be made to rent accessible units to applicants who require or who could benefit from such units. In the case of an accessible unit, when no qualified household has applied that requires the design features offered, then the unit will be offered to the next qualified household. This applicant will be required to complete a Lease Addendum form, whereby they agree to transfer to a non-accessible unit within the development should a tenant or applicant require an accessible unit.

**The addendum states:**

"Resident acknowledges that the unit now occupied by Resident was specifically designed and adapted for occupancy for persons living with mobility, visual and hearing impairments needing accessible units. Resident further acknowledges that Resident does not need an accessible unit and that Management retains the right to allocate accessible units to those who have the greatest needs for units. Resident agrees that should another existing resident, or applicant, need an accessible unit that Resident, will upon (30) days written notice from Management, move to a different dwelling unit of comparable size and rent. Failure to accept or move to the offered unit shall be deemed material non-compliance with this Occupancy Agreement and be cause for termination of the Agreement."

If after occupying the accessible unit, the physical condition of a member of the household changes and a household member would then benefit from continued occupancy in the accessible unit, the household would not be required to move.

Failure to accept or move to the offered unit shall be deemed material non-compliance with the lease and would be cause for termination of tenancy.

**XI. OUTREACH**

Phoenix FSP will partner with US VETS to be the designated supportive service providers for Liberty Lane Apartments. Phoenix FSP and DBH Housing and Employment Program will provide information about all aspects of the application process in order to eliminate as many obstacles to applying as possible for their clients. This will enable their clients to anticipate and positively address issues such as providing identifications, birth certificates, landlord references, credit reports, criminal background reports and other applicable supportive documentation needed to complete the application process.

In addition during the formal lease up period, Phoenix FSP will also provide support to individual applicants as requested by any applicant.

## Item D.7 Supportive Services Plan

**NOTE:** A tenant's participation in supportive services may not be a condition of occupancy in MHSAs units.

Describe the development's approach to providing supportive services to MHSAs tenants. The following information should be provided:

1. A description of the anticipated needs of the MHSAs tenants;
2. The supportive service provider's initial and ongoing process for assessing the supportive service needs of the MHSAs tenants;
3. A description of each service to be made available to the MHSAs tenants, to include where and how the service will be delivered, the frequency of the service delivery and identification of the service provider. A description of the available services and supports should include, but not be limited to:
  - a) Mental health services
  - b) Physical health services (including prevention programs)
  - c) Employment/vocational services
  - d) Educational opportunities and linkages
  - e) Substance abuse services
  - f) Budget and financial training
  - g) Assistance in obtaining and maintaining benefits/entitlements
  - h) Linkage to community-based services and resources
4. Indicate whether or not there will be an onsite service coordinator, and include the ratio of onsite staff to MHSAs tenants. If there is no onsite service coordination, provide a description of service coordination for the development;
5. A description of how services will support wellness, recovery and resiliency. It is anticipated that the supportive services plan for the development will include services that are facilitated by peers and/or consumers. If this is not part of your service delivery approach, please provide an explanation;
6. A description of how the MHSAs tenants will be engaged in supportive services and community life. Include strategies and specific methods for engaging tenants in supportive services and the frequency of contact between supportive services staff and MHSAs tenants. This description should also include the identification of staff (the responsible service provider) and specific strategies for working with MHSAs tenants to maintain housing stability and plans for handling crisis intervention;
7. If the Development is housing for homeless youth, provide a description of services to be provided to meet the unique needs of the population including engagement strategies and peer involvement. In addition, provide a description of how transition-aged youth MHSAs tenants will be assisted in transitioning to other permanent housing once they reach 25 years of age;
8. Supportive services must be culturally and linguistically competent. Describe how services will meet this requirement including, when necessary, how services will be provided to MHSAs tenants who do not speak English and how communication between the property manager and the non-English speaking MHSAs tenants will be facilitated;
9. Describe the process to ensure effective communication between the service provider and the property manager regarding the status of MHSAs tenants in the development and any other issues regarding the development, including but not limited to regularly scheduled meetings and the identification of a single point of contact for communication and coordination of supportive services; and,
10. If proposing to develop Shared Housing units within a Rental Housing Development, attach "House Rules".

**Response:**

Phoenix Counseling Full Service Partnership (FSP) is part of the County of San Bernardino Department of Behavioral Health. Its purpose is to address the identified service needs of adults (veterans) ages 18 to 59 with serious mental illness. It is the primary objective of the Phoenix FSP to support people with mental impairments to realize their full potential. The supportive services provided by the Phoenix FSP will assist consumers to achieve and maintain self-sufficiency, succeed in their wellness, reduce hospitalizations, reduce homelessness, reduce incarcerations, and successfully re-integrate into the community.

### **Overview and Description of Services**

The Phoenix FSP program will collaborate with US VETS who will provide comprehensive yet flexible access to services based on tenant needs twenty-four hours a day and seven days a week. Services will include clinical based services, housing assistance, access to medication support, co-occurring disorder treatment services, educational and life-skills support, linkage to benefits and entitlements, employment assistance and peer and family support. The services and goals will be developed in partnership with the tenant and will be directed towards utilizing a strengths-based approach. Services will be directed towards supporting the Phoenix FSP consumer in maintaining long-term housing. Phoenix FSP will provide targeted services that directly address the unique needs of each tenant. Supportive services staff will also assist the Phoenix FSP consumer in accessing County and other outside services as appropriate to meet all of the tenants' needs. Assertive engagement focusing on strengthening skills for successful tenancy shall be provided to those individuals who decline services. Intensive and integrated behavioral health services will be provided by Phoenix FSP and in collaboration with U.S.VETS on and off-site. These services will include case management, medication support, individual and group counseling services, crisis intervention, rehabilitation, wellness and recovery groups, and substance abuse services or referrals to treatment, if appropriate.

### **Service Needs of the Target Population**

The target population for this project consists of fifteen (15) adults (veterans), ages 18 and older, which have been diagnosed with a serious mental illness and who are homeless or at risk of homelessness. The Phoenix FSP has developed a comprehensive plan consisting of case management, assessment, psychiatric care, and mental health services, educational and social services, co-occurring disorder services, crisis intervention, medical support and housing support services. These combined services are intended to help tenants to maintain self-sufficiency, succeed in their wellness, reduce hospitalizations, reduce incarcerations, decrease homeless days and increase housing stability while successfully re-integrating into the community. While the specific level of care of each tenant will be dependent on that tenant's need and desire for services, Phoenix FSP has tailored a plan that can be both flexible and comprehensive to address all needs as they arise.

A full history is received during the initial assessment meeting including discussion about participants' past and present living situation, history of mental illness, substance abuse issues, medical issues, financial situation, housing, social supports, and more. Once admitted to the program, every participant is assigned a dedicated case worker who works closely with them to reach their goals. The case worker functions as a case manager, providing primary oversight to participants on an individual basis and coordinating linkage to all services, both internal and external. The case worker provides ongoing assessment and support to participants through regular visits in any location that is convenient for the participant. The case worker works in coordination with other Phoenix FSP staff such as the Psychiatrist, Nursing staff, and Substance Abuse Specialist to service the needs of the participant. The case worker is responsible for developing master treatment plans for each participant on their caseload, and to develop along with the member, individualized goals with plans to help participants establish a progressively higher level of independence. The case workers work collaboratively with the multi-disciplinary treatment team under the direction and guidance of the Phoenix FSP Clinic Supervisor.

### **Service Provider Staffing**

Phoenix FSP has a multi-disciplinary staff that will provide an array of services both on and off-site, depending on the needs and preferences of the tenant. Because the tenants are expected to have a range of goals, Phoenix FSP service plan calls for flexibility in staffing to maximize how and when services are provided. It is Phoenix FSP's intention to have at least one staff member visit the development at least weekly and as needed. As a Full Service Partnership, Phoenix FSP will utilize a staffing model that responds to the needs of the population by including an array of staff and a multi-disciplinary approach, along with a 24/7 service capability. The Phoenix FSP team will utilize staff reflecting the ethnic and cultural make-up of the resident consumers. Phoenix FSP expects to deliver quality services to the tenants by providing a high staff ratio (1:15) which will allow clinical and support staff the opportunity to provide significant interaction with the tenants. Tenants will also be able to be seen privately at the office space set aside for Phoenix FSP staff at Liberty Lane Apartments,

in the tenant's individual residence, or at the Phoenix Counseling Clinic approximately 8.5 miles from the site.

While all services will be voluntary, a range of mental health services shall be offered and provided to all MHPA eligible tenants who express a desire for such services. The core supportive services will include:

- Access to psychiatric services: assessments, evaluation & medication management
- Mental health treatment, case management and independent living skills development
- Crisis intervention and follow up care
- Dual Diagnosis support groups and individualized treatment options for resident consumers who experience challenges with substance use
- Individual goal/service planning
- Assistance in accessing and keeping mainstream benefits
- Assistance in accessing public health services
- Assistance in accessing public transportation
- Assistance in accessing educational and volunteer experiences
- Money management and financial education
- Employment services and opportunities
- Family and other support system interventions
- Developing coping skills to manage the following: crisis, relationships, conflict resolution, unhealthy thoughts, and help with family and social relationships.
- Discussions regarding making positive choices, assessing harm potential and limiting possible adverse effects on daily living such as safety, medication compliance, healthy eating habits, etc.
- 24/7 availability of staff knowledge of and known by the resident/consumer and their family. Note: In person and onsite services are provided during regular work hours; after-hour and weekend staff is available by phone. If an in-person visit is required afterhours or weekend, this will be coordinated with DBH CCRT unit and the FSP Clinic Supervisor.

Phoenix FSP will provide all direct mental health maintenance and case management services for the MHPA units. All psychiatric services and medications will be provided by Phoenix Counseling of the County San Bernardino Department of Behavioral Health. Phoenix FSP staff will use a multidisciplinary team-based approach that will provide treatment, rehabilitation and support services. Staffing will meet the service needs and access to afterhours care will be provided as dictated by the resident consumer's needs and stated above.

The 15 FSP tenants will also be able to access the county's Public Health Clinics for regular medical assessments, referrals and appropriate treatment. On a regular basis, each tenant's case will be reviewed to discuss issues of treatment and progress. The multi-disciplinary team will provide on-going assistance with independent living skills, individual counseling, and assistance and education with medication self-management. Case management is a crucial service that is shared by the entire team on any given day.

All members of the service team become familiar with all the tenants and every team member is prepared to step in and coordinate service and case management on any given day (or night). The majority of services will be provided at the Liberty Lane Apartments although other county facilities and programs may be used as dictated by program and consumer needs.

#### **Promoting Recovery, Work and Self-Sufficiency**

The Phoenix FSP consumers served by this housing program will be individuals with complex and long-term social and medical issues. Each person's history of homelessness and untreated disabilities will require an individualized approach to assessment of needs and goals. Resident consumers are assisted to gain the skills needed to make choices that reflect their own values, preferences, and goals. Support systems will be developed to meet each person's needs, including assistance in accessing educational and volunteer experiences so as to empower each individual to attain their highest level of self-sufficiency. The program assists tenants in developing and refining community living skills through individual as well as peer support. Tenants will be assessed, referred and supported in the development of independent life skills such as apartment maintenance, money management, cooking and shopping. Tenants will also be assessed, referred and supported in obtaining their career goals as dictated by client ability and need.

#### **Strategies and Assistance with Maintaining Housing and Supporting Wellness, Recovery and Resiliency**

Employing the "strength-based" approach allows staff to identify what is needed to support the tenants in

maintaining his/her housing. As stated above, a comprehensive treatment plan is developed beginning where the individual is at in his/her recovery and will identify a starting point and treatment focus. Beginning where the individual is in his/her recovery will identify where to start and focus. This usually begins with the fundamentals – an income and health assessment. If not done already, applications for financial and health care benefits shall begin as soon as possible. Further, the range of services as described above shall be offered. Based on the tenants' wishes and ability, volunteer work or employment opportunities and supports will be made available, including assistance to access transportation, job coaching and any other items that will be important for the tenant to be successful. In supporting tenancy retention, service staff shall be accessible 24/7 to respond to crisis or other tenant issues requiring this level of support. Working with the tenant and the property management staff when behaviors have been identified that place the tenant at risk for potential eviction will proactively support both the tenant and the property management in avoiding this decision.

### **Community Services**

The Liberty Lane Apartments will consist of fifteen (15) designated MHSA units out of a total of 80 planned units. The project is ideally located due to the community's extensive access to amenities such as: Omni-Trans Bus Stop, Texpoma Park, Redlands Apostolic Church, Home Depot, Citrus Plaza Shopping Center, Redlands Unified School District, Stater Brothers Grocery Store, and convenient access to Interstate-10 Freeway. Liberty Lane Apartments will also offer a range of amenities including a variety of recreational and educational opportunities such as: an outdoor fitness area, community garden for therapeutic gardening as well as fresh produce, walking path for socializing and exercise, play area for children, computer lab with free internet access for resume writing, classes and job searching, onsite laundry with ADA accessible equipment, and community room for group activities and life skills classes. The location and amenities associated with the project are expected to provide opportunities to promote social and interpersonal interaction as well as support the activities and services that lead to wellness.

### **Communication**

The Phoenix Counseling Program Manager or designee is expected to be the primary point of contact between Phoenix FSP and the Baxter Management, Inc. Property Management. DBH Housing and Employment Program staff, Phoenix FSP and the property manager will have regularly scheduled meetings, not less than once per month, to ensure adequate communication and to address any tenant issues. Phoenix FSP staff and the property manager will meet on-site and coordinate goals that will lead to tenant housing stability. The focus of the meetings will be to maintain open communication and a collaborative relationship between DBH Housing and Employment Program staff, Phoenix FSP and the property manager, which will lead to optimal housing outcomes for tenants and take advantage of the resources that are available.

The vast majority of Phoenix FSP clients are English speaking. DBH Housing and Employment Program staff and Phoenix FSP do have a bilingual Spanish speaking staff available in the event a monolingual Spanish speaking client became a tenant at Liberty Lane Apartments.

**Item D.8 Supportive Services Chart (Attachment C)**

Submit the Supportive Services Chart (**Attachment C**). The Chart must list all services that will be provided to MHSA tenants, including any in-kind services essential to the success of the Supportive Services Plan.

## Item D.9 Design Considerations for Meeting the Needs of the MHSAs Tenants

### Describe the following:

- 1 Physical space, including common areas, outdoor areas, landscaping, physical access to the property, security;
- 2 Supportive services space (if any), including any quiet area on site for tenants to meet service staff;
- 3 How the MHSAs units will be designed to provide appropriate accommodations for physically disabled MHSAs tenants, if appropriate.

### Response:

Liberty Lane Apartments is a new construction project on a 4.7 acre property located in the County of San Bernardino, Community of Redlands, California. The property will include 80 units of affordable housing, with a variety of amenities. Within this community, fifteen (15) one-bedroom units (approximately 677 square feet) under the MHSAs Housing and Employment Program, will be made available to extremely low income Adults (veterans) with Serious Mental Illness. The entry to the property will be limited to access off of Lugonia Ave. with gated and secure access provided to all tenants.

To help achieve the goal of providing safe and affordable housing, the development will be constructed with the following features:

- an outdoor fitness area,
- community garden for therapeutic gardening as well as fresh produce,
- walking path for socializing and exercise, play area for children,
- computer lab with free internet access for resume writing, classes and job searching,
- onsite laundry with ADA accessible equipment, and
- community room for group activities and life skills classes.
- Security features including security video cameras at various locations throughout the property

All units will have their own individual bathroom and kitchen. Each kitchen will include a sink, refrigerator, and range/oven combination. Storage will be provided with upper and lower cabinetry. Following the completion of the construction, the property will include amenities such as high efficiency community multi-purpose rooms with community lounge area, computer lab, private office for management and MHSAs service provider, meeting room for case management and supportive services being provided to MHSAs and non-MHSAs residents.

The property is located within one mile of important amenities such as: a bus stop, Redlands Apostolic Church, Home Depot, Citrus Plaza Shopping Center, Stater Brothers Grocery Store, Texonia Park and Valero Gas Station, to name a few. The San Bernardino County Department of Behavioral Health (SBDBH) Phoenix Clinic is within 8.5 miles. The site is within 500 feet of the Omnitrans Bus Stop for Route 15. At peak hours, Omni trans buses arrive in approximately every 30 minutes 7 days a week. The Omni trans public transportation system routes extensively throughout Redlands and the entire Inland Empire providing public transportation service throughout the neighboring cities of San Bernardino, Loma Linda, Fontana, Chino, Rancho Cucamonga, Upland, Montclair and Ontario.

### Space for Delivery of Supportive Services

The project will promote tenant interaction with the placement of property management, residential services coordinator and FSP case worker office spaces near the larger flexible community space provided for seniors and families. The community room is designed to provide a safe environment for tenants to live and learn new skills while reengaging society. The space will also provide an opportunity to participate in community sponsored activities that will be designed to develop a sense of community and be the central hub for life-enhancing education and social interaction activities provided by the resident services coordinator. The project

will respond to the unique needs of these target populations by providing intensive case management services through the FSP provider, Phoenix Counseling, which will connect residents to the full range of support services they need to gain increased independence and remain stably housed, including: safe and secure housing environment, linkages to health and dental care, mental health care, after school tutoring, job and educational services, life skills workshops, and more. The FSP provider will be able to provide services within the individual units or use one of the offices and/or community room spaces to provide a safe quiet place to render services. US VETS will supplement the FSP services by providing a linkage to a network of providers in range of supportive services in the area.

**Features for Physically Disabled Participants of the MHPA Housing Program**

The community room will be accessible to physically disabled persons. The owner and management agent are prepared to meet the reasonable accommodation requests of residents and potential residents to modify the equipment and features of the rental units (excluding room dimensions, door sizes, and/or wall locations) in order to better meet the unique needs of physically disabled residents.

# San Bernardino County Department of Behavioral Health

The proposal for the Liberty Lane Veterans  
Housing Project  
was reviewed and approved by the  
County of San Bernardino Executive Housing  
Committee on September 29, 2015.

On October 15, 2015 the Department of Behavioral Health  
(DBH) intends to release a notice of initiation of a  
30-day public review for the  
Liberty Lane Veterans Housing Project under the Mental Health  
Services Act (MHSA) Housing program.

**The plan for the MHSA Housing  
Program, Liberty Lane Apartments  
in the City of Redlands  
will be posted online for  
review and public comment from  
October 15, 2015 – November 14, 2015 at  
[www.sbcounty.gov/dbh](http://www.sbcounty.gov/dbh).**

Comment forms are posted in both English and Spanish  
for you to provide feedback.

The California Housing Finance Agency and the  
State Department of Mental Health have jointly allocated  
approximately \$20 million in funds to the  
Department of Behavioral Health Housing Program.

For questions, concerns, interpretation services or requests  
for disability-related accommodations please call  
Douglas M. Fazekas at (909) 421-9451  
or 7-1-1 for TTY users.

Please request accommodations at least 7 business days  
prior to the meeting.



# San Bernardino County Department of Behavioral Health

La propuesta para el Proyecto de Vivienda para veteranos Liberty Lane (por su nombre en inglés) fue revisado y aprobado por el Comité Ejecutivo de Vivienda del Condado de San Bernardino el 29 de septiembre de 2015.

El 15 de octubre de 2015, el Departamento de Salud Mental (DBH, por sus siglas en inglés) pretende notificar sobre el inicio de periodo de 30 días de revisión pública para el Proyecto de Vivienda para veteranos Liberty Lane bajo el Programa de Vivienda Ley de Servicios de Salud Mental (MHSA, por sus siglas en inglés).

**El plan para el Program de Vivienda de  
MHSA Liberty Lane Apartments  
en la ciudad de Redlands  
será publicado en línea para  
revisión y comentarios públicos de  
15 octubre 2015 a 14 noviembre 2015 en  
[www.sbcounty.gov/dbh](http://www.sbcounty.gov/dbh).**

Formularios de comentarios se publican en inglés y español para que usted proporcione retroalimentación.

La Agencia del Financiamiento de Vivienda de California y el Departamento de Salud Mental del Estado han asignado conjuntamente aproximadamente \$20 millones en fondos para el Programa de Vivienda del Departamento de Salud Mental.

Si tiene preguntas, inquietudes o solicitudes de servicios de interpretación o alojamientos relacionados con la discapacidad por favor llame a Douglas M. Fazekas al (909) 421-9451 o al 7-1-1 para los usuarios de TTY.

Por favor, solicite adaptaciones al menos 7 días hábiles antes de la reunión.

