

VENTURA COUNTY BEHAVIORAL HEALTH DEPARTMENT MHSA HOUSING PROGRAM

Peppertree Apartments

D.2: DEVELOPMENT DESCRIPTION

Permanent Supportive Housing

The Peppertree Apartments (4214 E. Los Angeles Avenue, Simi Valley, CA 93063) is a 12-unit apartment building located in the City of Simi Valley and will be an acquisition/rehabilitation project. This project will be an important element of the MHSA program in that it will designate 11 units of permanent supportive rental housing with integrated services for MHSA target population individuals.

Target Population to be Served

The Peppertree Apartments will designate 11 units as permanent, supportive rental housing specifically for the MHSA Housing Program. One additional unit will be designated for an on-site resident manager (low-income).

Consistent with the CSS Plan and the MHSA definition, the target population for the MHSA dedicated units in this project will be extremely low-income households who are chronically homeless¹ with at least one adult member who meets Ventura County's MHSA criteria for mental illness

Occupancy for the MHSA dedicated units will be specifically limited to households whose income does not exceed 30% of the area median income as adjusted for household size. Potential MHSA residents must be referred to the project through the Ventura County Behavioral Health Department.

Supportive Services Program

It is the primary objective of the supportive services plan to support the individual in maintaining tenancy. The overarching principles of the MHSA housing service plan are client/tenant choice and that services are voluntary. The supportive services program will assist residents to succeed in their wellness, reduce hospitalizations, reduce incarcerations, increase employment, and successfully re-integrate into the community.

The services and goals will be developed in partnership with the tenant and will be client directed utilizing a strengths-based approach. Services will include "whatever-it-takes" to support the tenant in maintaining housing. A multi-disciplinary team, including recovering consumers and staff reflecting the ethnic and cultural make-up of the tenants, will provide the services. The multi-disciplinary staff will include a psychiatrist, nurse, social workers, consumers, and personal service coordinators (i.e.,

¹ For the purposes of this project, the terms "chronically homeless" and "homeless" are defined by the MHP-GI program. "Chronically homeless" means an individual or individuals (including accompanied individuals) who have been continuously "homeless" for a year or more during the past three years or have experienced four or more episodes of sustained homelessness during the past three years.

"Homeless" means: 1) Moving from an emergency shelter; or 2) Moving from transitional housing except that it does not include individuals moving directly from transitional housing who have occupied such housing for more than a year; or 3) currently homeless which means; A) an individual who lacks a fixed, regular and adequate nighttime residence; or B) an individual who has a primary nighttime residence that is: i) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and Transitional Housing for the mentally ill); or ii) An institution that provides a temporary residence for individuals intended to be institutionalized; or iii) A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

peer counselors). While all services will be voluntary, a range of mental health services shall be offered and provided to all MHSA eligible tenants who express desire for such services.

The complete supportive services program will include but not be limited to: assessment and evaluation; peer counseling; emergency assistance with food and clothing as needed; individual goal/service planning; assistance in accessing mainstream benefits; case management; independent living skills development; transportation assistance; money management and financial education; medical assessment, treatment and referrals; addiction disorder treatment; employment services and opportunities; crisis intervention; leadership development; community building; and any other services as needed.

Services will be provided on-site and/or off-site and occur with a frequency that is individually determined, but no less than weekly. Supportive services staff will also assist tenants in accessing County and other outside services as appropriate to meet all of a resident's needs. Assertive engagement focusing on developing relationships and trust shall be provided to individuals who decline services.

Unit and Site Design and Location

The Peppertree Apartments consist of a two-story residential building which will contain 3 one-bedroom/one bathroom units, 4 two-bedroom/one bathroom units and 4 two-bedroom/two bathroom units for MHSA clients. One additional unit will be designated for an on-site Resident Manager. The property includes carport parking and an on-site laundry room. All units contain a living area, kitchen, bedroom and at least one bathroom.

Many Mansions will work with an architect and general contractor to extensively rehabilitate this property. The rehabilitation budget for this project is estimated at \$460,000 and will include the creation of an on-site office/services space with a fully accessible restroom and a tot-lot.

The Peppertree Apartments are located in the City of Simi Valley within close proximity of off-site amenities, including a bus stop (within 500 feet), elementary school (~½ mile), supermarket and pharmacy (~¾ mile), and large community park (~1 mile).

Development Partners

Many Mansions, a local nonprofit affordable housing developer and service provider, will be the project sponsor, developer, and property manager. The Ventura County Behavioral Health Department (VCBH) will be the primary service provider for all MHSA units. Other service providers for MHSA clients may include Many Mansions and other designees under contract with VCBH.

Development Financing

In addition to this application for capital funding and operating support from the MHSA Housing Program, Many Mansions has received a commitment of permanent financing and a construction loan from the City of Simi Valley Community Development Agency. Many Mansions will apply for capital financing from the California Department of Housing and Community Development's Multifamily Housing Program Governor's Homeless Initiative (MHP-GI) and the Federal Home Loan Bank's Affordable Housing Program (AHP).

Many Mansions has a commitment from the Area Housing Authority of the County of Ventura for 3 Project Based Section 8 Vouchers for this project.