

**VENTURA COUNTY BEHAVIORAL HEALTH DEPARTMENT
MHSA HOUSING PROGRAM**

PASEO DE LUZ APARTMENTS

4.2.1 PROJECT OVERVIEW - DEVELOPMENT SUMMARY FORM

Development Information

County Mental Health Department: Ventura County Behavioral Health Department

Name of Development: Paseo de Luz Apartments

Site Address: 457 West Gonzales Road
Oxnard, CA

Development Sponsor: Cabrillo Economic Development Corporation (CEDC)

Development Developer: Cabrillo Economic Development Corporation (CEDC)

Primary Service Provider: Ventura County Behavioral Health Department

Type of Development: New Construction
Rental Housing

Type of Building: Apartment Building

Total Number of Units: 25

Total Number of MHSA Units: 24

Total Cost of the Development: \$8,561,662 (Estimated)

Amount of MHSA Funds Requested: \$2,400,000 of Development Funding

Request MHSA Funds for
Capitalized Operating Subsidies: \$615,630 (Estimated)

Other Rental Subsidy Sources: CEDC has secured conditional commitment of HUD
Section 811 Supportive Housing for Persons with
Disabilities (Mentally Ill) funding in the amount of
\$3,599,100. This commitment includes project-based
rental assistance contract (PRAC) funding, i.e., rental
subsidy for residents; residents will pay approximately 30%
of their income for rent, including allowance for tenant-paid
utilities.

Target Population: Adults, Transition-Age Youth (18-25), and Older Adults

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PASEO DE LUZ APARTMENTS

4.2.1 PROJECT OVERVIEW - DEVELOPMENT DESCRIPTION

Permanent Supportive Housing

The proposed Paseo de Luz Apartments to be constructed at 457 West Gonzales Road, Oxnard will consist of 25 units on 0.9 acres of land. This property has been acquired by Cabrillo Economic Development Corporation (CEDC), a local nonprofit housing developer and will be developed in collaboration with the Ventura County Behavioral Health Department (VCBH). This project will be an important element of the MHSA program in that it will provide 24 units of permanent supportive rental housing with integrated services for MHSA target population adults and located in the largest population center (Population:194,905) in Ventura County.

Target Population to be Served

Consistent with the CSS Plan and the MHSA definition the target population for this project will be extremely low-income, homeless and at risk of homeless adults with a psychiatric disability, including transition-age youth and older adults. Occupancy will be specifically limited to those whose income does not exceed 20% and 30% of the area median income. All potential 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. 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; 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 both on-site and 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 those individuals who decline services.

Unit and Site Design and Location

The Paseo de Luz Apartments will consist of 24 one-bedroom units and one two-bedroom manager's unit in a single 3-story building. The building will have an internal orientation by means of a courtyard to facilitate resident interaction, as well as interaction between residents and service staff. All units will contain a living area, kitchen, bedroom, bathroom, and a community room with office assigned to VCBH staff.

CEDC is working with a development team, including architect, attorney, civil engineer and contractor to master plan the phased development of this 2 acre parcel. Paseo de Luz will be developed in the first phase, with 18 farm worker family housing apartments on the remainder of the parcel as the second phase. Paseo de Luz will include community space for supportive services and resident use with the goal of providing life-enriching services and improve the quality of life for the residents.

The project site is located on Gonzales Road, a major thoroughfare which provides many job and shopping opportunities including a grocery store (within ½ mile), a medical free clinic (Clinicas - 3/4 mile). The site is also within 1/2 mile of Curren elementary school and with ¼ mile of Orchard park. In addition, the site is next to a bus stop and within 1 mile of the 101 freeway, 1.7 miles from the Esplanade (a large outdoor mall), and 2.14 miles from the Oxnard Adult Services Clinic run by the Ventura County Behavioral Health Department.

Development Partners

CEDC, a local nonprofit affordable housing developer, is the project sponsor, developer, and property manager. Ventura County Behavioral Health Department (VCBH) will be the primary service provider and may involve other designees under contract with VCBH.

Development Financing

In addition to this application for capital funding from the MHSA Housing Program, CEDC has already secured \$3.59 million development funding through the HUD Section 811 Supportive Housing for Persons with Disabilities (Mentally Ill) funding, which includes project based rental assistance. CEDC will be seeking capital funding of approximately \$2.3 million of Multi-Family Housing Program – Supportive Housing (MHP-SH) through the California Department of Housing and Community Development (HCD) and about \$240,000 through the Affordable Housing Program (AHP) of the Federal Home Loan Bank Board.