

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

D Street Apartments

4.2.1 PROJECT OVERVIEW - DEVELOPMENT SUMMARY FORM

Development Information

County Mental Health Department:	Ventura County Behavioral Health Department (VCBH)
Name of Development:	D Street Apartments
Site Address:	110 North D Street Oxnard, CA 93030
Development Sponsor:	Many Mansions
Development Developer:	Many Mansions
Primary Service Provider:	Ventura County Behavioral Health Department
Type of Development:	Acquisition/Rehabilitation Rental Housing
Type of Building:	Apartment Building
Total Number of Units:	8
Total Number of MHSA Units:	7
Total Cost of the Development:	\$2,241,703
Amount of MHSA Funds Requested:	\$666,390 (up to \$775,000)
Requested MHSA Funds for Capitalized Operating Subsidies:	\$711,960 (up to \$775,000)
Other Rental Subsidy Sources:	VCBH and Many Mansions will apply jointly for Project-Based Shelter Plus Care vouchers.
Target Population:	Very low-income ($\leq 50\%$ AMI) Transition-Aged Youth (TAY) with a serious mental illness or severe emotional disorder as defined by Welfare and Institutions Code Section 5600.3 (a-b) who are homeless or 'at-risk' of becoming homeless.
County Contact:	Carolyn Briggs, Housing & Facilities Administrator Ventura County Behavioral Health Department (805) 981-3300 Carolyn.Briggs@ventura.org

VENTURA COUNTY BEHAVIORAL HEALTH DEPARTMENT MHSA HOUSING PROGRAM

D Street Apartments

4.2.1 PROJECT OVERVIEW - DEVELOPMENT DESCRIPTION

Permanent Supportive Housing

The D Street Apartments (110 North D Street in Oxnard, CA 93030) will provide 8 units of affordable housing on 0.16 acres of land. This project will be an important element of the MHSA program in that it will designate 7 units of permanent supportive rental housing with integrated services for MHSA target population individuals.

Target Population to be Served

The D Street Apartments will designate 7 units as permanent, supportive rental housing specifically for the MHSA Housing Program. One additional unit will be designated for an on-site resident manager.

Consistent with the CSS Plan and the MHSA definition, the target population for the MHSA dedicated units in this project will be very low-income, Transition-Aged Youth (TAY) with a serious mental illness or severe emotional disorder as defined by Welfare and Institutions Code Section 5600.3 (a-b) who are homeless or 'at-risk' of becoming homeless¹. Per funding requirements, eligible residents will be required to be between the ages of 18 and 24 years old at program entry or an individual who is less than 18 years of age and who is emancipated pursuant to Part 6 (commencing with Section 7000) of Division 1 of the Family Code; however this project will provide permanent supportive housing and residents will NOT age out of their housing unit. Services will be oriented toward assisting residents to find and transition into new, appropriate housing accommodations only "when they are ready" so that new TAY may occupy the unit.

Occupancy for the MHSA dedicated units will be specifically limited to households whose income does not exceed 50% of the area median income. 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.

¹ For the purposes of this project, the term "homeless" shall mean an individual who is: I. Moving from an emergency shelter; II. Moving from transitional housing; or III. Currently homeless, meaning: 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); 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.

For the purposes of this project, the term "at-risk of homelessness" shall mean an individual who faces eviction from one's current housing situation, including: I) TAY exiting the child welfare or juvenile justice system; II) Households discharged from crisis or transitional residential settings; III) Households discharged from an institution (i.e. jail or hospitals, including acute psychiatric hospitals, psychiatric health facilities, skilled nursing facilities with a certified special treatment program for the mentally disordered, and mental health rehabilitation centers) where other housing placement resources are not available; IV) Households temporarily placed in a residential care facility upon discharge from any of the above; or V) Households certified by the County Mental Health Director as having been assessed by and currently receiving services from the County Mental Health Department and who are deemed to be at imminent risk of becoming homeless in compliance with the Multifamily Housing Program-Homeless Youth Component definition of at-risk, including: A) Households that reside in an overcrowded setting (more than two persons per living/sleeping area) in which the household does not hold a lease; or B) Households that reside in substandard housing subject to a current official vacation notice.

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. 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 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 individuals who decline services.

Unit and Site Design and Location

The D Street Apartments consists of a two-story residential building containing 8 one-bedroom/one bathroom units with four two-car detached garages and an on-site laundry room. The units are internally oriented, with all unit front doors opening onto a quiet internal courtyard, which facilitates resident interaction as well as interaction between residents and staff. All units contain a living area, kitchen, bedroom and a bathroom.

Many Mansions will work with an architect to extensively rehabilitate this property. The rehabilitation budget for this project is estimated at \$415,000 and will include the conversion of one of the garages into an on-site services office with a fully accessible restroom.

The D Street Apartments is located in the City of Oxnard on the corner of D Street and 1st Street, very close to the recently redeveloped downtown area. It is located approximately ½ mile from the TAY Tunnel, a well-established local nonprofit organization providing services to homeless youth. It is also within 1/4 mile of a park, 1/2 mile of a bus stop and public library, and 1.3 miles from a major grocery store.

Development Partners

Many Mansions, a local nonprofit affordable housing developer and service provider, will be the project sponsor, developer, and property manager. Ventura County Behavioral Health Department (VCBH) will be the primary service provider. Other service providers for MHSA clients may include Many Mansions, the TAY Tunnel 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 will seek capital funding from the City of Oxnard’s allocation of HOME funds, the California Department of Housing and Community Development’s Multifamily Housing Program Homeless Youth Component (MHP-HY), the U.S. Department of Housing and Urban Development’s Supportive Housing Program (SHP), and the Federal Home Loan Bank’s Affordable Housing Program (AHP).

Many Mansions will seek all available operating subsidies for this project, including a joint application with VCBH to the local Continuum of Care for Shelter Plus Care vouchers.