

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

**HILLCREST PROJECT**

**4.2.1 PROJECT OVERVIEW - DEVELOPMENT SUMMARY FORM**

**Development Information**

County Mental Health Department:	Ventura County Behavioral Health Department
Name of Development:	Hillcrest Project
Site Address:	2672, 2676, 2686 & 2736 E. Hillcrest Drive and 2645 Los Feliz Drive (contiguous parcels) Thousand Oaks, CA 91362
Development Sponsor:	Many Mansions
Development Developer:	Many Mansions
Primary Service Provider:	Ventura County Behavioral Health Department
Type of Development:	New Construction Rental Housing
Type of Building:	Apartment Building
Total Number of Units:	60
Total Number of MHSA Units:	15
Total Cost of the Development:	\$25,015,091
Amount of MHSA Funds Requested:	\$1,297,920 (up to \$1,560,000)
Request MHSA Funds for Capitalized Operating Subsidies:	\$660,120 (up to \$750,000)
Other Rental Subsidy Sources:	The Ventura County Behavioral Health Department and Many Mansions will apply jointly for Project-Based Shelter Plus Care vouchers.
Target Population:	Extremely low-income, homeless families with at least one member who has a psychiatric disability.
County Contact:	Carolyn Briggs, Housing & Facilities Administrator Ventura County Behavioral Health Department (805) 981-3300 <a href="mailto:Carolyn.Briggs@ventura.org">Carolyn.Briggs@ventura.org</a>

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

## **HILLCREST PROJECT**

### **4.2.1 PROJECT OVERVIEW - DEVELOPMENT DESCRIPTION**

#### Permanent Supportive Housing

The Hillcrest Project (2672, 2676, 2686, 2736 E. Hillcrest Drive and 2645 Los Feliz Drive in Thousand Oaks, CA 91362) will provide 60 units of affordable housing on 2.94 acres of land. This project will be an important element of the MHSA program in that it will designate 15 units of permanent supportive rental housing with integrated services for MHSA target population individuals.

#### Target Population to be Served

The Hillcrest Project will provide permanent supportive rental housing for 15 MHSA target population individuals residing in units set-aside specifically for the MHSA Housing Program. The entire project as proposed will contain 15 units of MHSA dedicated housing, 15 units available to homeless and extremely low-income households at or below 30% of the Area Median Income (AMI), 21 units available to households at or below 50% AMI (very low-income) and 8 units available to households at or below 60% AMI (low-income). One unit will be reserved 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 extremely low-income, homeless<sup>1</sup> individuals with a psychiatric disability, including adults with a serious mental illness and children/youth with severe emotional disorders. Occupancy for the MHSA dedicated units will be specifically limited to households whose income does not exceed 30% 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.

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

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<sup>1</sup> For the purposes of this project, homeless will be defined as an individual: moving from an emergency shelter; moving from transitional housing; or currently homeless (i.e. lacking a fixed, regular and adequate nighttime residence or having a primary nighttime residence that is 1) a supervised publicly or privately operated shelter designed to provide temporary living accommodations 2) an institution that provides a temporary residence for individuals intended to be institutionalized or 3) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings).

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; peer counseling; 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

Once fully developed, the Hillcrest Project will consist of 5 residential buildings, an underground parking structure for 39 of the 119 parking spaces and a stand-alone community room with separate office space for on-site supportive services. The residential buildings will contain 24 one-bedroom, 18 two-bedroom, and 18 three-bedroom apartments. All units will contain a living area, kitchen, bedroom(s) and at least one bathroom. Three bedroom units will contain two bathrooms. Each unit will also have a patio or balcony.

The project will feature about 3,700 square feet of services space, including a community room, conference room, library, and services offices. Additionally, the project will include a playground, a half basketball court, four laundry rooms, covered parking, and a bus stop located directly adjacent to the project on Hillcrest Drive. The underground parking garage will feature a green roof with grass that will provide on-site open space for recreational activities.

The project site is located on Hillcrest Drive approximately 0.1 miles northwest of the intersection of Hillcrest and Skyline Drive. The site is within 0.25 miles of a bus stop (immediately adjacent to the site), park, grocery store, elementary school and public school for disabled children; 0.4 miles of the Civic Arts Plaza; 1.5 miles of the Conejo Valley Clinic (run by the Ventura County Behavioral Health Department); and 1.7 miles of a pharmacy.

#### Development Partners

Many Mansions, a local nonprofit affordable housing developer and service provider, will be the project sponsor, developer, and oversee the property management. 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. Many Mansions will also provide on-site services for all residents of the project, which will likely include service coordination, an after-school homework club and summer camp for resident youth.

#### 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 a conventional lender and 9% Low-Income Housing Tax Credits. Many Mansions has received a commitment for \$2,000,000 in state HOME funds and received \$5,556,500 from the City of Thousand Oaks Redevelopment Agency.

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