



# **Mental Health Service Act Housing Program**

## **Presentation to the California Mental Health Planning Council**

Ca DMH and CalHFA  
June 16, 2010

# MHSA Housing Program Description

---

Provides funding for the capital costs and operating subsidies to develop permanent supportive housing for persons with serious mental illness who are homeless, or at risk of homelessness, and who meet the MHSA Housing Program target population criteria.

Is a unique partnership between DMH, California Housing Finance Agency and the county mental health departments.

Ca DMH and CalHFA  
June 16, 2010

MENTAL HEALTH SERVICES ACT HOUSING PROGRAM



# MHSA Housing Program Funds

---

In May 2006, \$400M was made available for the Housing Program.

\$133M of the \$400M is for subsidies.

Each County has its own allocation of MHSA Housing Program funds.

Ca DMH and CalHFA  
June 16, 2010

MENTAL HEALTH SERVICES ACT HOUSING PROGRAM



# MHSA Housing Program Assignment

---

Counties assign their MHSA HP funds to CalHFA.

7 Counties, who received less than \$300,000, are allowed to opt out of the program and use the funds within their CSS plans.

As of April 30, 2010, 45 Counties have assigned funds in amount of \$390,211,200.

7 Counties have not yet assigned

Ca DMH and CalHFA  
June 16, 2010

MENTAL HEALTH SERVICES ACT HOUSING PROGRAM



# Permanent Supportive Housing

---

Supportive housing means housing with no limit on length of stay and that is linked to on-site or off-site services.

Services must:

- help the tenant retain the housing,
- support recovery and resiliency, and
- maximize the ability to live and work in the community.

Ca DMH and CalHFA  
June 16, 2010

MENTAL HEALTH SERVICES ACT HOUSING PROGRAM



# Target Population

---

The target population is defined as adults, older adults, transition-age youth with serious mental illness, children with severe emotional disorders and their families, who at the time of assessment for housing services, are eligible for MHSA services and are homeless or at risk of homelessness.

Ca DMH and CalHFA  
June 16, 2010

MENTAL HEALTH SERVICES ACT HOUSING PROGRAM



# Target Population

---

Homeless is defined as:

- ⦿ living on the streets, or
- ⦿ lacking a fixed, regular, and adequate night time residence. This includes shelters, motels and other temporary living situations in which the individual has no tenant rights.

Ca DMH and CalHFA  
June 16, 2010

MENTAL HEALTH SERVICES ACT HOUSING PROGRAM



# Target Population

---

At risk of homelessness includes the following:

- ⊙ Transition-age youth exiting child welfare or juvenile justice systems;
- ⊙ Individuals discharged from:
  - hospital, including acute psychiatric hospitals, psychiatric health facilities;
  - skilled nursing facilities with a certified special treatment program for the mentally disordered;

# Target Population

---

- mental health rehabilitation centers;
  - crisis and transitional residential settings,  
and
  - city and county jails.
- ⊙ Individuals who have been assessed and are receiving services at the County Mental Health Department, and who have been deemed to be at imminent risk of homelessness, as certified by the County Mental Health Director.

Ca DMH and CalHFA  
June 16, 2010

# Housing Models

---

The MHSA Housing Program provides funding for both Shared Housing Developments and Rental Housing.

Ca DMH and CalHFA  
June 16, 2010

MENTAL HEALTH SERVICES ACT HOUSING PROGRAM



# Shared Housing Developments

Shared Housing Developments are rented to and shared by two or more unrelated adults, each of whom is a member of the MHSA Housing Program target population.

A Shared Housing Development must:

- ⦿ provide a separate lockable bedroom for each adult, and
- ⦿ ensure each adult tenant has a lease and is responsible for paying rent.

# Rental Housing Developments

---

Rental Housing Developments are apartment buildings with 5 or more units.

A Rental Housing Development includes:

- ⦿ both mixed population buildings and single population buildings, and
- ⦿ all units, including SRO units, shall include at a minimum, a sleeping area, a kitchen area and a bathroom.

# Income Limits

---

There are no income limits for MHSA Housing Units, just rental limits provided that:

- ⦿ The MHSA tenant is a member of the target population.
- ⦿ The unit qualifies for the California Welfare Tax exemption.

The unit can be income restricted by other funding sources.

# Program Statistics

---

As of June 8, 2010...

- 85 applications submitted from 28 counties
- 4,522 units of affordable housing
- 1,377 are designated MHSA units
- Total development costs = \$1.7 billion
- MHSA funds = \$203 million

Success in first 2 years of program!

Ca DMH and CalHFA  
June 16, 2010

MENTAL HEALTH SERVICES ACT HOUSING PROGRAM



# Types of Developments

---

- ◉ 84 developments are Rental Housing; 9 developments are Shared Housing
- ◉ 11 developments designate 207 units for Seniors
- ◉ 10 developments designate 80 units for TAY
- ◉ Remaining developments serve all populations or a combination of the above

# MHSA Success Stories

---

- Polk Senior (SF): 10 units seniors
- Vida Nueva (Sonoma): 6 units families
- Belovida (Santa Clara): 3 units seniors
- Daniel's Village (LA): 7 units TAY
- MHA Gardens (Santa Barbara): 10 units adults
- La Rahada (Ventura): 8 units families
- Timberline (Placer): 5 units shared
- Sunflower (Monterey): 15 units adults
- Charles Cobb (LA): 25 units adults

89 MHSA units / 327 total affordable units

Ca DMH and CalHFA  
June 16, 2010

MENTAL HEALTH SERVICES ACT HOUSING PROGRAM



# Economic Challenges

---

- ◉ The program rolled out in the beginning of the most serious recession since the Great Depression.
- ◉ State HCD funding has been seriously impacted.
- ◉ Tax exempt bond funding is no longer operational.
- ◉ Tax credit investors have pulled back commitments.
- ◉ Local funding sources are being redirected.
- ◉ Sources of operating subsidies and services funding have contracted.
- ◉ Federal sources have increased due to stimulus funding.

Ca DMH and CalHFA  
June 16, 2010

MENTAL HEALTH SERVICES ACT HOUSING PROGRAM



# Training and Technical Assistance

---

- ◉ State DMH has made available technical assistance to counties.
- ◉ Statewide, regional and weekly conference calls have been conducted on a range of topics and best practices.
- ◉ Individual technical assistance is available to counties to develop MHSA Housing Program applications.
- ◉ CalHFA has partnered in all technical assistance efforts.

Ca DMH and CalHFA  
June 16, 2010

MENTAL HEALTH SERVICES ACT HOUSING PROGRAM



# How do I find the MHSA Housing Program?

---

DMH webpage:

[www.dmh.ca.gov/Prop\\_63/MHSA/Housing](http://www.dmh.ca.gov/Prop_63/MHSA/Housing)

Program Background

Application documents

Application Overview

Semi-Annual Legislative Update, etc.

Ca DMH and CalHFA  
June 16, 2010

MENTAL HEALTH SERVICES ACT HOUSING PROGRAM



# How do I find the MHSA Housing Program?

---

CalHFA webpage:

[www.calhfa.ca.gov/multifamily/mhsa/index.htm](http://www.calhfa.ca.gov/multifamily/mhsa/index.htm)

Shared Housing MHSA Application  
Rental Housing MHSA Application  
Additional Forms  
Checklists

Ca DMH and CalHFA  
June 16, 2010