



Legislation Text

File #: 12-1576, **Version:** 1

Health and Human Services Agency, Mental Health Division, recommending the Board authorize the Director of the Health and Human Services Agency to sign and submit to the State Department of Health Care Services, and the California Housing Finance Agency, the Mental Health Services Act Housing Program - Supportive Services Plan (Section D) and associated attachments.

FUNDING: Mental Health Services Act.

Fiscal Impact/Change to Net County Cost

There is no Net County Cost associated with this Board item.

Background

The Mental Health Services Act (MHSA) addresses multiple components and a broad continuum of mental health services and supports for eligible residents of California. One component, the MHSA Community Services and Supports Housing Program, designates funds to finance capital costs and operating subsidies for the development of permanent supportive housing for individuals with serious mental illness who are homeless or are at risk of homelessness. On June 22, 2010, the Board authorized assignment of MHSA funds specific to the Community Services and Supports Housing Program to California Housing and Finance Agency (CalHFA) via File ID 10-0479. These funds were to be held in an interest bearing account to be accessed by the County at a future date for project(s) to provide capital outlay for development, operating subsidies and administrative fees for housing for consumers of mental health services. On December 14, 2010, the Board approved use of a portion of those funds for supportive housing on the West Slope in collaboration with Mercy Housing California, via File ID 10-1267.

The Health and Human Services Agency, Mental Health Division (HHS/MHD), now returns to the Board to access the remaining funds through CalHFA for a project in collaboration with Pacific West Communities, Inc., proposing "The Aspens at South Lake" (Aspens). Aspens is a new construction, affordable housing community to be located in South Lake Tahoe at 3521 and 3541 Pioneer Trail (near the intersection of Ski Run Boulevard) that will include 18 one-bedroom, 14 two-bedroom, and 16 three-bedroom units in seven individual two- and three-story buildings. Six of the Aspens units will be dedicated to households that are eligible for services under the MHSA Full Service Partnership (FSP) program with flexibility in the unit mix (number of bedrooms and location within the buildings) based on need and availability.

The estimated construction cost of the project is \$16 million. The project will be financed using a combination of State and Federal funding, including State HOME, Low Income Housing Tax Credits, MHSA funding, and a permanent loan. The request for MHSA funding for this program is \$1,195,700 to be used as capital outlay for development, operating subsidies and administrative fees.

The proposed housing program represents a full partnership between Pacific West Communities, Inc. (housing developer), Cambridge Real Estate Services (property manager), SLT Pacific Associates, a CA LP (property owner), and HHS/MHD, who will provide supportive services to Aspens residents

and clients. Pacific West Communities, Inc. anticipates a development timeline that would result in units being available for rent starting in May 2014 through July 2014.

The Housing Supportive Services plan documents were posted for the required 30-day community review process. The Mental Health Commission conducted a Public Hearing on January 3, 2013 from 12:00 p.m. to 1:00 p.m. via teleconference at two locations: The Mental Health Clinic in South Lake Tahoe and the Mental Health Clinic in Placerville.

The attached documents provide detailed information regarding the MHSA housing program, reflect the collaboration between HHSA/MHD and Pacific West Communities, Inc. with regard to this program, and include input and feedback from the community planning process. While HHSA/MHD has received and incorporated community feedback affecting program content and expenditures, some additional minor corrections/edits may still need to be incorporated into the attached documents prior to submittal to the State. The State's review and approval process may also result in changes to the proposed MHSA plans. HHSA/MHD will return to the Board with any contract documents that may require Board approval/signature.

Reason for Recommendation

Board approval of this item will enable the Health and Human Services Agency, Mental Health Division to collaborate further with Pacific West Communities, Inc. for the provision of permanent housing and supportive services for MHSA target population adults in the Tahoe basin.

Action(s) to be taken following Board approval

HHSA Director to sign and submit finalized MHSA Housing documents, including the Supportive Services Plan (Section D of MHSA Rental Housing Development application), Rental Housing Development Summary Form (Attachment B), Supportive Services Chart (Attachment C), California Department of Health Care Services Outcome Reporting Requirements Form (Attachment D), County Mental Health Sponsorship & Services Verification form (Attachment E), and County Fair Housing Certificate Form (Attachment F).

Contact

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