

**Riverside County Department of Mental Health**  
**MHSA Housing Program Supportive Housing and Services Information**

**Project Name:** Vineyards at Menifee

**Project Type:** Affordable Senior Housing (55+)

**Developer:** Palm Desert Development Company

**Location:** North east corner of Winterhawk and Newport, Menifee, CA.

**Total # of Units:** 80

**# of MHSA Set Aside Units:** 15 (18%)

**Design features:** On site office for support staff to conduct individual confidential meetings with program residents. Community room will be available to conduct on-site educational and recovery based activities for program residents. Project amenities include outdoor exercise circuit, putting greens, swimming pool, fountains, BBQ and picnic areas. Located .25 miles from Kay Cenicerros Senior Center.

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**D.1 Consistency with Three-Year Community and Support Program & Expenditure Plan**

- The approved plan (Exhibit 4, Section 1.c.5) included the establishment of a Housing Development Program.
- The plan proposed to establish a centralized program that would focus on expanding the continuum of housing resource capacity for transition age youth, adults and older adults.
- The Department of Mental Health centralized housing program, Homeless/Housing Opportunities, Partnership and Education (HHOPE) Program has been established.
- As stated in the approved CSS plan, the HHOPE Program goals include:
  - Developing affordable, permanent and supportive housing in all areas of the county in partnership with financial institutions, housing developers, community-based housing organizations, public agencies and city planners.
  - Employing housing specialists to provide consultation and support to personal services coordinators and the consumers they serve.
- Riverside County Department of Mental Health's preferred strategy is to develop supportive independent housing in mixed-population housing development. The proposed project is an affordable senior housing development for ages 55 and above, with 15 units set aside for special needs housing.

## **D.2 Description of Target Population to be Served**

As described in the approved Three Year Plan, the population that will be eligible for special needs housing at Vineyards at Menifee will be transition age adults (55-59) and older adult (60+) that receive full service partnership type of services and support.

The majority of persons housed will be single adults or married senior age consumers who do not live with minor children; however, to a lesser degree the project will be able to accommodate senior consumers and an adult caretaker.

Older Adult Full Service Partnership priority population are individuals that have a serious mental health disorder that have been un served or underserved (including individuals of cultural/ethnic minorities). Due to their lack of engagement or ineffective traditional intervention they may be homeless or are at serious risk of homelessness, institutionalization and/or incarceration. In addition to their serious mental health disorder they may have co-occurring physical health disorders and/or co-occurring substance abuse that further impair daily functioning and increase risk. These impairments significantly interfere with the individual's ability to participate in community activities. Furthermore, their functional limitations have exposed them to abuse and/or neglect.

## **D.3 Tenant Selection Plan**

- Tenant selection must comply with fair housing laws and regulations. Similarly, any wait-list for housing must comply with fair housing laws and regulations.
- Referrals/housing application will be made by the Older Adult Full Service Partnership DOMH county programs, regardless of region, to the HHOPE (Homeless/Housing Opportunities, Partnership and Education) Program.
- Applicants must be certified as eligible for MHSA funded housing (eligible to receive and receiving services from a full service partnership type program) by the referring program provider – DOMH uses as similar certification process for current Shelter Plus Care programs.
- The HHOPE Program staff will review eligibility with program provider and applicant, confirm eligibility and either refer to available units or enter applicant to certified applicant waiting list.
- The HHOPE Program will maintain the Riverside County master of certified applicants waiting for referral/consideration of any/all MHSA Housing Program units that become available.
- If an eligible applicant (including those on a waiting list) chooses to decline an available vacancy, the applicant will maintain eligibility. This includes place on certified wait list.
- Referrals by HHOPE Program to the Vineyards at Menifee property manager will be consistent with requirements developed in partnership with Palm Desert Development Company and the property management company. Applicants will be required to meet Vineyards at Menifee tenant selection requirements.

- If certified applicants choose to waive an available unit, their position on the wait list shall be preserved.
- Applicants shall be notified in writing if they have, or have not, been selected for tenancy. If they have been denied tenancy, the property manager will notify them in writing of his/her right to appeal and how to appeal the decision.

#### **D.4 Supportive Services Plan**

Residents of Vineyards at Menifee will receive supportive services from the Older Adult Service Full Service partnership, located in the city of Hemet, CA.

One full-time equivalent Older Adult Service personal service coordinator (client to staff ratio 15:1) will be assigned to provide on-site supportive services and act as the primary support staff for residents of the project residing in a supportive services unit.

On-site life skill development (nutrition education, budgeting, meal planning/preparation, shopping, housekeeping, accessing transportation etc.) may be provided on both an individual and group basis.

Direct transportation will be available to residents; however, the project supportive services staff will be working with residents to access public transportation or develop a plan to obtain their own transportation as a milestone toward long-term self-sufficiency. Riverside Transit Authority provides Dial-A-Ride program will provide transportation from the project to services and activities, including those at the Kay Cenicerros Senior Center, located .25 miles from the project.

The project supportive services will seek to balance the need for on-site support with the goal of linking residents to community based activities and supports (e.g. SMART Older Adult FSP, education, community services, senior center, etc.).

The SMART Older Adult FSP provides an array of recovery oriented supports:

- SMART integrated service teams include an MD, nurse, pharmacist, clinical therapist, behavioral health specialists, peer support specialists and community service assistants.
- Personal Services Coordinators work with enrolled consumers to develop personal care plans and recovery/habilitation goals.
- Peer Support Specialists conduct orientation and engagement activities, including conducting Wellness, Recovery and Action Planning classes and peer run support groups.
- Wrap-around support includes flexible funding to access needed supports and daily life supplies. Wrap-around support is tailored to meet each consumer's individual needs/goals.

- The integrated assessment team provides comprehensive, culturally relevant mental health, social, substance abuse, trauma evaluations and focus on engaging older adults in the program's priority population.
- Field/home based services are provided in order to reach older adults who cannot access clinics and other services due to physical disabilities, language barriers, mental disabilities or other factors.
- Peer-to-peer support will include peer emotional support and education to increase client-member knowledge and ability to use needed mental health services and reduce disparities in care. Peers may be age cohort volunteers or peer support specialist staff that have received mental health services in addition to being an age cohort.
- SMART teams collaborate with primary care health clinics and health care programs in order to reduce access barriers and effectively integrate and coordinate physical health care and mental health services.
- Home care assistance focuses on educating and supporting caregivers and providers in order to enhance the "therapeutic environment" of the home.
- Service planning is developed in collaboration with social service agencies and other community providers in order to meet the complex needs of older adults.
- Substance abuse and mental health treatment intervention are integrated so that one team/one program works with consumer/members to successfully recover and overcome the challenge of co-occurring disorders.
- As a recipient of FSP support, residents who desire to participate in the workforce can be linked to vocational services through a cooperative agreement with the State Department of Vocational Rehabilitation.
- Provide benefit assistance to proactively assist consumers in applying for, an obtaining or retaining benefit entitlements.
- Participation in meaningful activities, such as volunteerism is promoted in order to build social supports and build community relationships and integration.
- The use of incentives will be available to project residents as a method of reinforcing personal strengths, community connection and self-sufficiency.
- Residents will have access to 24/7 support from the SMART Older Adult Service FSP. The HHOPE housing resource specialist will work with the consumer's designated Personal Services Coordinator and the consumer on an ongoing basis to monitor and support the consumer's (project resident) participation and progress toward self-sufficiency and habilitation goals as reflected in their personal WRAP and/or service care plans.

- The HHOPE Housing Resource Specialists will provide property management partners 24/7 on-call support to assist in resolving any urgent landlord/tenant issues/problems.

Applicants with credit histories that would normally disqualify them as approved tenants by the Property Management Company may also be linked for short term representative payee support if additional budget management support will assist them in qualifying them for tenancy. Residents will also be encouraged to participate in educational and social activities available at Kay Cenicerros Senior Center in Menifee.

#### **D.5 Supportive Services Chart (Attachment)**

**Please Send/Provide Additional Comments/Questions/Suggestions by Wednesday, June 20, 2008 to:**

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