

DEVELOPMENT DESCRIPTION

Project: Vintage at Snowberry is a gated senior affordable housing community located in the City of Riverside, California. Phase I will consist of 124 units; Phase II will have 100 units. Phase I of the Vintage at Snowberry will consist of a mix of 1 and 2 bedroom apartment units located in 9 one- and two-story buildings. Each unit includes central heating/cooling, ceiling fans, blinds and wall-to-wall carpeting. Kitchens are equipped with an Energy Star rated frost-free refrigerator freezer, continuous cleaning range/oven with hood fan, garbage disposal, dishwasher, and in-unit washer and dryer hook-ups. A coin operated laundry facility is located on site. All units have a private outdoor area in the form of either a patio or balcony (depending on floor level).

A 4,600 square foot recreation center, located in the heart of the community, will be constructed in Phase I. The recreation center will include a large activity room with kitchen, management offices, a reception area, game room, media room, library, fitness center and restrooms. Outdoor amenities include a swimming pool and spa, pedestrian walkways, trellis shade structures, rest and patio areas with park benches and barbeque facilities. There are 126 parking spaces in Phase I, 70 of which will be covered parking.

The Vintage at Snowberry community will be staffed by full-time on-site property management personnel. Common area security cameras will be located throughout the community.

Bus service, a grocery store and a pharmacy are available within ¼ mile of the site. A public school, public park, community hospital and public library are all within 1 mile of the site.

The Project's varied unit size; ADA compliance and overall design are responsive to the housing needs of Older Adult FSP programs.

Partnerships: The project partnership evolved from with discussions that took place between Riverside County Department of Mental Health (DOMH) and the Riverside County Economic Development Agency (EDA). The DOMH and EDA (which serves as DOMH's MHSA Housing Consultant and funding partner) met with representatives of USA Properties to evaluate the proposed project as a potential MHSA housing development project and USA Properties as a potential development partner. The key development partners for the MHSA funding application are Riverside County Department of Mental Health and USA Properties. Riverside County Department of Mental Health will be the direct service provider of on-site supportive services to residents of the project that are eligible for supportive housing.

The total cost of the development is \$ 26,205,553. The amount of MHSA funds being requested is \$ 3,000,000, consisting of \$ 1,500,000 in permanent financing and \$1,500,000 in capitalized operating subsidy. Equity financing for the project will be provided by the issuance of tax credits to investors. Additional financial consideration will be provided by the City of Riverside through a HOME loan in the amount of \$688,527 and through a TUMF waiver in the amount of \$ 844,688.

Housing Goals: Vintage at Snowberry is consistent with the Riverside County Department of Mental Health CCS Plan and the County's adopted 10 Year Plan to End Homelessness, both of which seek to expand the capacity of safe, affordable permanent independent housing. The development strategy of the DOMH is to leverage MHSA funds with other affordable housing funding resources to integrate supportive housing, or set-aside units of subsidized housing, within general population affordable housing projects across a broad 7,200 square mile geographic area. By investing in multiple set-aside projects, Riverside County believes it will be more effective in creating housing throughout the county instead of concentrating resources in a few projects. Concentrated investment of MHSA funding would decrease geographic accessibility and would result in unnecessary and unwanted community relocation for persons served. System-wide set-aside housing supports priorities were identified in the CSS planning process. These priorities included geographic accessibility as well as integration in the community, in contrast with segregated housing that promotes stigma, isolation and community resistance to housing development.

All MHSA Housing requests/referrals are submitted to the Riverside County DOMH HHOPE (Homeless & Housing Opportunities Education and Partnership) Program. The HHOPE program is responsible for reviewing and verifying program eligibility, establishing system-wide waiting/referral lists, data tracking, overall housing resource management and property management support.

Service Goals: Through MHSA, Riverside County DOMH has worked to establish geographically based full service partnerships for Children, TAY, Adults and Older Adults. In addition to serving homeless and at-risk of homeless individuals and families, Full Service Partnerships serve inadequately or under served consumers that have cycled through acute psychiatric and/or correctional facilities. As members of Full Service Partnerships (FSP), project residents will experience a "what ever it takes" approach to assisting FSP members recover from their illness (es). Supports available include intensive case management, Department of Rehabilitation Co-Operative Vocational Services, benefit assistance, peer-to-peer support, 24/7 support and the use of flexible funding that enables programs to provide individualized wrap around support. It is anticipated that the majority of residents will be older adult FSP members who will receive support from the SMART program, which is the Riverside County Department of Mental Health Older Adult FSP program. One (1) staff case manager (FTE) will be assigned to support the residents of Vintage at Snowberry. Additional support will be provided by SMART services teams that also include Peer Support Specialists, clinical therapists, vocational and employment services counselors, benefit specialists, a nurse and psychiatrist. The project's on-site support will focus on skills and issues related to successful adaptation to the project community, achieving long-term housing stability, and daily application of recovery principles to promote ongoing self-sufficiency. Off-site services will focus on community integration and support, educational and/or vocational advancements, health care, mental health services and overall wellness and recovery.

The over-arching service goal for this project for FSP members is to acquire housing and maintain housing stability. Examples of strategies that the support team will use to achieve this goal will be consumer driven goal setting and recovery planning, education

in the principles of wellness and recovery that include W.R.A.P. training, affirmation and celebration of success, linkage to community-based support and social networks, development of life skills necessary for household/personal care management, and establishing a level of income that will sustain housing and assist members to achieve other, more independent housing goals they may have.