

MHSA Housing Program Supportive Housing and Services Information

Project Name: Rancho Dorado

Developer: Palm Desert Development Company

Location: South East corner of Perris Blvd. and John F. Kennedy Ave, Moreno Valley.

Total # of Units: 150

of MHSA Set Aside Units: 15 (10%)

Design features: On site office for support staff to conduct individual confidential meetings with program residents. Community room and amenities will be available to conduct on-site educational and recovery based activities for program residents.

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 a mixed-population development 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 Rancho Dorado will be Transition Age Youth (18-25) and Adults (25+) that receive full service partnership type of services.

The majority of persons housed will be single adults; however, to a lesser degree the full-service partnership programs encounter and serve single parents with minor children.

Full Service Partnership programs serve unengaged homeless, frequent users of high cost restrictive treatment institutions that are underserved through existing treatment programs and those referred through the county's criminal justice system.

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 Full Service Partnership DOMH county and contract TAY and Adult 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 Rancho Dorado 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 Rancho Dorado 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 Rancho Dorado will receive supportive services from the Jefferson Wellness Center, located in the city of Riverside.

One full-time equivalent Jefferson Wellness Center Wellness Partner (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.

On-site life skill development (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 Wellness Partner will be working with residents to learn to use public transportation or develop a plan to obtain their own transportation as this would be a mile-stone toward long-term self-sufficiency.

The project Wellness Partner will seek to balance the need for on-site support with the goal of linking residents to community based activities and supports (e.g. Jefferson Wellness Center and JTP Peer Support and Resource Center, education, community services, etc.).

The JWC campus provides an array of recovery oriented supports:

- Wellness Partners work with enrolled consumers to develop personal care plans and recovery goals.
- Peer Support Specialists conduct orientation and engagement activities, including conducting Wellness, Recovery and Action Planning classes.
- 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.
- On-site adult education in partnership with the Riverside County Department of Education for consumers working to complete their GED and works closely with the Disabled Student Program of Riverside Community College.
- Vocational services through a cooperative agreement with the State Department of Vocational Rehabilitation
- Specialized benefits assistance program to proactively assist consumers in applying for, an obtaining, benefit entitlements.
- Promotes volunteerism among consumers to promote community involvement and to reintroduce meaningful activity in consumers' lives.
- Transition age youth FSP on the JWC campus, "The Spot", is in a separate suite that is designed meet the cultural and developmental needs of this age group.
- The supportive service interventions intended to support housing stability will vary depending on each resident's needs and goals.
- Wellness Teams at Jefferson Wellness Center include an MD, nurse, clinical therapist, behavioral health specialists, peer support specialists and community service assistants.
- Peer support specialists conduct orientation groups designed to further welcome and engage new enrollees. They have received training in Wellness Recovery Action Planning (WRAP) and provide WRAP training for consumers.
- The HHOPE housing resource specialist will work with the consumer's designated Wellness Partner and the consumer on an ongoing to monitor and support the consumer's (project resident) participation and progress toward self-sufficiency goals as reflected in their personal WRAP and service care plans.
The use of incentives will be available to project residents as a method of reinforcing personal strengths self-sufficiency.
- Conducts weekly community meetings for wellness partners (consumers and staff) and monthly celebrations of wellness to acknowledge individual consumer's successes related to both planned and unplanned goals and achievements.
- Residents will have access to 24/7 support from the Wellness Partners at Jefferson Wellness Center.
- 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 that the Peer Resource and Recovery Center.

D.5 Supportive Services Chart (Attachment)

Please Send/Provide Additional Comments/Questions/Suggestions by Wednesday, December 12, 2007 to:

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