

**Section D: Supportive Services Plan
Instructions**

1. Submit the MHSA Supportive Services Information, Section D, Items D.1 through D.16, as listed on the Application Index & Checklist.
2. Enter required information into the yellow box marked "Response".
3. **Items D1 through D9 must be circulated for public comment and local review for 30 days prior to submission.**

Item D.1 Shared Housing Development Summary Form (Attachment B)

Instructions: Complete and submit the Shared Housing Development Summary Form (**Attachment B**)

RENTAL HOUSING DEVELOPMENT SUMMARY FORM

County Mental Health Department: Stanislaus County Behavioral Health & Recovery Services

Name of Development: East Granger Avenue Apartment Complex

Site Address: 522 East Granger Avenue

City: Modesto State: Ca Zip: 95350

Development Sponsor: Stanislaus Affordable Housing Corporation

Development Developer: Stanislaus Affordable Housing Corporation

Primary Service Provider: Stanislaus County Behavioral Health & Recovery Services

X New Construction X Acquisition/Rehabilitation of an existing structure

Type of Building: X Apartment Building Single Family Home
 Condominium Other

| Total Development | | MHSA Funds | |
|----------------------------|----------------|----------------------------------|--------------|
| Total Number of Units: | 4 | Total Number of MHSA Units: | 4 |
| Total Cost of Development: | \$1,202,647.00 | Amount of MHSA Funds Requested: | \$490,000.00 |
| | | Capital: | \$490,000.00 |
| | | Capitalized Operating Subsidies: | \$ |

Other Rental Subsidy Sources (if applicable): _____

Target Population (please check all that apply):

Child (w/family) X Transition-Age Youth
X Adult X Older Adults

County Contact

Name and Title: Pam Esparza

Agency or Department Address: 800 Scenic Ave. Modesto, Ca. 95350

Agency or Department Phone: (209) 525-6220

Agency or Department Email: pesparza@stanbhhs.org

Item D.2 Development Description

The Development Description should provide a narrative (approximately two pages) that includes:

1. Name and location of the proposed housing development;
2. Service goals of the development;
3. Characteristics of tenants to be served;
4. Type of housing to be provided;
5. How the building(s) in which housing and services will be provided will meet the housing and service needs of the MHSAs tenants (location, building type, layout, features, etc.)
6. Name of primary service provider, property manager, and other development partners; and,
7. Summary of the development financing.

Response:

The East Granger Avenue project site will be a long-term affordable housing apartment complex located at 522 East Granger Avenue, Modesto, California. This project is in a joint partnership with Stanislaus Affordable Housing Corporation (STANCO), the City of Modesto, Community Transitional Resources (CTR) and National Alliance On Mental Illness (NAMI). The project will serve Mental Health Services Act (MHSAs) target population of older adults and adults, transition age young adults, and their families. The project will contain four: (4) one-bedroom units along with a community center and laundry. It is one half mile East of McHenry Boulevard, a major commercial thoroughfare in the Modesto community with easy access to the following:

- A Modesto Transit System stop, with 4 different bus lines that run to the downtown transfer station
- Several shopping centers within 2-3 blocks of this site
- Schools and city parks that are within walking/biking distance
- A Hospital that is just over a half mile away

The closest BHRS service site, which has MHSAs programming, is located at 500 N.9th Street, 2 miles from the East Granger Avenue apartment project. Other MHSAs service providers are located within 2 miles of the East Granger Avenue housing complex at 800 Scenic Drive. Other BHRS programs and offices that residents of the Granger project will have easy access to are:

- BHRS - Stanislaus County administrative offices
- 24/7 services from Community Emergency Response Team, Warm-line/On-site Peer Support Services
- Housing Support staff and Consumer/Family Empowerment Center

The East Granger Avenue MHSAs housing project will serve adults, older adults and transitional age young adults who have a serious mental illness (SMI)/serious emotional disturbance (SED) and are homeless and/or at risk of homelessness. Qualifying mental health diagnosis and other target population characteristics must be consistent with the Stanislaus County Three-Year MHSAs-Community Services and Supports (CSS) Plan and

the MHSa definition of target population. All potential residents must be referred to the housing project through the BHRs Housing & Supports Services program. Priority will be given to MHSa full service partnership program referrals. Occupancy will be limited to those whose income does not exceed 50% of the median income level.

Supportive Services Program

The Housing & Support Services program will provide housing and advocacy support to residents of the East Granger Avenue apartment complex with an emphasis on client-centered, wellness-focused plans.

Partnerships between service recipients, the Housing & Support Services program and BHRs programs will facilitate client-directed service delivery. Anticipated outcomes include; (1) supporting residents in reaching their wellness goals, (2) developing a sense of belonging in the community, (3) reducing hospitalizations, (4) increasing employment and/or other meaningful activities.

The Housing & Support Services team will offer services to residents on-site and off-site, thru one-to-one contacts and group learning situations. The types of services that will be available are: assessment and evaluation, access to 24/7 crisis intervention, personal service coordination, and teaching of independent living skills. Services related to advocacy, referral and assistance with housing, employment and benefits, emergency food and clothing, money management, transportation assistance, health and recovery services, peer support, and housing search are all part of the supportive services offered. Regular meetings with tenants will be scheduled on a weekly basis and/or will occur with each resident not less than once a month. Meetings with residents may also include family members and other service team members working with residents. There will be community- and complex-based social opportunities with a goal of reducing isolation and increasing a sense of inclusion in the community.

MHSa Service teams are the primary service providers for the East Granger Avenue site. These teams are multi-disciplinary in approach and are comprised of behavioral health specialists, mental health clinicians, peer recovery specialists, psychiatric nurses, and a psychiatrist. The teams offer, wrap-around funding, recovery- oriented, client-driven, culturally competent services designed to provide an integrated service experience for service recipients and their families. The full service partnership teams also provide 24/7 crisis response services. MHSa teams will be the primary service providers for most of the residents living in the E. Granger Avenue apartments, however other BHRs/contractor programs may also provide service to the target population.

Services will be offered to all BHRs eligible tenants and provided to all who express desire for the service. Participation in services by residents is voluntary.

Unit and Site Design

The East Granger Avenue site has four (4) units dedicated to permanent supportive housing for MHSa target population residents. There are 4 one-bedroom units at 650 sq. ft. each. All units will contain a kitchen, living/dining room and bathroom, they are

appropriate for single or family occupancy. The complex sits on an 18,000 sq. ft. lot with an existing 1,572 sq. ft. home which will be renovated into a larger 2,230 sq. ft. community center. The individual apartment units will be to the back of the property with sufficient parking for residents and guests. The site will have 10 well-lit parking spaces, two of which are universally accessible.

The community center will serve as the focal point for both residents and outside organizations such as NAMI, for community education classes and/or groups as well as socialization. The community center will also have a computer lab for both residents and guests to access resources, school studies or connect with family members. The community center will include office space for the supportive services and treatment staff, laundry facilities, kitchen, and be universally accessible. Between the community center and apartments is an outdoor covered patio/BBQ area that will be available for use by all residents and their family members, NAMI, and other partner organizations.

Project Partners

Stanislaus County Affordable Housing Corporation (STANCO) is a local non-profit affordable housing developer and property management agency that will be the project sponsor. STANCO will also be the lead developer during development phase and property manager upon completion.

Stanislaus County Behavioral Health & Recovery Services (BHRS) will be the lead service provider and on-site support for the East Granger Avenue project. BHRS Family Advocate staff will also have access to the community center as they partner closely with NAMI on a regular basis. Local organizational providers contracting with BHRS may also provide services to residents, on-site and off-site.

National Alliance On Mental Illness staff will utilize one of the offices within the community center and will provide family educational classes and support groups in the large meeting space.

In addition to this application for capital funding and operating support from the MHSA Housing program, STANCO will also be seeking funds from the City of Modesto HOME Investment Partnership Program and Community Housing Development Organizations Program.

Item D.3 Consistency with the Three-Year Program and Expenditure Plan

Describe how the proposed housing development is consistent with the sponsoring county mental health department's approved Three-Year Program and Expenditure Plan. Provide specific information regarding how the development meets the priorities and goals identified in the Three-Year Program and Expenditure Plan.

Response:

Long Term Supportive Housing is an integral part of Community Services and Supports (CSS) under the Mental Health Services Act for Stanislaus County Behavioral Health and Recovery Services dating back to the initial Community Planning Process in 2005.

The proposed MHSa Housing project is based on stakeholder input obtained during the community planning process in 2015. For unserved/underserved individuals in all age groups, the issue of housing and homelessness was identified as a prioritized need. During the planning process, the Representative Stakeholder Steering Committee (RSSC) approved a plan to use Stanislaus County MHSa Housing Program funds held by California Housing Finance Agency (CalHFA) to build what's known as the East Granger Avenue Supportive Housing Project.

It includes four (4) one-bedroom units and a Community Resource Center located at 522 East Granger Avenue in Modesto. This MHSa Housing project is a partnership project between BHRS, Stanislaus Affordable Housing Corporation (STANCO), Community Transitional Resource (CTR), the City of Modesto, and the National Alliance on Mental Illness (NAMI). BHRS supportive services to residents in this housing project will continue to fulfill anticipated outcomes of wellness, recovery, resiliency, reduce hospitalization, reduced incarcerations, increased employment, and re-integration into community life.

All stakeholders present at the July 17, 2015 community planning meeting unanimously approved the housing proposal recommendation. It was then approved and adopted by the Stanislaus County Board of Supervisors on September 29, 2015.

The East Granger Avenue project follows the construction of Bennet Place, another successful permanent housing project identified and prioritized by community stakeholders in 2005. This 18-unit apartment complex in Modesto celebrated its grand opening in July 2014 with its first tenants moving in the following month. The complex consists of eight (8) one-bedroom apartments and ten (10) studio apartments for transition age young adults (TAYA) and older adults.

Item D.4 Description of Target Population to be Served

Describe the MHSAs Shared Housing Program target population to be served in the development. Include a description of the following:

1. Age group, i.e., adults, older adults, children, transition-aged youth;
2. The anticipated income level of the MHSAs tenants; and,
3. A description of the anticipated special needs of the target population to be served, e.g., physical disabilities, chronic illness, substance abuse, prior housing status, etc.

Response:

The MHSAs housing project at 522 East Granger Avenue, Modesto, CA will serve older adults, adults and transition age youth, who are homeless and/or at risk of homelessness and who have a serious mental illness. Qualifying mental health diagnosis and other target population characteristics must be consistent with the Stanislaus County Three-Year MHSAs-Community Services and Supports (CSS) Plan and the MHSAs definition of target population.

Some residents may have family members that will reside with them, however many lack social supports and have lost connection with family members. Experience and history indicates individuals served will have multiple challenges, including co-occurring addiction disorders and complex medical and health issues. People in the MHSAs target population often have frequent contact with law enforcement primarily as a result of their untreated disability and lack of a support system. A high percentage of the individuals will have SSI/SSDI or low/no income, having either no work history and/or lost connection with the Social Security Administration for entitlements. Many of these individuals experience multiple challenges such as: substance use/abuse co-occurring with medical issues. Individuals in this target population may have frequent hospitalizations, law enforcement contact and hospital emergency rooms visits. For many, psychiatric hospitalization or emergency room visits has been their primary source of care and, as a result, their illnesses may have gone un-treated in any meaningful way.

Tenancy in this MHSAs housing complex will be specifically limited to those individuals whose income does not exceed 50% of the area median income.

Item D.5 Tenant Eligibility Certification

The county mental health department is responsible for certifying the eligibility of individuals, applying for tenancy in an MHSAs unit, for compliance with the target population criteria. Submit a narrative description of the following:

1. How an individual applies to the county to become certified as eligible for an MHSAs unit;
2. How certification of eligibility will be documented, provided to the individual applicant, and maintained by the county; and,
3. How certification of eligibility will be provided to the property manager/development.

Response:

Stanislaus County Behavioral Health and Recovery Services is committed to utilizing a standardized Tenant Certification Application for all potential tenants of the MHSAs funded housing units. Following initial receipt of a referral, Housing & Supports Services staff will verify and document existence of a mental illness and current homeless status.

Individuals who are interested in the MHSAs Housing Program would contact their current treatment service provider who would then refer the potential tenant to Housing & Support Services for verification of eligibility. Housing & Support Services contact information may be found on the Network of Care website, at any BHRS service location and in the local telephone directory. Contact information is available in the BHRS Directory of Services, which is directly downloadable from the BHRS website. Housing & Supports Services staff have an established history of working closely and collaboratively with BHRS and Organizational Contractor's service teams.

Certification of Diagnosis

Housing & Support Services will access Stanislaus County BHRS records that will include the mental health diagnosis as determined by BHRS treatment teams or other Stanislaus County BHRS contracted mental health service providers.

Certification for Homelessness

Housing & Supports Services will obtain written verification from the referring treatment service provider that the client is homeless or at risk of homelessness defined as the following:

1. Homelessness

The individual must be moving from emergency shelter or transitional housing, or the individual must be currently homeless, meaning that he or she:

- a. is living on the streets,
- b. lacks fixed, regular and adequate nighttime residence,
- c. has a nighttime residence that is a publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill),

- d. has a nighttime residence that is an institution that provides a temporary residence for individuals intended to be hospitalized
- e. has a nighttime residence that is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings

2. At Risk for Homelessness

The individual must be:

- a. transition-age youth (as defined in the Welfare and Institutions Code Section 5847(c) and in Title 9, California Code of Regulations, Section 3200.80) exiting the child welfare or juvenile justice systems,
- b. an individual discharged from an institutional settings, which includes hospitals and acute psychiatric hospitals/psychiatric health facilities, skilled nursing facilities with a certified special treatment program for the mentally disordered and a mental health rehabilitation centers
- c. incarcerated AND being released within one week with no residence or lack of resources/support to access housing.
- d. living with relative/friend on a temporary basis.
- e. living in a crisis and/or transitional housing program

Behavioral Health and Recovery Services Housing & Supports Services will refer certified eligible applicants to STANCO. After initial rent-up, applications will be processed in the order in which they are received. If no units are available, eligible applicants will be placed on the waiting list and will be notified where they are out on the waitlist. When STANCO receives notice of a pending departure from an existing tenant, the property management will inform the county's Housing & Support Services staff of the available rental unit and the names of eligible applicants on its waiting list. Housing & Supports Services will confirm waitlist priority and provide the applicant with notification of the available housing unit and directions for responding, The individual client's service provider will also be notified. The processing of credit and criminal background checks does not assure, nor does it imply, that an application will be approved. If the applicant declines the available unit, the Housing & Support Services staff will then notify the next applicant on the waiting list.

Approximately 6-8 months prior to completion of construction, Housing & Support Services staff will put together a priority list of potential tenants from their existing Transitional Housing and/or Shelter Plus Care wait list. Individuals who are on the list will have the option of moving into the complex or continue their same position on the wait list for future openings.

Item D.6 Tenant Selection Plan

Provide a tenant selection plan, specific to the proposed development, that describes the following:

1. How prospective tenants will be referred to and selected for MHSa units in the development;
2. The tenant application process;
3. The procedure for maintaining the wait list;
4. The process for screening and evaluating the eligibility of the prospective MHSa tenants;
5. The criteria that will be used to determine a prospective MHSa tenant's eligibility for occupancy in the development;
6. The appeals process for individuals who are denied tenancy in an MHSa unit; and,
7. The reasonable accommodations policies and protocols.

NOTE: The Department's approval of the MHSa Housing Application does not ensure that the Tenant Certification/Referral Process is compliant with state and federal fair housing laws. Please seek legal counsel to ensure that the Tenant Certification/Referral Process complies with state and federal fair housing laws.

Response:

The Tenant Selection Plan has been developed collaboratively between Behavioral Health and Recovery Services - and Stanislaus Affordable Housing Corporation..

For eligibility in the East Granger Avenue Apartment complex, the individual must be a low-income older adult, adult, or transition age young adult who are homeless or at risk of homelessness. Individuals can include family members in their request for housing. There is a limit to the number of family members that may live with the tenant based on the size of the unit. Tenants must also be an individual with an untreated or under-treated serious mental illness, or co-occurring disorders (mental illness and substance abuse or mental illness and a developmental disability).

Factors contributing to MHSa eligibility include:

- ✓ Existence of functional impairments due to untreated or under-treated mental illness that prevents engagement in meaningful activities and inability to remain in housing in the past.
- ✓ Existence of pattern of frequent incarcerations or psychiatric hospitalizations due to untreated or under-treated illness that prevents engagement in meaningful activities and inability to remain in housing in the past.
- ✓ Special consideration will be given to the ethnically and culturally unserved/underserved population as identified by our CSS plan.
- ✓ 'Currently Homeless' is defined as: lacking fixed, regular and adequate nighttime residence or having nighttime residence that is in one of the following categories: living on the streets; in parks, emergency shelters, living in vehicle, staying in motel, in a treatment program, or incarcerated AND being released within one week with no residence or lack of resources/support to access housing. Living with relative/friend on a temporary basis.

Referrals

All East Granger Avenue units are reserved for older adult, adult, and transition age young adults, and family members living with them. Eligible tenants must have serious mental illness and must meet Mental Health Services Act (MHSA) target population. All referrals will be directed to the Housing & Support Services Program for screening of eligibility requirements. Any person contacting the project directly will be given the contact information to the Housing & Support Services Program. Since potential tenants have been homeless and/or at risk of homelessness, tenant selection will be much more forgiving than a traditional landlord setting.

BHRS Housing & Supports Services will refer certified eligible applicants from the wait list to STANCO for further evaluation, screening and application. After initial rent-up of the project, applications will be processed in the order in which they are received. If no units are available, eligible applicants will be placed on the waiting list which Housing & Support Services maintains in the order of referral. When STANCO receives notice of a pending departure from an existing tenant, the property management will inform the Housing & Support Services staff of the available unit. Housing & Support Services staff will confirm waiting list priority and provide the applicant and the prospective service team with notification of the available housing unit and instructions for responding to the opening. The applicant's service provider will also be notified. Processing of credit and criminal background checks does not assure, nor does it imply, that an application will be approved. If the applicant declines the available unit, Housing & Supports Services staff will then notify the next applicant on the waiting list.

Housing & Support Services staff and/or the service provider shall assist with all related application procedures. This shall include assistance with all required documentation (background checks, credit checks, third-party income verification, landlord and other references) as well as transportation and accompanying the individual to any required interviews.

Housing & Support Services will work closely with BHRS providers in attracting eligible potential tenants. Referrals will be sought by a variety of proven outreach strategies to engage individuals from unserved or underserved ethnic communities and other diverse populations.

For initial rent-up, the Housing & Supports Service will put together a priority list from their existing Transitional Housing and/or Permanent Supportive Housing wait list approximately 6-8 months prior to completion of construction. Individuals who are on the waiting list will have the option of moving into the complex or continue on the wait list in their current position on the list.

Notice of Decision

Applicants will be given written notification of specific occupancy date or reason for denial after consideration of the credit and criminal background checks. All notices of denial will include information on the right to appeal and a reminder notice of the right to reasonable accommodation for disability. Once STANCO has informed Housing & Support Service of the

decision, they will inform the service provider. If a move-in date is set, the service provider will be available to assist the tenant in making arrangements for and completing the move-in process

All applicants will be given information of their rights to reasonable accommodation as well as their right to appeal screening decisions. All credit, background and/or landlord history information obtained will be considered, in light of the project's commitment to providing housing for individuals with special needs, and will be much more forgiving than a traditional landlord setting. Applicants with negative background information will have the opportunity, with the support of the service provider and Housing & Supports Services staff, to demonstrate that past issues were directly related to their mental illness and they may request reasonable accommodations. A plan for monitoring or correction may be developed as a condition of occupancy. In the case of a denial notification, applicants will be entitled to receive a copy of the County's standard Complaint/Grievance/Appeal form. In such cases, Stanislaus County's Patient Rights department could assist an applicant in appealing the denials

This project will comply with all federal, state, and local fair housing and civil rights laws, as well as with all equal opportunity requirements. Tenant selection will be consistent with the Civil Rights Act of 1964, and the United States Housing Act of 1937 and the Unruh Civil Rights Act (CC 51) of 1959. Tenancy shall not be denied on the basis of race, ancestry, creed, color, national origin, age, sex, sexual preference, marital or family status, source of income, religion, national origin, physical or mental disability, Acquired Immune Deficiency syndrome or AIDS related conditions. All persons shall be entitled to equal treatment regarding accommodations, advantages, facilities, privileges or services.

The project will not discriminate against prospective tenants on the basis of their receipt of, or eligibility for housing assistance under any federal, state, or local housing assistance program, or on the basis that prospective tenants have minor children. While the property owner will not discriminate against those using Section 8 certificates or vouchers or other rental assistance, all applicants with such rental assistance must meet all eligibility requirements.

Item D.7 Supportive Services Plan

NOTE: A tenant's participation in supportive services may not be a condition of occupancy in MHPA units.

Describe the development's approach to providing supportive services to MHPA tenants. The following information should be provided:

1. A description of the anticipated needs of the MHPA tenants;
2. The supportive service provider's initial and ongoing process for assessing the supportive service needs of the MHPA tenants;
3. A description of each service to be made available to the MHPA tenants, to include where and how the service will be delivered, the frequency of the service delivery and identification of the service provider. A description of the available services and supports should include, but not be limited to:
 - a) Mental health services
 - b) Physical health services (including prevention programs)
 - c) Employment/vocational services
 - d) Educational opportunities and linkages
 - e) Substance abuse services
 - f) Budget and financial training
 - g) Assistance in obtaining and maintaining benefits/entitlements
 - h) Linkage to community-based services and resources
4. Indicate whether or not there will be an onsite service coordinator, and include the ratio of onsite staff to MHPA tenants. If there is no onsite service coordination, provide a description of service coordination for the development;
5. A description of how services will support wellness, recovery and resiliency. It is anticipated that the supportive services plan for the development will include services that are facilitated by peers and/or consumers. If this is not part of your service delivery approach, please provide an explanation;
6. A description of how the MHPA tenants will be engaged in supportive services and community life. Include strategies and specific methods for engaging tenants in supportive services and the frequency of contact between supportive services staff and MHPA tenants. This description should also include the identification of staff (the responsible service provider) and specific strategies for working with MHPA tenants to maintain housing stability and plans for handling crisis intervention;
7. If the Development is housing for homeless youth, provide a description of services to be provided to meet the unique needs of the population including engagement strategies and peer involvement. In addition, provide a description of how transition-aged youth MHPA tenants will be assisted in transitioning to other permanent housing once they reach 25 years of age;
8. Supportive services must be culturally and linguistically competent. Describe how services will meet this requirement including, when necessary, how services will be provided to MHPA tenants who do not speak English and how communication between the property manager and the non-English speaking MHPA tenants will be facilitated;
9. Describe the process to ensure effective communication between the service provider and the property manager regarding the status of MHPA tenants in the development and any other issues regarding the development, including but not limited to regularly scheduled meetings and the identification of a single point of contact for communication and coordination of supportive

services; and,

10. Describe the plan for developing "house rules" and **provide a copy of any rules** that may be in place at initial rent-up; (**Please label and attach as "House Rules"**).

Response:

Three philosophical orientations drive the client-centered approach: 1) housing is first priority, 2) services are voluntary and 3) recovery is possible. The overall objective of the Supportive Services Plan is designed to provide a structure of support to the individual. The main goal is to assist individuals to successfully retain long-term housing. This housing program is developed to assist individuals with complex and long-term social and medical issues. Each person's history of homelessness and untreated mental illness will require an individualized approach to assessment of needs and goals. Services and goals will be developed in partnership with the tenant and will utilize a strength-based approach.

MHSA-funded multi-disciplinary teams will provide most of the services. The multi-disciplinary teams include a psychiatrist, nurse, mental health clinicians, consumers, and personal services coordinators. The service team will reflect the ethnic and cultural make-up of the tenants. While all services will be voluntary, a range of mental health services shall be offered and provided to all MHSA eligible tenants who express desire for such services.

The Supportive Services Program will include an approach to individual goal/service planning that includes but is not limited to: assessment and evaluation, crisis intervention and mental health services, case management, peer support, service coordination for needs such as emergency assistance with food and clothing, assistance in accessing benefits, independent living skills development, transportation assistance, money management and financial education, medical assessment, substance abuse treatment, employment services and opportunities, leadership development, and community building.

Other services are available as needed. Services will occur primarily on-site and occur with a frequency that is individually determined but no less than weekly. Transportation may be provided to off-site services, as needed. Supportive Services staff will also assist tenants in accessing outside services, as needed. Assertive engagement focusing on development of trusting, supportive relationships will be provided to those individuals who initially decline services.

The Housing & Support Services team operates from a strength-based approach that encourages and supports choice, empowerment and focuses on the strengths of the individual. This approach has proven successful in guiding individuals into recovery, in fostering resiliency and in the promotion of wellness in the lives of individuals. The staffing consists of 1 FTE Program Manager, 1 FTE Coordinator, 2 FTE Behavioral Health Housing Specialist, 6 FTE Clinical Service Technicians Housing Support, 1 FTE PATH Outreach Specialist, 1 FTE Staff Services Analyst, 2 Clerical Support who are experienced in working closely and collaboratively with the community, BHRS and organizational providers' service staff, and housing resources in Stanislaus County. Additional support staff available to residents is 1 FTE Benefit Specialist and 3 FTE Employment Support staff.

The Housing & Support Services program offers services to residents on-site as well as off-site, in one-to-one contacts and in groups. The types of services that will be available are: assessment and evaluation, access to 24/7 availability for crisis intervention, personal service coordination, and teaching of independent living skills. Services related to advocacy, referral and assistance with housing, employment and benefits, emergency food and clothing, money management, transportation assistance, health and recovery services, peer support, socialization, assistance with voter registration, and housing search are all part of the supportive services offered.

All service recipients in the East Granger Avenue Apartment complex have direct access to the BHRS Employment & Support Services Program. The employment program provides career exploration, supported employment, community employment, supported education, and benefits counseling related to entry or re-entry to the workforce.

Item D.8 Supportive Services Chart (Attachment C)

Submit the Supportive Services Chart (**Attachment C**). The Chart must list all services that will be provided to MHSA tenants, including any in-kind services essential to the success of the Supportive Services Plan.

Supportive Services Chart

List all the services to be provided to MHSA tenants in the MHSA Shared Housing Development, including any in-kind services essential to the success of your Supportive Services Plan. Add additional lines to the Supportive Services Chart as needed.

| Supportive Service | | Target Population | Service Provider(s) | Service Location |
|--|----------------------------|---|--|--|
| List each service separately (e.g., case management, mental health services, substance abuse services, etc.) | | Name the target population(s) that will be receiving the supportive service listed. | List the name of the proposed service provider. | Indicate where the service is to be provided - onsite or offsite. For offsite services, indicate the means by which residents will access the service. |
| 1 | Service Coordination | All residents have services available to them | BHRS &/or MHSA provider selected, Housing & Supports Service | On-site/off-site as needed; transportation provided or public transportation based on client choice |
| 2 | Intake/Assessment | All residents have services available to them | BHRS &/or MHSA provider selected, Housing & Supports Service | On-site/off-site as needed; transportation provided or public transportation based on client choice |
| 3 | Mental Health Services | All residents have services available to them | BHRS &/or MHSA provider selected, Housing & Supports Service | On-site/off-site as needed; transportation provided or public transportation based on client choice |
| 4 | Case Management Services | All residents have services available to them | BHRS &/or MHSA provider selected, Housing & Supports Service | On-site/off-site as needed; transportation provided or public transportation based on client choice |
| 5 | Housing Retention Services | All residents have services available to them | BHRS Housing & Supports Service | On-site |
| 6 | Financial Education | All residents have services available to them | BHRS Housing & Supports Service | On-site |
| 7 | Substance Abuse Counseling | All residents with substance abuse disorders, including co-occurring disorders | BHRS &/or MHSA provider selected, Housing & Supports Service | On-site/ off-site as needed; transportation provided or public transportation based on client choice |
| 8 | Medical Services | All residents have services available to them | Medical provider of residents choice | On-site/ off-site as needed; transportation provided or public transportation based on client choice |
| 9 | Employment Preparation | All residents have services available to them | BHRS &/or MHSA provider selected, Housing & Supports Service | On-site/ off-site as needed; transportation provided or public transportation based on client choice |

| | | | | |
|----|------------------------------------|---|--|--|
| 10 | Transportation Assistance | All residents have services available to them | BHRS &/or MHSA provider selected, Housing & Supports Service | On-site/ off-site as needed; transportation provided or public transportation based on client choice |
| | Community Building & Socialization | All residents have services available to them | BHRS &/or MHSA provider selected, Housing & Supports Service | On-site/ off-site as needed; transportation provided or public transportation based on client choice |

| | |
|----------------------------------|---|
| Primary Service Provider: | Stanislaus County Behavioral Health & Recovery Services |
|----------------------------------|---|

(Indicate the primary service provider, i.e., entity responsible for providing services to the tenants of the MHSA Housing Program units, and for overall implementation of the Supportive Services Plan, including coordination between multiple service providers where applicable.)

Item D.9 Design Considerations for Meeting the Needs of the MHSA Tenants

Describe the following:

- 1 Physical space, including common areas, outdoor areas, landscaping, physical access to the property, security;
- 2 Supportive services space (if any), including any quiet area on site for tenants to meet service staff;
- 3 How the MHSA units will be designed to provide appropriate accommodations for physically disabled MHSA tenants, if appropriate.

Response:

The East Granger Avenue site has 4 units dedicated to permanent supportive housing for MHSA target population residents. There are 4 one-bedroom units at 650 sq. ft. each and all units will contain a kitchen, living/dining room and bathroom. All units are intended for single or family occupancy. The complex sits on an 18,000 sq. ft. lot with an existing 1,572 sq. ft. home which will be renovated into a larger 2,230 sq. ft. community center. The individual apartment units will be to the back of the property with sufficient parking for residents and guests. The site will have 10 parking spaces two of which are reserved for handicapped; the parking area is open and well lit. All units are built with Standard Universal Access features.

The community center will serve as the focal point for socialization, education and community building in the complex. The community center will house NAMI Stanislaus program who assists people with mental illness, their families and the community by providing emotional support, education and advocacy for those suffering from mental illness; to reduce stigma and to improve services by partnering with mental health agencies and family members.

The community center will also include office space for the supportive services staff/service providers to have a quiet area to meet with tenants. The community center also includes laundry facilities, a large activity/meeting/group room, kitchen, and handicapped accessible restroom facility. Behind the community center is an outdoor covered patio/BBQ area that will be available for use by all residents and family members, NAMI and partner organizations. The site will have 10 parking spaces two of which are reserved for handicapped; the parking area is open and well lit.

The complex has six foot wood fencing behind and on both sides connecting to a four foot chain link fence surrounding the front of the property. There will be a gated fence between the residence and the community center for added security for all residents.

D.5 Supportive Services Chart

| Supportive Services | Target Population | Service Provider(s) | Service Location |
|----------------------------|--|--|--|
| Service Coordination | All residents have services available to them | BHRS &/or MHSA provider selected, Housing & Supports Service | On-site/off-site; transportation provided or public transportation based on client choice |
| Intake/Assessment | All residents have services available to them | BHRS &/or MHSA provider selected, Housing & Supports Service | On-site/off-site; transportation provided or public transportation based on client choice |
| Mental Health Services | All residents have services available to them | BHRS &/or MHSA provider selected, Housing & Supports Service | On-site/off-site as needed; transportation provided or public transportation based on client choice |
| Case Management Services | All residents have services available to them | BHRS &/or MHSA provider selected, Housing & Supports Service | On-site/off-site as needed; transportation provided or public transportation based on client choice |
| Housing Retention Services | All residents have services available to them | BHRS Housing & Supports Service | On-site/off-site as needed; transportation provided or public transportation based on client choice |
| Financial Education | All residents have services available to them | BHRS Housing & Supports Service, Benefits Specialist | On-site/off-site as needed; transportation provided or public transportation based on client choice |
| Substance Abuse Counseling | All residents with substance abuse disorders, including co-occurring disorders | BHRS &/or MHSA provider selected, Housing & Supports Service | On-site/ off-site as needed; transportation provided or public transportation based on client choice |
| Medical Services | All residents have services available to them | Medical provider of residents choice | On-site/ off-site as needed; transportation provided or public transportation based on client choice |
| Employment Preparation | All residents have services available to them | BHRS &/or MHSA provider selected, Housing & Supports Service | On-site/ off-site as needed; transportation provided or public transportation based on client choice |
| Transportation Assistance | All residents have services available to them | BHRS &/or MHSA provider selected, Housing & Supports Service | On-site/ off-site as needed; transportation provided or public transportation based on client choice |

| | | | |
|---|---|--|--|
| Community Building & Socialization | All residents have services available to them | BHRS &/or MHSA provider selected, Housing & Supports Service | On-site/ off-site as needed; transportation provided or public transportation based on client choice |
| Primary Service Provider: Behavioral Health & Recovery Services | | | |