

# **SUTTER-YUBA BEHAVIORAL HEALTH**

## **DRAFT MHSA HOUSING PLAN: RICHLAND SUPPORTIVE HOUSING PROJECT**

**SUTTER-YUBA  
BEHAVIORAL HEALTH**



**BELIEVES**



**Empowering Healthy Communities**



**Sutter-Yuba Behavioral Health  
DRAFT MHSA Housing Plan  
Development Summary**

**RICHLAND PERMANENT SUPPORTIVE HOUSING**

<b>County:</b>	<b>County of Sutter and County of Yuba</b>
<b>Name of Development:</b>	<b>Richland Permanent Supportive Housing</b>
<b>Site Address:</b>	<b>448 Garden Highway</b>
<b>Development Sponsor(s):</b>	<b>Regional Housing Authority and Pacific West Communications</b>
<b>Primary Service Provider:</b>	<b>Sutter-Yuba Behavioral Health</b>
<b>MHSA Service Provider:</b>	<b>Sutter-Yuba Behavioral Health</b>
<b>Type of Development:</b>	<b>New Development Permanent Supportive Housing Apartment Building (studios and one-bedrooms)</b>
<b>Total Units:</b>	<b>42 units</b>
<b>Total MHSA Units:</b>	<b>Will be determined following the final funding contributions. It will be proportionate to the amount of MHSA funding used and the total cost of the project.</b>
<b>Amount of MHSA Funds Requested:</b>	<b>\$1,547,676.75</b>
<b>Total Project Cost:</b>	<b>Estimated- \$10,700,000</b>
<b>Other Rental Subsidy Sources:</b>	<b>Regional Housing Authority will apply for Project-Based Section 8 Rental Assistance.</b>
<b>Target Population:</b>	<b>Homeless and Seriously Mentally Ill Individuals</b>
<b>County Contact:</b>	<b>Tony Hobson, PhD Assistant Director for Health and Human Services- Behavioral Health 530-822-7200 Thobson@co.sutter.ca.us</b>

## **Permanent Supportive Housing**

The Richland Permanent Supportive Housing Project (Project) represents a new 42- unit rental development located on a .68-acre site at 448 Garden Highway in Yuba City. The Project will consist of 42 units of permanent supportive housing targeted to homeless and mentally disabled individuals. One additional unit will be reserved for an on-site resident manager. The Project will also include on-site case management offices in which individualized supportive services will be provided to the residents with the intent of helping them restore their lives. On-site amenities to include a community room with kitchen, exercise facility and business center. The Project unit mix will consist of studios and 1-bedroom apartments.

A “Housing First” strategy will be employed. Housing First is an approach to quickly and successfully connect individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry, such as sobriety, treatment or service participation requirements. Supportive services are offered to maximize housing stability and prevent returns to homelessness as opposed to addressing predetermined treatment goals prior to permanent housing entry.

Housing First emerged as an alternative to the linear approach in which people experiencing homelessness were required to first participate in and graduate from short-term residential and treatment programs before obtaining permanent housing. In the linear approach, permanent housing was offered only after a person experiencing homelessness could demonstrate that they were “ready” for housing.

## **Supportive Services Program**

The supportive services program will support the Project by supporting MHSA partners to succeed in their wellness, allowing for re-integration into the community, reduced hospitalizations, reduced incarcerations, and increased employment.

MHSA services will be full wrap-around integrated services provided by Sutter-Yuba Behavioral, unless later determined a contract organization would be better suited to provide these services.

The services and goals will be developed in partnership with the tenant and will be client directed utilizing a strengths-based approach. Services will include “whatever-it-takes” to support the tenant in maintaining housing. A multi-disciplinary team, including recovering consumers and staff reflecting the ethnic and cultural make-up of the tenants, will provide the services. The multi-disciplinary team will include a psychiatrist, nurse, social workers, consumers and Personal Service Coordinators/Intervention Counselors. While all services will be voluntary, a range of mental health services shall be offered and available to all MHSA eligible tenants who express desire for such services.

The complete supportive services program will include, but not be limited to: assessment and evaluation, emergency assistance with food and clothing as needed, individual goal/service planning, assistance in accessing mainstream benefits, case management,

independent living skills development, transportation assistance, money management and financial education, medical assessment, treatment and referral, addiction disorder treatment, employment services and opportunities, crisis intervention, leadership development, community building and any other services as needed. Services will occur primarily on-site and occur with a frequency that is individually determined, but no less than weekly. Supportive services staff will also assist tenants in accessing County and other outside services as appropriate to meet all of a resident's needs. Assertive engagement focusing on developing relationship and trust shall be provided to those individuals who initially decline services.

### **Project Partners and Funding**

The Project Co-Sponsors will be the Regional Housing Authority and Pacific West Communities Inc.

The Project will be financed using a variety of sources including 9% tax credit financing, funding from the No Place Like Home program (NPLH), funding from the Mental Services Health Act program (MHSA), and a land loan from the Regional Housing Authority. The Project will also include 100% Project Based Section 8 Rental Assistance. It is expected that all of these resources will be awarded by Summer 2018.

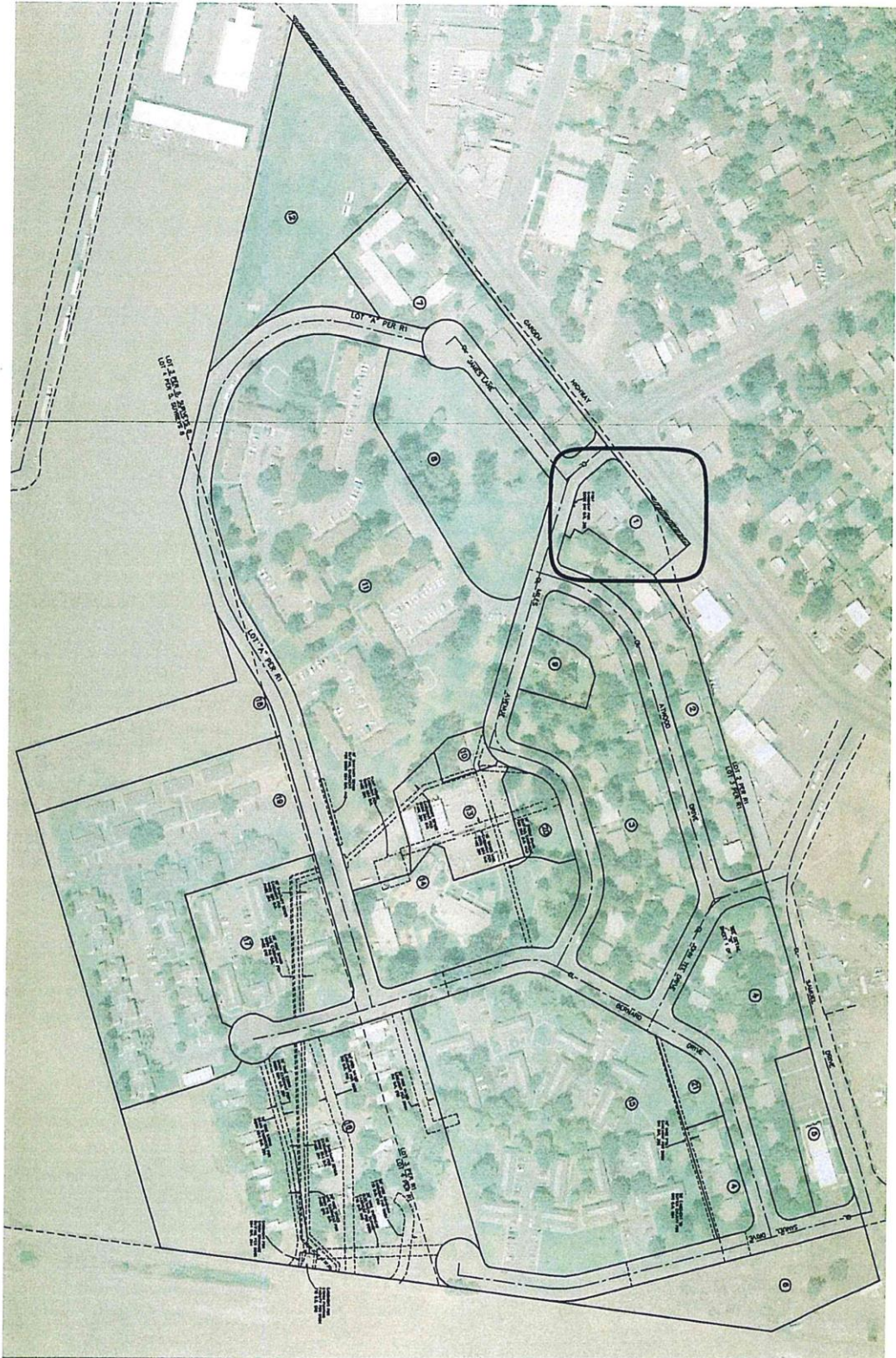
### **Target Population- MHSA Units**

The MHSA housing program will serve adult women, men and their families who are homeless and have a psychiatric disability. Experience and history indicates individuals served will have multiple challenges, including co-occurring addiction disorders and complex medical and health issues. People in the MHSA target population often have frequent contact with law enforcement primarily as a result of their un-treated disability and lack of a support system. For many, psychiatric hospitalizations and hospital emergency room visits will be the only "treatment" they will have received. A high percentage of the individuals will have no income, having either no work history and/or lost connection with the Social Security Administration for entitlements.

### **Timeline**

Upon successful receipt of the above listed funding, construction would be slated to begin in Winter 2018 with units being available for occupancy in Winter 2019.

**Parcel Map**



**Community Planning Process**

**Two (2) Community Information Sessions are being held:**

<b>Date</b>	<b>Time</b>	<b>Place</b>
<b>Wednesday, July 12, 2017</b>	5:15 pm-6:15 pm	Yuba County Government Center Wheatland Room 915 Eighth Street <b>Marysville, CA</b>
<b>Thursday, July 13, 2017</b>	5:15 pm-6:15 pm	Sutter-Yuba Behavioral Health Valley Oak Conference Room 1965 Live Oak Blvd, Suite A <b>Yuba City, CA</b>

30-day Public Review Period: July 6, 2017 through August 7, 2017

Public Hearing: August 7, 2017- 5:30pm Sutter-Yuba Behavioral Health- Valley Oak Conference Room