

# Mental Health Services Act

## Permanent Housing

Rural Communities Housing Development Corporation

Fort Bragg

June 13, 2016

# Mental Health Services Act

## Permanent Housing

- Mendocino County has been allocated \$1,332,379 to develop and maintain permanent housing for clients who are mentally ill and homeless or at risk of homelessness (special needs)
- RCHDC has been selected to help fulfill this goal, working with the County's Behavioral Health & Recovery Services.

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## Permanent Housing

- Housing First - HUD's principle that the way to break the vicious cycle of poverty, joblessness, homelessness, hunger, addiction, and mental illness is to provide stable, secure, supportive housing that provides a foundation for addressing the other issues.

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## Permanent Housing

- Housing First - It's important to not exclusively address this as a “bleeding heart” issue. This is an approach that works financially and socially in the short and long term.
- Think of the dollars wasted by
  - the police department,
  - hospital emergency room,
  - retailers affected by panhandlers,
  - repeated environmental cleanups,
  - citizen fear,
  - property values...

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- <https://www.washingtonpost.com/news/local/wp/2015/03/04/housing-first-approach-works-for-homeless-study-says/>
- <http://www.endhomelessness.org/blog/entry/rerun-why-housing-first#.V1YYhfkrKUK>
- <https://www.huduser.gov/portal/publications/hsgfirst.pdf>

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## Permanent Housing

### Rural Communities Housing Development Corporation (RCHDC)

- Founded and based in Ukiah since 1975
- Developed over 1000 affordable housing units in 31 facilities in Northern California
- Developed and manages 4 special needs facilities, two in Ukiah, one in Lakeport and a MHSA facility recently completed in Arcata.
- Developed and manages Cypress Ridge (Seniors) and River Gardens (Families) in Fort Bragg.

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RCHDC partnered with Humboldt Housing to develop Arcata Bay Crossing which houses MHSA and other special needs tenants.

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There are several decisions that must be made.

- What will be the overall size of the project?
- Where will the facility be?
- Where will extra funding come from?



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### Overall size of the project - options

1. Use the MHSA funds to purchase and maintain a modest sized facility. Perhaps 8 to 10 housing units.
2. Leverage the MHSA funds with other affordable housing money for a larger facility - perhaps 30 to 40 housing units. Supervisors favor this solution.

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Where will the facility be?

Input may come from:

- Survey
- City Councils
- Land availability and price
- BHRS

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### Example of Leveraging - Arcata Bay Crossings

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Where will additional resources come from?

- Low Income Housing Tax Credits
- Affordable Housing Program
- Land donations...?
- CDBG - current opportunity
- Other?

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- What do we hope for from the Fort Bragg City Council?
- A response (or no response) that can help the Board of Supervisors determine where to develop the facility.

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- Anything from a letter or resolution (for or against) up to a financial or land contribution.
- Thank you for considering this important project.