

DEVELOPMENT DESCRIPTION

Project: Bella Vista Family Apartments is a family affordable housing community located in at 66950 Ironwood Drive, Desert Hot Springs, California. Bella Vista Family Apartments consists of 96 units with a mix of 1, 2, and 3 bedroom apartment units located in 9 two-story walk-up buildings. Each unit includes central heating/cooling, ceiling fans, blinds, carpet and vinyl floor coverings, and large built-in pantries. Kitchens are equipped with an Energy Star® rated frost-free refrigerator freezer, continuous cleaning range/oven with hood fan, garbage disposal, and a dishwasher. All units have a private outdoor area in the form of either a patio or balcony (depending on floor level).

A new recreation center will be constructed that will include a large activity room with a kitchen, management offices, a reception area, media/library room, and restrooms. Outdoor amenities include a children's play area, a swimming pool and spa, laundry facilities, pedestrian walkways, rest and patio areas with park benches and barbeque facilities. There are 169 parking spaces, 95 of which are covered parking.

The Bella Vista Family Apartments community will be staffed by full-time on-site property management personnel. The property is surrounded by a perimeter fence with open access through the front and side entrances. A security patrol will provide multiple site visits throughout the day and evening, 7 days a week.

Bus service, Stater Bros. Markets®, Rite Aid® / Vons® / & Walgreens Pharmacy, Kmart® and Desert Springs Middle School are available within ¼ to ½ mile of Bella Vista. Mission Springs Park and many other amenities are located within 1 mile of the site.

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

Partnerships: The project partnership evolved from 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 MHPA Housing Consultant and funding partner) met with representatives of USA Properties to evaluate the proposed project as a potential MHPA housing development project and USA Properties as a potential development partner. The key development partners for the MHPA 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 ±\$10,000,000. The amount of MHPA funds being requested is \$ 3,374,580, consisting of \$ 1,687,290 in permanent financing and \$1,687,290 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 Department of Housing and Community Development (HCD) through a RHCP loan in the amount of \$2,531,829.

Housing Goals: Bella Vista Family Apartments 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 MHPA 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 Bella Vista Family Apartments. 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.