

DEVELOPMENT DESCRIPTION

Project: Cedar Glen is a gated 78 unit multi-family permanent housing project located in the Arlington Project area of the City of Riverside, California. The project will consist of a mix of 1-, 2- and 3-bedroom rental apartment units located in 7 two- and three-story buildings. Each unit includes central heating/cooling, ceiling fans and blinds. Kitchens are equipped with upgraded cabinets; an Energy Star rated frost-free refrigerator, combination range/oven, dishwasher, garbage disposal, microwave oven and solid surface countertops. All units have a private outdoor area in the form of either a patio or balcony (depending on floor level).

Cedar Glen will be staffed by full-time on-site property management personnel. Recreation areas include tot lots, a swimming pool and splash pad. Ample open space will provide passive/active recreational opportunities, including a low-impact cardio walking circuit, and picnic areas. The project's community center will provide indoor communal and education space. The community center includes a computer room, ample meeting space, a kitchen and restrooms. Cedar Glen will also include surveillance cameras with web access. Residents will have assigned carports. Laundry facilities will be located on-site. The project will also provide confidential office space for supportive services staff to meet with project residents that are participants in the supportive housing program.

Bus service is available within 100 feet of the property. A public park, public library, grocery store and pharmacy are within ½ mile of the property. A public school and medical clinic are located less than ¼ mile from the property. 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 with discussions that took place between Riverside County Department of Mental Health and Economic Development Agency. Palm Desert Development Company (PDDC) has partnered with the Department of Mental Health on two previous MHSA applications. The property is currently owned by the County of Riverside. Riverside County Economic Development Agency (EDA), in consultation with the Department of Mental Health, solicited proposals from three interested development groups. PDDC was selected by EDA to develop an affordable housing project on the Arlington Project property that would include 15 integrated MHSA supportive housing units. The key development partners for the MHSA funding application are Riverside County Department of Mental Health and Palm Desert Development Company. 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 \$21,389,677. The amount of MHSA capital funds being requested is \$1,400,000. As adjunctive partners, the Riverside County EDA is contributing \$500,000 in HOME funds and land valued at approximately \$2,000,000. The City of Riverside will invest \$2,650,000 in redevelopment housing funds and will waive approximately \$536,104 in impact fees.

Housing Goals: The Cedar Glen Project 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 MHSA 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 MHPA funding would decrease geographic accessibility and would result in unnecessary and unwanted community relocation for persons served. System-wide set-aside housing supports priorities 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. Cedar Glen is the third integrated project being proposed that is consistent with the Department's planned strategy.

All MHPA 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 MHPA, 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. Eligible persons applying for tenancy in a MHPA supportive housing unit will be encouraged, but not required, to participate in supportive services. Eligible applicants agreeing to supportive services will be enrolled as members of Full Service Partnerships (FSP), enrolled 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. The proposed Project will provide a variety of units that can meet the housing needs of all FSP program age groups, ranging from children living with their family to older adults living independently. Each age-specific FSP that may have a consumer residing at Cedar Glen will provide the supportive services to their respective program member. It is anticipated that the majority of residents will be TAY and adult FSP members who will receive support from County of Riverside DOMH operated TAY and Adult FSP programs located on the Jefferson Wellness Center (JWC) campus in Riverside. One (1 FTE) FSP Wellness Partner (case manager) will be assigned to provide the primary support the residents of Cedar Glen. Additional support will be provided by JWC services teams that also include Peer Support Specialists, clinical therapists, vocational and employment services counselors, benefit specialists, nurse and psychiatrists. 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 is for MHSA residents 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, peer to peer support, education in the principles of wellness and recovery that include W.R.A.P. training, evidenced based co-occurring disorder interventions, 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.