

## DEVELOPMENT DESCRIPTION

Project: Legacy is a gated, 81-unit multi-family permanent housing project located on approximately 10 acres of rural property in Thousand Palms, which is in the unincorporated area of Riverside County. The project includes 1 manager's unit and 80 apartments that consist of a mix of 1-, 2- and 3-bedroom rental units located in 10 two story buildings. Each unit includes central heating/cooling, ceiling fans and blinds. Kitchens are equipped with Energy Star® appliances, including a frost-free refrigerator, combination range/oven, dishwasher, garbage disposal, microwave oven and solid surface countertops. Each unit will have central air conditioning and heating, window blinds, ceiling fans in each room, security alarms, a storage closet, coat closet, a patio or balcony (depending on floor level), and high speed internet.

Legacy will be staffed by full-time on-site property management personnel. In addition, there will be security cameras on the property with web access. Recreation areas include tot lots, a swimming pool and splash pad, picnic areas and a low-impact cardio walking circuit. The units will have assigned carports and there will be coin operated laundry facilities on site. The project's 5,358 square foot community center will provide indoor communal and education space and will include a computer room, ample meeting space, a kitchen and restrooms. The manager's unit will be located on the second floor of the community center. High speed internet will be provided 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 ¾ mile of the property. Thousand Palms Community Park is located immediately adjacent to Legacy. The Art Samson Public Library is located within Thousand Palms Community Park. A public school is located within ¼ mile of the property. A Wal-Mart Supercenter is located less than 2 miles from the property. Eisenhower Medical Center is located approximately 4 miles from the site.

Approximately 13 acres of adjacent property will be preserved as open space and will be dedicated by the developer to the Desert Recreational District on or before the opening of Legacy. The Desert Recreational District will be seeking public input and is considering a number of options for the site, including creating a Thousand Palms Information/History center, a Citizens on Patrol/Sheriff's Annex, a Resource Center with demonstration gardens and recycling programs and additional play fields.

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 the Riverside County Department of Mental Health and the Riverside County Redevelopment Agency. Riverside County Department of Mental Health (DOMH) and Riverside County Economic Development Agency (which serves as DOMH's MHSA Housing Consultant and funding partner) met with representatives of Palm Desert Development Company (PDDC) to discuss its role as a potential development partner and to discuss the proposed project as a potential MHSA housing development project.

The key development partners for the MHSA funding application are Riverside County Department of Mental Health, the Riverside County Economic Development Agency and PDDC. 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 projected total cost of the development is ± \$ 25,007,799. The Department of Mental Health plans to apply for funding for 15 MHSA units, consisting of 14 one-bedroom units and 1 two-bedroom unit. The MHSA units will be furnished. The amount of MHSA capital funds being requested is \$ 3,000,000, which includes \$ 1,622,400 for development and up to \$ 1,377,600 to provide operating subsidies for the MHSA units. As adjunctive partners, Riverside County is contributing \$ 101,516 in the form of waived Transportation Uniform Mitigation Fees (TUMF fees) and the Riverside County Economic Development Agency is contributing \$ 7,300,000 in the form of a land and development loan.

Housing Goals: The Legacy housing community 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 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 (FSPs), project residents will experience a "what ever it takes" approach to assisting FSP members in recovering 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 Legacy 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 at the Desert Adult Full Service Partnership facility in Palm Springs. One (1) staff case manager (FTE) will be assigned to support the residents of Legacy. Additional support will be provided by FSP services teams that also include Peer Support Specialists, clinical therapists, vocational and employment services counselors, benefit specialists, 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.