

Housing Information for BHRS Clients

1/14/2020



**SAN MATEO
COUNTY HEALTH**
All together better.

Housing Continuum - example

Pre- Housing Engagement: Drop-In Centers / Shelters / Field Services / Post- Psychiatric Emergency Services, Hospitalization, Incarceration



Housing Continuum for Individuals with Mental Illness

** Based on Luke-Dorf Inc and Washington County, Oregon*

REHABILITATION CENTER

- Locked
- 24/7 Staffing
- Most restrictive
- Ideal for highly symptomatic individuals

RESIDENTIAL TREATMENT

- Unlocked
- 24/7 Staffing
- Stabilization and skills building
- Ideal for individuals out of higher level of care

RESIDENTIAL CARE "BOARD & CARE"

- Unlocked; eligibility requirements
- 24/7 Staffing
- Skill building and long-term stability
- Ideal for support with basic needs

TRANSITIONAL

- Independent units
- Staffing on-site
- Intensive support services on-site
- Ideal for stable individuals needing support

SUPPORTIVE

- Independent integrated housing
- Support service staffing on-site
- Ideal for individuals who are able to manage their needs with some support

INDEPENDENT LIVING

- Independent housing
- Some support
- Ideal for individuals who need minimal to no support

MORE STRUCTURED INTENSIVE CARE

LESS STRUCTURED SUPPORTS

Objectives

- Discuss housing supports for BHRS clients with varied levels of need
- Learn about future housing programs and countywide collaborations
- Identify areas of focus from the continuum of housing supports

Agenda- Housing Spectrum

- ▶ **Pre Housing Engagement: Coordinated Entry Services CES- A Program by Human Services Agency, Shelter Information**
- ▶ **Residential Treatment: BHRS Contracted Board and Care Homes**
- ▶ **Transitional Housing: MHA, MHA/CAMINAR YAIL Program**
- ▶ **Supported Housing: MHSA Housing, FSP Housing, Caminar New Ventures, MHA Housing, PBAP, NPLH**
- ▶ **Independent Housing: Department of Housing Voucher Information: Shelter Plus Care, Project Based Vouchers, Mainstream Vouchers, Permanent Supported Housing Vouchers**
- ▶ **Housing Support & Housing Collaborations**
- ▶ **Questions**



Pre-Housing Engagement: Coordinated Entry System (CES) for Adults and Families

Coordinated Entry System (CES) began July 2017

- ▶ The Coordinated Entry System is a county-wide program operating via 8 Core Service Agencies.
- ▶ The CORE Service Agencies are the entry point for homeless services and also provide access to resources such as homeless prevention services, emergency food, diversion from homelessness, connections to benefits, rental assistance and other safety net services.
- ▶ Clients who are homeless or at risk of homelessness can go to one of the **CORE service** agencies. They can either walk in or call. The CORE service agencies will provide a **Coordinated Entry assessment** and potentially match individuals to Permanent Supported Housing (PSH) Vouchers or other housing opportunities if available. (No Waitlist as opportunities are very limited)
- ▶ CORE Service Agency Flyer: <https://hsa.smcgov.org/core-service-agencies>

Pre-Housing Engagement: BHRS Contracted Shelter Beds

- ▶ Mental Health dedicated beds for BHRS clients are available at Safe Harbor (5 beds) and Maple Street Shelter (5 beds)- Clients receive wrap around case management
- ▶ Mental Health Association Spring Street Shelter (15 beds) –Clients receive wrap around case management

SPRING STREET SHELTER

Emergency shelter with support services.
15 beds – Opened 1986



Residential Treatment: BHRS Contracted Board and Care Homes

- ▶ The Facilities Utilization Management Team oversees the referrals for placements at the BHRS contracted board and care homes in San Mateo County. This level of care requires a 24 hour staff support and medication management. All BHRS clients basic care needs are met including food and laundry. Staff assist clients with Appointments.
- ▶ There is a board and care coordinator on the Facilities Utilization Management Team who provides ongoing support to board and care operators. The coordinator also runs a monthly board and care operators' meeting.
- ▶ BHRS currently contracts with 14 B&C homes within San Mateo County
- ▶ Number of clients served FY 2019/2020 135*

**There are a number of other board and care homes throughout San Mateo County in which clients may reside. These numbers refer to clients placed at BHRS contracted board and care homes only.*

- ▶ **Questions: Clinical Services Manager II : Talisha Racy Tracy@smcgov.org**

BHRS Contracted Board and Care Homes

24 hour staff support and medication management. All BHRS clients basic care needs are met including food and laundry. Staff assist client with Appointments.

- ▶ **A&E Home Care Services** -RCFE – Armando Tria. 2 males.
- ▶ **Hillcrest Manor** – -RCFE -John Afanasiev. 8 males, 4 females.
- ▶ **Ismaela's Home Care** -RCFE – Rady Peredo. 6 females.
- ▶ **Mariah's Garden Homecare**-RCFE – Maria Zepeda. 2 Females and 4 Males.
- ▶ **Millbrae Manor** -RCFE – Mary Ann Lucero. 48 beds. Mixed male and female.
- ▶ **262 Station Home** -ARF – Zenaida and Ernie Gueverra. 10 males and 1 female.
- ▶ **Bruce-Badilla Clean and Sober Home** -ARF – Ligaya Bruce-Badilla. Dual diagnosed males. 12 males.
- ▶ **Blanca's Place** --ARF– Everst Barillas. 6 males.
- ▶ **Care Plus** --ARF– James Hsiao. 5 males, 1 female.
- ▶ **Perpetual Help Home** --ARF– James Hsiao. 6 males.
- ▶ **Portobello Care Home** --ARF– Perrine Salariosa and her daughter Minerva. 19 males.
- ▶ **Rice Residential** --ARF– Ruby Palattao. 1 female, 4 males.
- ▶ **Simple Living** --ARF– Mary Jane Que and Michael Que. 6 females.
- ▶ **University Guest Home** --ARF– Juanita Peoples. 4 males.

Transitional Housing

1) Mental Health Association (MHA)- Spring Street Transitional Housing 7 Units. Clients obtain onsite CM support. (Transitional Housing up to 6 months)

2) CAMINAR YAIL – YOUNG ADULT INDEPENDENT LIVING Partnership with MHA – 3 shared units 2 clients per unit (Transitional Housing up to 24 months)

Services provided by CAMINAR:

On site support- Case Management support, clinical therapy and groups, psychiatry, supported education/ supported employment, housing retention skills, & peer support

SPRING STREET TRANSITIONAL HOUSING

Eighteen-month SRO housing with case management. 7 units - Opened 1990



YOUNG ADULT INDEPENDENT LIVING (YAIL)

Transitional housing for 18 to 23 year old individuals. 6-bedrooms – Opened 1995



Supported Housing

- ▶ **Mental Health Service Act (MHSA) Housing**
- ▶ **Full Service Partnership (FSP) Housing**
- ▶ **Caminar New Ventures**
- ▶ **Mental Health Association (MHA) Housing**
- ▶ **Provider Based Assistance Program (PBAP)**
- ▶ **No Place Like Home (NPLH) (Future Project)**

Mental Health Services Act (MHSA) Housing Units

- ▶ The Mental Health Services Act (MHSA), Proposition 63 in 2004, provides increased funding, to support County behavioral health programs
- ▶ The MHSA Housing Program was established to create permanent supportive housing for individuals with serious mental illness who are homeless or at risk of homelessness, and are enrolled in Full Service Partnerships, receiving wraparound services and supports. Since 2006, the funding has supported 62 housing units across six housing developments in Redwood City, South San Francisco, San Mateo and North Fair Oaks community.
- ▶ More information can be obtained: <https://www.smchealth.org/general-information/mhsa-housing-program>

Year	Housing Development and Location	UNITS
2009	Cedar Street Apartments 104 Cedar St., Redwood City Mental Health Association	5 MHSA units 15 total units
2010	636 El Camino Apartments 636 El Camino Real, South San Francisco Mid Pen Housing	20 MHSA units 106 total units
2011	Delaware Pacific Apartments 1990 S. Delaware St., San Mateo Mid Pen Housing	10 MHSA units 60 total units
2017	Waverly Place Apartments 105 Fifth Ave, North Fair Oaks Mental Health Association **Referrals via Coordinated Entry System	15 MHSA units 16 total units
2019 In Construction	Arroyo Green- Senior Housing 62+ 707-777 Bradford Street, Redwood City Mid Pen Housing – Completion by Spring 2021	6 MHSA units 177 total units
2019 In Construction	Fair Oaks Commons -2821 El Camino Real, North Fair Oaks Palo Alto Housing – Completion by Winter 2020	6 MHSA units 67 total units
		62 Total MHSA units

MHSA Eligibility Criteria

Clients are eligible for an MHSA unit if they obtain services from Behavioral Health Services and meet the following criteria:

1) Person with Serious Mental Illness or a Family with an SED child or youth

2) - Homeless - living on the streets, or lacking a fixed regular and adequate nighttime residence OR

- At risk of homelessness which includes:

- Individuals discharged from institutional settings including:
 - Hospitals including acute psychiatric hospitals, psychiatric health facilities (PHF), skilled nursing facilities (SNF) with a certified special treatment program for the mentally disordered (STP), and mental health rehabilitation centers (MHRC)
 - Crisis and transitional residential settings
 - Individuals released from local city or county jails
 - Individuals temporarily placed in residential care facilities upon discharge from one of the institutional settings cited above
 - Individuals who have been deemed to be at imminent risk of homelessness, as certified by the BHRS mental health director.

3) Active in BHRS services and enrolled or eligible for the following programs:

- Full Service Partnership (FSP) (San Mateo Criteria)
- Intensive Case Management (ICM) (San Mateo Criteria)
- Integrated FSP (San Mateo Criteria)

MHSA Housing Supported Services

BHRS has a 20 year commitment to provide services to MHSA tenants living in the MHSA apartment buildings

On site Supportive Services offer the following services:

- Tenant engagement
- Housing Retention Skills
- Case Management
- Harm Reduction
- Motivational Interviewing
- Crisis intervention/de-escalation
- Effective service coordination

BHRS or BHRS contracted services include:

- Mental health care
- Substance Use Services
- Linkage to physical health care
- Case Management
- Daily Living Skills Training
- Benefits counseling and advocacy
- Housing retention skills
- Peer Support Activities
- Recreational and social activities
- Educational services
- Employment services
- Access to other services

636 El Camino Real Apartments MidPen Corp - 2010

- ▶ El Camino Apartments
- ▶ 636 El Camino Real, South San Francisco
- ▶ Mid Pen Housing
- ▶ Referrals by BHRS/ Housing Authority
- ▶ 20 MHSA units
- ▶ 106 total units
- ▶ Onsite support by Telecare FSP services along with Mid Pen Supportive Resident Services. If clients are linked to FSP services they obtain wrap around support by the FSP (Telecare/Caminar).
- ▶ If clients are connected to a Regional Clinic they will also receive CM support via the Outpatient MH clinics.



Full Service Partnership (FSP)

Full service partnership or “FSP” programs provide mental health services for the highest risk adults/older adults.

The purpose of these programs is to assist consumer/members to enroll and once enrolled, to achieve independence, stability and wellness within the context of their cultures, and communities.

We currently have 2 FSP providers **Telecare & Caminar**

FSP Criteria

FSP Referral Criteria

Consumers will be referred for FSP services based on acuity and need for intensive level services based on the following criteria:

- ▶ LOCUS level 4 or higher AND at least one of the following
 - ▶ Three(3) PES/ED visits in last 60 days AND/OR
 - ▶ Two (2) inpatient psychiatric hospitalizations in last 6 months with most recent hospitalization in past 30 days AND/OR
 - ▶ Transitioning out of a locked/secure facility (i.e. MHRC, Secured SNF, Jail, or Out of County Placement) AND/OR
 - ▶ Loss of current support system that would potentially result in hospitalization, incarceration or other form of locked placement without FSP level services based on past history.

Telecare FSP Housing

- ▶ Total FSP slots with Telecare **167** - **Current FSP Housing slots 114**
 - Case Management 30 slots**
 - Wellness slots 10**
- ▶ Telecare offers a variety of housing opportunities based on clinical needs, availability and share of cost.
- ▶ Industrial Hotel in South San Francisco 42 slots
- ▶ Supported Independent Living Homes- 45 slots
- ▶ Types of housing: Apartments, Single Room Occupancy, Supported Independent Living, Provider Based assistance program, WISH House opened to free up beds at 3AB post Pandemic.
- ▶ Location: Throughout San Mateo County, SSF, EPA, Redwood city



Telecare FSP Housing Continued...

What onsite support does each location have?

- ▶ All locations except the apartments have 24 hour onsite staff that support with medication monitoring, crisis intervention, and promoting activities of daily living.
- ▶ PBAP beds and WISH offers a higher staff to member ratio to offer more support as needed. PBAP clients may also have In Home Support Services
- ▶ WISH home also includes weekend support.
- ▶ Clinical groups offered (pre-pandemic) at Industrial Hotel and Independent living Homes.
- ▶ Every FSP Telecare client receives Case Management support, Clinical Groups, Telecare Nursing, med monitoring, ADL coaching, access to vocational specialist.

Caminar FSP Housing

- ▶ Caminar FSP Slots **30** Total cts FSP / REACH /AOT Housing slots **21**
- ▶ Caminar REACH **55 slots**
- ▶ Caminar Assisted Outpatient Treatment AOT **50 slots**

Caminar Housing Opportunities:

Full Service Partnership clients supported through Caminar Housing funding are in Independent Living Apartments. There are studios, one and two bedroom units. Some units have double occupancy. FSP/REACH/AOT clients receive housing subsidy through their respective programs unless they have a voucher.

Services offered to Caminar FSP clients:

- ▶ Case Management support, clinical therapy and groups, psychiatry, supported education/supported employment, housing retention skills, & peer support
- ▶ FSP AOT clients may call an internal emergency line to obtain support.

Caminar New Ventures

New Ventures Colma Ridge Apartments – Partnership with MidPen Housing- **22**

New Ventures Tehanan – Partnership with MHA – **14**

New Ventures clients in independent apartments Redwood City/San Carlos/Burlingame – **49**

New Ventures is lower level of care support. Clients obtain onsite CM 1-2 times a month.

Independent living with case management support. Clients have to be enrolled in Caminar New Ventures programs in order to be eligible.



Mental Health Association (MHA)

- ▶ The Mental Health Association owns **10 properties** up and down San Mateo County from Daly City to Redwood City
- ▶ Just under **100 slots of supported housing** with an emphasis on living independently
- ▶ Clients living in MHA supported housing receive case management support and field based case management.
- ▶ Client obtain support from case managers, 2 full time occupational therapist, 2 public health nurses, and a licensed professional clinical counselor.
- ▶ MHA provides field based case management to **250+ clients** for clients with Mainstream vouchers, Shelter plus care vouchers, connected WPC, Safe at Home Vouchers

MHA Permanent Supported Housing

BELMONT APARTMENTS

Subsidized housing with case management and support services. 25 unit apartment building – Opened 2005



CEDAR STREET APARTMENTS

Subsidized housing with case management and support services. 15 unit apartment building – Opened 2012



WAVERLY PLACE APARTMENTS

Subsidized housing with case management and support services. 15 unit apartment building – Opened 2018



Provider Based Assistance Program (PBAP)

PBAP: Partnership with HPSM, DOH & Brilliant Corners. **Program targets older adults who can live independently with supportive services. Clients have to be HPSM members and be eligible for In Home Support Services.**

- ▶ BHRIS currently has **9 clients** housed through PBAP and they obtain supportive services from either Telecare FSP or one of our Adult Regional Clinics
- ▶ Eligibility criteria:
 - a person with disabilities or an elderly person as defined by HUD regulations, **and**
 - eligible for MediCal long-term care service and support; **and**
 - eligible for In-Home Supportive Services (IHSS) in San Mateo County; **and**
 - at-risk of entering or currently living in a skilled nursing facility but can successfully live independently with supportive services; **and**
 - be connected with Intensive Care Management services through The Institute on Aging, or another case management agency.
- ▶ This is a pilot program

No Place Like Home NPLH

No Place Like Home Program

Purpose: To acquire, design, construct, rehabilitate, or preserve permanent supportive housing for persons who are experiencing homeless, chronic homelessness or who are at risk of chronic homelessness, and who are in need of mental health services.

Background info:

On July 1, 2016 Governor Brown signed landmark legislation enacting the No Place Like Home program to dedicate \$2 billion in bond proceeds to invest in the development of permanent supportive housing. The bonds are repaid by funding from the Mental Health Services Act (MHSA)

BHRS along with Eden Light Tree applied for the NPLH Non Competitive funds - 2020

Eden Light Tree (Developer) in RWC was **awarded** the non competitive award 1.7M

There will be **9 NPLH Units for NPLH Participants**. Client will be referred via Coordinated Entry System (**CES**)

Targeted population will be SMI clients who are homeless, chronic homelessness or who are at risk of chronic homelessness.

Rehabilitation construction due to start 2021

Independent Housing

Department of Housing Voucher Information:

BHRS clients may also be eligible for the following types of vouchers:

- ▶ Project Based Vouchers
- ▶ Tenant Based Voucher
- ▶ Permanent Supportive Vouchers
- ▶ Moving to work vouchers

Shelter Plus Care Vouchers- 200+ clients granted vouchers. BHRS committed to providing case management for clients with a Shelter Plus Care voucher.

Shelter Plus Care program provides **rental assistance**, in combination with supportive services from other sources, to assist homeless individuals with disabilities.

For more information: <https://housing.smcgov.org>

Independent Housing Mainstream Voucher Program

The Housing Authority of the County of San Mateo 2018 were awarded **45** Mainstream Housing Vouchers (similar to Section 8) targeting disabled adults under 62 years of age.

- ▶ 2019 HA was awarded **90** Mainstream Vouchers
- ▶ 2020 HA was awarded an additional **41** Mainstream Vouchers

- ▶ BHRIS is one of the agencies that can refer clients to the Mainstream Voucher Program.
- ▶ BHRIS committed to provide case management support to Mainstream voucher holders.
- ▶ 45 Housing Locator slots funded by HPSM for clients who are HPSM members and have a Mainstream Voucher.

Mainstream Eligibility Criteria

- ❑ The household meets HACSM Voucher Program requirements such as income, assets, citizenship/immigration, criminal background, etc. (Generally speaking income limits for 1 and 2 person households. 1 person = \$51,350 2 people = \$58,650)
- ❑ The qualifying person must be at least **18 yrs old and under 62 years** of age at the time of move in
- ❑ The qualifying person has a disability as defined by HUD (physical, developmental, chronic health, HIV/AIDS, **SMI**)
*Disability form has to be signed by MD not an NP

AND at least one (1)

- ❑ Homeless-Letter of support is required
- ❑ At risk of being homeless (i.e. 14 days from being homeless)
Letter of support is required
- ❑ Transitioning out of institutional or other segregated setting
- ❑ At serious risk of institutionalization

Mainstream Voucher Data 10.26.2020

From 2018 with the first allocation to present the Dep of Housing has issued a total of **231 vouchers**.
As of 10/26/2020 125 have leased up and moved into a unit.

Mainstream Applications submitted by BHRS to the Dep of Housing:

- ▶ Total number of Mainstream Voucher issued to BHRS clients: **131** **57% of total Mainstream Vouchers issued**
- ▶ **65 clients have been housed**
- ▶ 48 vouchers holders are still searching for a unit
- ▶ Currently 37 additional applications are pending an eligibility interview

Housing Support

- ▶ **Housing Groups-** The adult Behavioral Health Regional clinics offer housing support groups to help clients connect with the various housing opportunities they may be eligible for.
- ▶ Ct also obtain support for looking for units, filling out applications, and support/tips when meeting with landlords.

Housing Committees/Collaborations

- ▶ Housing Operations and Policy Committee (HOP) – Collaboration with Dept of Housing and other community providers. We hold a yearly annual appreciation breakfast for landlords to encourage more landlords to participate renting to voucher holders.
- ▶ Housing our People Effectively Intra agency Council (HOPE IAC) – Quarterly meeting chaired by the Board of Supervisors - Supervisor Horsley.
- ▶ Continuum of Care (CoC) – CoC is coordinated by Human Service Agency. BHRS is a voting member.
- ▶ Housing Our Clients- Monthly meeting chaired by HSA which includes Directors and Deputy Directors of HPSM, HSA, DOH, CMO, BHRS, HEALTH, Sheriffs office, Probation, WPC
- ▶ Change Agent Housing Committee- Organizes annual BHRS Housing Heroes Awards

Future Housing Opportunities

- ▶ **Fair Oaks Commons** -2821 El Camino Real, North Fair Oaks
Palo Alto Housing – Completion by Winter 2020 (Waiting list closed)

- ▶ **Arroyo Green- Senior Housing 62+**
707-777 Bradford Street, Redwood City
Mid Pen Housing – Completion by Spring 2021

- ▶ **NPLH - Eden Light Tree (Developer) in RWC.** There will be 9 NPLH Units for NPLH Participants. Client will be referred via Coordinated Entry System (CES)

Targeted population will be SMI clients who are homeless, chronic homelessness or who are at risk of chronic homelessness.

Rehabilitation construction due to start 2021

Future Housing Opportunities

Arroyo Green- Senior Housing 62+

707-777 Bradford Street, Redwood City

Mid Pen Housing – Completion by Spring 2021

- ▶ Arroyo Green is a brand new 117-unit affordable senior housing community in Redwood City. This property offers 89 Section 8 Project-Based Voucher (PBV) units consisting of studio, one-bedroom, and two-bedroom apartments.
- ▶ Apply Online: www.mysmchousing.com from 10/12/20 8:00 am to 11/9/20 5:00 pm.
- ▶ Arroyo Green leasing office at (650) 509-5020 or email arroyogreen@midpen-housing.org to make an appointment for in-person application assistance, including the Housing Authority online application.



Q&A & Future Areas of Focus

- ▶ Identify areas of focus from the continuum of housing supports
- ▶ Questions???

My Contact Info

- ▶ **Mariana Rocha, LCSW**
- ▶ Clinical Services Manager II
- ▶ Behavioral Health and Recovery Services
- ▶ San Mateo County Health
- ▶ 802 Brewster Ave Redwood City CA 94063
- ▶
- ▶ (650) 599-1208 Phone
- ▶ (650) 454-6055 WCell
- ▶ (650) 364-6927 Fax
- ▶
- ▶ mrocha@smcgov.org