

# **416 E Coolidge (Kestrel Ridge)**

## **Stanislaus Regional Housing Authority**

Kestrel Ridge is a collaborative effort involving the Stanislaus Regional Housing Authority (Housing Authority), Stanislaus County Behavioral Health and Recovery Services (BHRS) and the City of Modesto. The Partners are working together with their respective missions, to provide safe affordable housing in our community. The Housing Authority has purchased property located at 416 E. Coolidge Ave., Modesto and will develop eight (8) single family homes as permanent supportive housing for behavioral health clients.

Behavioral Health and Recovery Services (BHRS) has a continuum of housing options for individuals dealing with serious mental illness. These include emergency housing, transitional housing and permanent supportive housing. The development of this continuum is based on a Housing First model, a concept that emphasizes the need to have stable housing before issues of mental illness and substance use can be effectively treated.

On April 26, 2016, the Stanislaus County Board of Supervisors approved a Master Plan for permanent supportive housing that would align with the Board of Supervisors' priorities for the use of Mental Health Services Act (MHSA) funds. The Master Plan guidelines were developed in collaboration with the Stanislaus County Affordable Housing Corporation (STANCO). STANCO is a local non-profit corporation that has demonstrated a successful track record in providing transitional and permanent supportive housing to persons with mental health disabilities.

BHRS has identified that the deficit housing options for BHRS clients is a large unmet need that contributes to the challenge of providing integrated services toward recovery. There are currently 203 individuals and families on a waitlist with BHRS for permanent supportive housing and transitional housing.

The increased demand for placements in Institutions for Mental Disease (IMDs) and a shortage of transitional housing and Board and Care Facilities add to the deficit of housing options for clients. Increased volume and length of stays in IMDs will have budget consequences due to their higher costs versus lower cost transitional housing and Board and Care Facilities.

In April of 2017, BHRS Community Stakeholders considered the Master Plan for Permanent Supportive Housing and endorsed contributing funds toward the Kestrel Ridge Supportive Housing Project. On August 8, 2017 the Board of Supervisors adopted the Three-Year Housing and Expenditure Plan which included preliminary discussion of two housing projects under development, including the Kestrel Ridge Permanent Supportive Housing Project.

The project will serve Mental Health Services Act (MHSA) target population of older adults, adults, transition age young adults, and their families. This project will contain eight: (8) one-bedroom units along with a community center. It is one-half mile east of McHenry Boulevard, a major commercial thoroughfare in the Modesto community with easy access to the following:

- A Modesto Transit System stop, with 4 different bus lines that run to the downtown transfer station
- Several shopping centers within 2-3 blocks of this site
- Schools and city parks that are within walking/biking distance
- A general hospital with emergency department that is just over a half mile away

BHRS has service sites with MHSA programs, and other BHRS services, located at 500 N.9th Street approximately 2 miles from the Kestrel Ridge housing project. Additional MHSA service providers are located within a 2-5 mile range of this housing project.

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Residents of the Kestrel Ridge project will also have easy access to:

- BHRS administrative offices
- 24/7 services from Community Emergency Response Team, Warm-line/On-site

peer Support Services

- Housing Support staff and Consumer/Family Empowerment Center

The Kestrel Ridge MHSa housing project will serve adults, older adults and transitional age young adults who have a serious mental illness (SMI)/serious emotional disturbance (SED) and are homeless and/or at risk of homelessness. Qualifying mental health diagnosis and other target population characteristics must be consistent with the Stanislaus County Three-Year MHSa-Community Services and Supports (CSS) Plan and the MHSa definition of target population. All potential residents must be referred to the housing project through the BHRS Housing & Supports Services program. Priority will be given to MHSa full service partnership program referrals. Occupancy will be limited to those whose income does not exceed 50% of the median income level.

### **Supportive Services Program**

The BHRS Housing & Support Services program will provide housing and advocacy support to residents of the Kestrel Ridge MHSa housing complex with an emphasis on client-centered, wellness-focused plans.

Partnerships between service recipients, the Housing & Support Services program and BHRS programs will facilitate client-directed service delivery. Anticipated outcomes include; (1) supporting residents in reaching their wellness goals, (2) developing a sense of belonging in the community, (3) reducing hospitalizations, (4) increasing employment and/or other meaningful activities.

The Housing & Support Services team will offer services to residents on-site and off-site, thru one-to-one contacts and group learning situations. The types of services that will be available are: assessment and evaluation, access to 24/7 crisis intervention, personal service coordination, and teaching of independent living skills. Services related to advocacy, referral and assistance with housing, employment and benefits, emergency food and clothing, money management, transportation assistance, health and recovery services, peer support, and housing search are all part of the supportive services offered. Regular meetings with tenants will be scheduled on a weekly basis and/or will occur with each resident not less than once a month. Meetings with residents may also include family members and other service team members working with residents. There will be community- and complex-based social opportunities with a goal of reducing isolation and increasing a sense of inclusion in the community.

MHSa service teams are the primary service providers for the Kestrel Ridge site. These teams are multi-disciplinary in approach and are comprised of behavioral health specialists, mental health clinicians, peer recovery specialists, psychiatric nurses, and a psychiatrist. The teams offer, wrap-around funding, recovery-oriented, client-driven, culturally competent services designed to provide an integrated service experience for service recipients and their families. The MHSa full service partnership teams also provide 24/7 crisis response services. MHSa teams will be the primary service providers for most of the residents living in the apartments and other BHRS/contractor programs may also provide service to the target population.

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Services will be offered to all BHRS eligible tenants and provided to all who express desire for the service. Participation in services by residents is voluntary.

### Unit and Site Design

The Kestrel Ridge Housing Complex has Eight (8) units dedicated to permanent supportive housing for MHSA target population residents. There are 8 one-bedroom units at 560 sq. ft. each. All units will contain a kitchen, living/dining room, bathroom and laundry, they are appropriate for single or family occupancy. The complex will be built on a 0.70 acre lot. The individual units will have their own parking space. The site will also have a meeting room/community center space which can be utilized by staff and residents for private meetings teaching classes such as independent living skills and other topics.

### Project Partners

The Housing Authority is a nonprofit, public corporation, committed to addressing the unmet housing needs of residents and communities in our county. The Housing Authority will also be the lead developer during development phase and property manager upon completion. The City of Modesto will be providing CDBG/HOME funds for the development of the project. BHRS and their contract providers will be the lead service provider and on-site support for this housing project.

Stanislaus County BHRS is committed to utilizing a standardized Tenant Certification Application for all potential tenants of the MHSA-funded housing units. Following initial receipt of a referral, Housing & Supports Services team will verify and document existence of a mental illness and current homeless status.

Individuals who are interested in the MHSA Housing Program would contact their current treatment service provider who would then refer the potential tenant to Housing & Support Services Program for verification of eligibility. Housing & Support Services Program contact information may be found on the Network of Care website (<http://stanislaus.networkofcare.org/mh/index.aspx>), at any BHRS service site and in the local telephone directory. Contact information is also available in the BHRS Directory of Services, which is directly downloadable from the BHRS website (<http://www.stancounty.com/bhrs/>). Housing & Supports Services staff has an established history of working closely and collaboratively with BHRS and the organizational contractor's treatment service teams.

### Certification for Homelessness

Housing & Supports Services will obtain written verification from the referring treatment service provider that the client is homeless or at risk of homelessness defined as the following:

#### 1) Homelessness

The individual must be moving from emergency shelter or transitional housing, or the individual must be currently homeless, meaning that he or she:

- a. is living on the streets,
- b. lacks fixed, regular and adequate nighttime residence,
- c. has a nighttime residence that is a publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill),
- d. has a nighttime residence that is an institution that provides a temporary residence for individuals intended to be hospitalized
- e. has a nighttime residence that is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings

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### 2) At Risk for Homelessness

The individual must be:

- a. transition-age youth (as defined in the Welfare and Institutions Code Section 5847(c) and in Title 9, California Code of Regulations, Section 3200.80) exiting the child welfare or juvenile justice systems,
- b. an individual discharged from an institutional setting, which includes hospitals and acute psychiatric hospitals/psychiatric health facilities, skilled nursing facilities with a certified special treatment program for the mentally disordered and a mental health rehabilitation centers,
- c. Incarcerated AND being released within one week with no residence or lack of resources/support to access housing.
- d. living with relative/friend on a temporary basis,
- e. living in a crisis and/or transitional housing

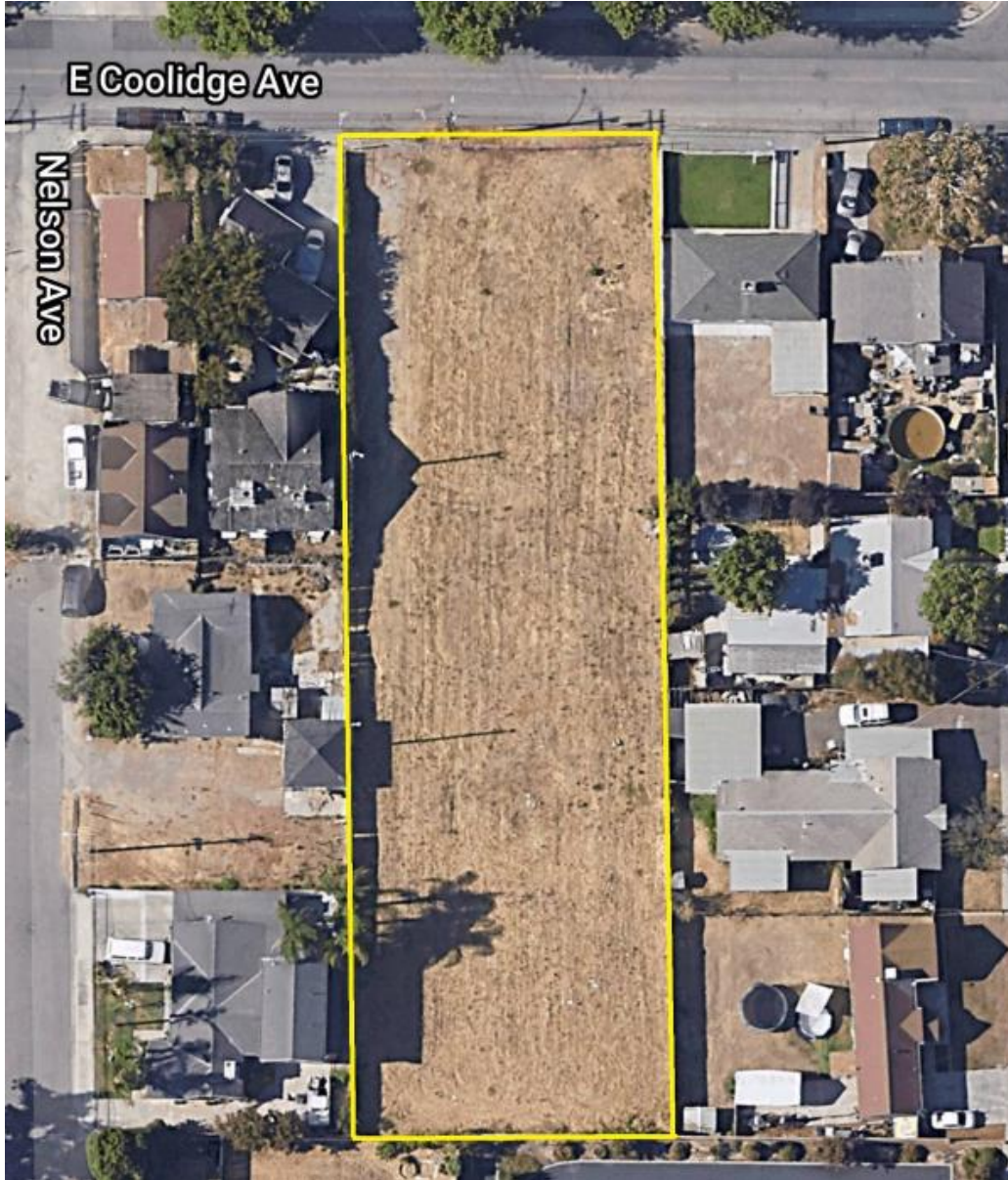
BHRS Housing & Supports Services Team will refer certified eligible applicants to Stanislaus Regional Housing Authority. After initial rent-up of available units, applications will be processed in the order in which they are received. If no units are available, eligible applicants will be placed on the waiting list and will be notified where they are up on the waitlist. When Housing Authority receives notice of a pending departure from an existing tenant, the property management will inform the county's Housing & Support Services Team of the available rental unit. Housing & Supports Services Team will confirm waitlist priority and provide the next eligible applicant with notification of the available housing unit and directions for responding, the client's individual service provider will also be notified. The processing of credit and criminal background checks does not assure, nor does it imply, that an application will be approved. If the applicant declines the available unit, the Housing & Support Services team will then notify the next eligible applicant on the waiting list.

Approximately 6-8 months prior to completion of construction, Housing & Support Services Team will put together a priority list of potential tenants from their existing Transitional Housing and/or Shelter Plus Care wait list. Individuals who are on the list will have the option of moving into the complex or continue their same position on the wait list for future openings.

# 416 E Coolidge (Kestrel Ridge)

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Before Construction



# 416 E Coolidge (Kestrel Ridge)

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After Construction



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