

# Santa Clara County Mental Health Department Housing Development Goals/Status Update

**MHSA Housing Program Resources to be Allocated.....Housing Plus Fund Resources to be Allocated**

Total.....\$19,249,300  
 Maximum capital per unit cost = \$108,000/unit  
 Maximum operating subsidy/unit = \$108,000/unit

Total.....\$2,150,000....Construction/Rehab Costs only  
 This amount is comprised of half MHSA funds and half General Fund dollars. On June 24, 2009 \$1,850,000 was reallocated to other housing programs due to budget issues.

<b>Construction Costs</b>	<b>Operational Subsidies</b>
\$12,832,900	\$6,416,400

**Potential Target/Goal Areas for MHSA Housing Funds**

Need to balance allocating funds in a timely fashion and working toward ensuring a fair distribution of the resources across various categories or domains:

- 1) Geography
- 2) Target Population (Age)
- 3) Rental Units vs. Shared Developments
- 4) Funds Dispersed.....MHSA Housing Program: Current Unit Goals/Built by Region, Age and Unit Size
- 5) Funds Dispersed.....MHSA Housing Program and Housing Plus Fund: Current Unit Goals/Built by Region, Age and Unit Size
- 6) Number of people to be housed over a 20-year period

**1) Geography: Data\* is arranged according to the following areas:**

North County..... Cupertino, Los Altos, Los Altos Hills, Milpitas, Mountain View, Palo Alto, Sunnyvale  
 Central County ..... Campbell, Los Gatos, Monte Sereno, San José, Santa Clara, Saratoga  
 South County..... Gilroy, Morgan Hill, San Martín

\*Data from U.S. Census 2009, *Santa Clara County Homeless Census and Survey* (January 2009) and MHD *Unicare* database.

Chart # 1

Data Category	Santa Clara County (Total)	North* County	Central* County	South* County	Other
U.S. Census – Population (2009)	1,722,819 (100%)	430,705 (25%)	1,050,919 (61%)	103,369 (6%)	N/A
County Homeless Children, Youth, and Adults (1/2009)	7,086 (100%)	831 (11.7%)	4,758 (67.2%)	825 (11.6%)	672 (9.5%)
County Homeless Youth-- under 18 (1/2009)	627 (9%)	N/A	N/A	N/A	N/A
County Homeless Mentally Ill (1/2009)	3,330 (47%)	N/A	N/A	N/A	N/A
**Mentally Ill served in MHD: County+Contractors (1/06-12/06)	22,982 (100%)	3,515 (15%)	14,857 (65%)	1,281 (6%)	3,329 (14%)
***Mentally Ill served in MHD: County+Contractors (10/1/08)	8,773 (100%)	<b>1,581 (18%)</b>	<b>6,156 (70.2%)</b>	<b>697 (7.9%)</b>	<b>339 (3.9%)</b>

\*Census figures are lacking from County area totals: 137,826 (8%).

\*\*This one-year total is from *Unicare*: the whole system (including EPS, BAP); duplication issues (not closing clients)

\*\*\*This one-day total is from *Unicare*: the whole system: including clients who were open and received a service on that day.

The percentages in bold are transferred to Charts # 6 and # 9, the 3<sup>rd</sup> column from the left.

**2) Target Population: Age: January 1-December 31, 2006 (California DMH – Serious Emotional Disturbance and Serious Mental Illness, <200% of Federal Poverty Level, Prevalence Estimates, 2000):**

Chart # 2

Age	CA DMH: SED+SMI 1-Yr Total	Santa Clara County: 1-Yr Total	**Santa Clara County: 1-Day Total*	North County*	Central County*	South County*	Other*
0-15 yrs	311,428 (33%)	7,322 (28%)	<b>1,849 (21%)</b>	317 (20%)	1,243 (20%)	219 (31%)	70 (21%)
16-25 yrs	194,779 (20%)	5,622 (22%)	<b>1,320 (15%)</b>	254 (16%)	891 (15%)	111 (16%)	64 (19%)
26-59 yrs	370,216 (39%)	10,304 (40%)	<b>4,557 (52%)</b>	819 (52%)	3,264 (53%)	294 (42%)	180 (53%)
60+ yrs	76,764 (8%)	2,640 (10%)	<b>1,047 (12%)</b>	191 (12%)	758 (12%)	73 (11%)	25 (7%)
<b>Total</b>	<b>953,188 (100%)</b>	<b>25,888 (100%)</b>	<b>8,773 (100%)</b>	<b>1,581 (18%)</b>	<b>6,156 (70%)</b>	<b>697 (8%)</b>	<b>339 (4%)</b>

\*The 1-day total of clients who were open and received a service on October 1, 2008 was taken from *Unicare*.

\*\*These percentages are transferred to Charts # 7 and # 11, the 3<sup>rd</sup> column from the left.

### 3) Rental Units vs. Shared Housing Development

- Several research studies on housing for people with mental illness show strong preferences for having their own apartment and having choice about those with whom one lives with in one's housing.
- Shared housing models can facilitate consumer choice. However, many housing developers and property managers have moved away from developing shared housing models.
- According to 2000 U.S. Census data, the average number of persons per household in Santa Clara County was 2.92.

a) Below is a list of the general housing types occupied by mental health consumers (N=22,982) from 1/1/06 to 12/31/06 (*Unicare*).

**Chart # 3**

Housing Type	Santa Clara County	North County	Central County	South County	Other
Acute care	679 (3%)	82 (2%)	412 (3%)	37 (3%)	149 (4%)
Group or shared housing	9,527 (41%)	1,696 (48%)	6,690 (45%)	675 (53%)	466 (14%)
Licensed residential (board and care)	3,288 (14%)	592 (17%)	2,315 (16%)	249 (19%)	132 (4%)
Transitional/treatment housing	1,319 (6%)	172 (5%)	925 (6%)	94 (7%)	128 (4%)
Jail/Prison	1,141 (5%)	73 (2%)	286 (2%)	27 (2%)	755 (23%)
Homeless	884 (4%)	71 (2%)	568 (4%)	20 (2%)	225 (7%)
Other	6,144 (27%)	829 (24%)	3,661 (25%)	180 (14%)	1,474 (44%)
<b>Total</b>	<b>22,982 (100%)</b>	<b>3,515 (15%)</b>	<b>14,857 (65%)</b>	<b>1,281 (6%)</b>	<b>3,329 (14%)</b>

b) Consumer Survey Results: Those 562 consumers who responded (October 1-17, 2007) to a survey on housing indicated:

**Chart # 4**

Unit Size	Unit Size Preference
SRO's/Studios	214 (38%)*
1-bedrooms	255 (45%)*
2-bedrooms	0 (0%)*
Shared Housing rooms	166 (30%)*
<b>Totals</b>	<b>635 (113%)*</b>

\*These percentages are transferred to Charts # 8 and # 12, the 3<sup>rd</sup> column from the left. They are adjusted because of 2<sup>nd</sup> survey results. Totals don't add to **562/100%** because individuals indicated >1 choice.

- c) Consumer Survey Results: Those 856 consumers who responded (September 1-26, 2008) to a survey on Permanent Supportive Shared Housing indicated:

**Chart # 5**

Topic	Responses
Interested in Shared Housing	505 (59%)
Not Interested in Shared Housing	351 (41%)
Average Shared Housing info from 2 surveys	<b>44%*</b>

\*This percentage will be tested by a series of focus groups after our first shared housing project is completed.

- d) Survey of Agencies serving homeless youth and families, having at least one mentally ill member: #'s served last calendar year.

**Chart # 6**

Agency	Youth/Families	2 members	3 members	4 members	5 or more members
Community Technology Alliance (CTA)	Families	26	12	18	17
Bill Wilson Center	Youth	11	3	0	0
Family Supportive Housing	Families	3 (1 P+1 C)	2 (1 P+2 C)	2 (2 P+2 C)	0 (0 P+0 C)
Silicon Valley Independent Living Center*	Families	17	8	4	2
<b>Size of Units to be Developed</b>		<b>1 bedroom</b>	<b>2 bedroom</b>	<b>3 bedroom</b>	<b>4 bedroom</b>
<b>**Goals: # of units/size</b>		<b>22</b>	<b>10</b>	<b>10</b>	<b>10</b>

P = parent; C = child

\*These stats are not included in those provided by CTA. \*\*Goals are an average of CTA+SVILC's stats.

#### 4) Funds Dispersed: MHSA Housing Program: Current Unit Goals/Committed by Region, Age & Unit Size

*Geographic* **Chart # 7**

Region	Funding To Date (% of funds allocated to date)	Unit Goal by Region* (In proportion to MH population)	Units Committed by Region to Date (% of Total Unit Goal realized to date)	% of Unit Goal by Region realized to date
North County	\$1,872,000 (14%)	23 (19.3%)	18 (15%)	78%
Central County	\$7,802,200 (58%)	86 (71.5%)	37 (31%)	43%
South County	\$3,739,599 (28%)	11 (9.2%)	17 (14%)	155%
<b>Totals</b>	<b>\$13,413,799(100%)</b>	<b>120 (100%)</b>	<b>72 (60%)</b>	<b>(72/120) 60%</b>

\*Eliminating the "other" category meant adding 1.3% to the percentages of the other three goal areas.

*Age-Restricted* Chart # 8

Age Group Restriction	Funding To Date (% of funds allocated to date)	Unit Goal by Age (In proportion to MH population)	Units Built by Age to Date (% of Total Unit Goal realized to date)	% of Unit Goal by Age realized to date
Children (0-15 yr)	\$0 (0%)	25 (21%)	0 (0%)	0%
Youth (16-25 yr)	\$2,630,300 (20%)	18 (15%)	12 (10%)	67%
Adults (26-59 yr)	\$8,361,499 (62%)	63 (52%)	39 (32%)	62%
Older Adults (60+ yr)	\$2,422,000 (18%)	14 (12%)	21 (18%)	150%
<b>Totals</b>	<b>\$13,413,799 (100%)</b>	<b>120 (100%)</b>	<b>72 (60%)</b>	<b>(72/120) 60%</b>

*Unit Size* Chart # 9

Unit Size	Funding To Date (% of funds allocated to date)	Unit Goal by Unit Size (In proportion to MH expressed need)^	Units Built by Size to Date (% of Total Unit Goal realized to date)	% of Unit Goal by Size realized to date
SRO's/Studios	\$5,597,325 (42%)	26 (22%)	26 (22%)	100%
1 bedroom	\$7,181,765 (54%)	38 (32%)	42 (35%)	110%
2 bedrooms	\$634,705 (5%)	10 (8%)	4 (3%)	40%
3 bedrooms	\$0 (0%)	10 (8%)	0 (0%)	0%
4 bedrooms	\$0 (0%)	10 (8%)	0 (0%)	0%
Shared Housing rooms	\$0 (0%)	26 (22%)	0 (0%)	0%
<b>Totals</b>	<b>\$913,413,799(100%)</b>	<b>120 (100%)</b>	<b>72 (60%)</b>	<b>(72/120) 60%</b>

^ Per Consumer Survey (October 2007)...Percentages were adjusted to equal 100%; individuals had indicated >1 choice  
The goal percentages for Studios, 1 bedrooms and shared housing were reduced by 8% due to the goals for 2-4 bedroom units.

**5) Funds Dispersed: MHSA Housing Program+Housing Plus Fund: Current Unit Goals/Committed by Region, Age & Unit Size**

*Geographic* Chart # 10

Region	Funding To Date (% of funds allocated to date)	Unit Goal by Region* (In proportion to MH population)	Units Built by Region to Date (% of Total Unit Goal realized to date)	% of Unit Goal by Region realized to date
North County	\$1,872,000 (12%)	31 (19.3%)	18 (11%)	58%
Central County	\$9,952,200 (64%)	116 (71.5%)	79 (49%)	68%
South County	\$3,739,599 (24%)	15 (9.2%)	17 (10%)	113%
<b>Totals</b>	<b>\$15,563,799 (100%)</b>	<b>162 (100%)</b>	<b>114 (70%)</b>	<b>(114/162) 70%</b>

\*Eliminating the “other” category meant adding 1.3% to the percentages of the other three goal areas.

Chart # 11

14,474 Open Clients(8/13/08)

Central County Region	Funding To Date (% of funds allocated to date)	Unit Goal by Part of Central Region (In proportion to MH population)	Units Built in Part of Central Region to Date (% of Total C. Region Unit Goal realized to date)	% of Unit Goal by Part of Central Region realized to date
North SJ/SC/Monte Sereno/Saratoga	\$2,105,300 (21%)	7 (806....6%)	10 (8%)	143%
Central SJ/Downtown	\$5,396,900 (54%)	28 (3,498...24%)	54 (47%)	193%
South SJ/Coyote	\$0 (0%)	36 (4,439...31%)	0 (0%)	0%
East SJ/Alum Rock	\$2,450,000 (25%)	34 (4,256...29%)	15 (13%)	44%
West SJ/Campbell/Los Gatos	\$0 (0%)	11 (1,475...10%)	0 (0%)	0%
<b>Totals</b>	<b>\$9,952,200 (100%)</b>	<b>116 (100%)</b>	<b>79 (68%)</b>	<b>(79/116) 68%</b>

*Age-Restricted* Chart # 12

Age Group Restriction	Funding To Date (% of funds allocated to date)	Unit Goal by Age (In proportion to MH population)	Units Built by Age to Date (% of Total Unit Goal realized to date)	% of Unit Goal by Age realized to date
Children (0-15 yr)	\$0 (0%)	34 (21%)	0 (0%)	0%
Youth (16-25 yr)	\$2,630,300 (17%)	24 (15%)	12 (7%)	50%
Adults (26-59 yr)	\$10,511,499 (68%)	84 (52%)	81 (50%)	96%
Older Adults (60+ yr)	\$2,422,000 (16%)	20 (12%)	21 (13%)	105%
<b>Totals</b>	<b>\$15,563,799 (100%)</b>	<b>162 (100%)</b>	<b>114 (70%)</b>	<b>(114/162) 70%</b>

**Unit Size Chart # 13**

Unit Size	Funding To Date (% of funds allocated to date)	Unit Goal by Unit Size (In proportion to MH expressed need)^	Units Built by Size to Date (% of Total Unit Goal realized to date)	% of Unit Goal by Size realized to date
SRO's/Studios	\$6,947,325 (45%)	36 (22%)	53 (33%)	147%
1 bedroom	\$7,801,765 (50%)	52 (32%)	54 (33%)	104%
2 bedrooms	\$814,709 (5%)	13 (8%)	7 (4%)	54%
3 bedrooms	\$0 (0%)	13 (8%)	0 (0%)	0%
4 bedrooms	\$0 (0%)	13 (8%)	0 (0%)	0%
Shared Housing rooms	\$0 (0%)	35 (22%)	0 (0%)	0%
<b>Totals</b>	<b>\$15,563,799(100%)</b>	<b>162 (100%)</b>	<b>114 (70%)</b>	<b>(114/162) 70%</b>

^ Per Consumer Survey (October 2007)... Percentages were adjusted to equal 100%; individuals had indicated >1 choice. The goal percentages for Studios, 1 bedrooms and shared housing were reduced by 8% due to the goals for 2-4 bedroom units.

**Committed Units and Those Projected To Be Developed: Including 4<sup>th</sup> Street (6) & Alma Family (5)**

**Geographic Chart # 14**

Region	Funding To Date (% of funds allocated to date)	Unit Goal by Region*	Units Projected by Region to Date (% of Total Unit Goal Projected to date)	% of Unit Goal by Region Projected to date
North County	\$2,837,000 (16%)	31 (19.3%)	24 (15%)	77%
Central County	\$11,066,200 (63%)	116 (71.5%)	84 (52%)	72%
South County	\$3,739,599 (21%)	15 (9.2%)	17 (10%)	113%
<b>Totals</b>	<b>\$17,642,799 (100%)</b>	<b>162 (100%)</b>	<b>125 (77%)</b>	<b>(125/162) 77%</b>

\*Eliminating the "other" category meant adding 1.3% to the percentages of the other three goal areas.

**Age-Restricted Chart # 15**

*\* 34 (100% of goal) of the units designated for adults are open to children/families.*

Age Group Restriction	Funding To Date (% of funds Projected to date)	Unit Goal by Age	Units Projected by Age to Date (% of Total Unit Goal Projected to date)	% of Unit Goal by Age Projected to date
Children (0-15 yr)	\$0 (0%)	34 (21%)	0* (0%)	100%*
Youth (16-25 yr)	\$2,630,300 (15%)	24 (15%)	12 (7%)	50%
Adults (26-59 yr)	\$12,590,499 (71%)	84 (52%)	92 (57%)	110%
Older Adults (60+ yr)	\$2,422,000 (14%)	20 (12%)	21 (13%)	105%
<b>Totals</b>	<b>\$17,642,799 (100%)</b>	<b>162 (100%)</b>	<b>125 (77%)</b>	<b>(125/162) 77%</b>

**Unit Size Chart # 16**

Unit Size	Funding To Date (% of funds Projected to date)	Unit Goal by Unit Size	Units Projected by Size to Date (% of Total Unit Goal Projected to date)	% of Unit Goal by Size Projected to date
SRO's/Studios	\$6,947,325 (39%)	36 (22%)	53 (32%)	147%
1 bedroom	\$9,108,765 (52%)	52 (32%)	61 (38%)	117%
2 bedrooms	\$1,393,709 (8%)	13 (8%)	10 (6%)	77%
3 bedrooms	\$193,000 (1%)	13 (8%)	1 (1%)	8%
4 bedrooms	\$0 (0%)	13 (8%)	0 (0%)	0%
Shared Housing rooms	\$0 (0%)	35 (22%)	0 (0%)	0%
<b>Totals</b>	<b>\$17,642,799 (100%)</b>	<b>162 (100%)</b>	<b>125 (77%)</b>	<b>(125/162) 77%</b>

The goal percentages for Studios, 1 bedrooms and shared housing were reduced by 8% due to the goals for 2-4 bedroom units.

**6) Number of people to be housed over a 20-year period**

**Chart # 17**

Fund	Yrs 1-5	Yrs 5-10	Yrs 11-15	Yrs 16-20	TTL ☺
MHSA*	120	same	same	same	120
HPF**	42	same	same	same	42
Vacancy Rate***	8	8	8	8	32
<b>TOTAL</b>	<b>170</b>	<b>170</b>	<b>170</b>	<b>170</b>	<b>194</b>

The numbers listed above are based on having all the units come on line at the same time and that there are single individuals housed in all the units. So, this is a very conservative number.

\* Mental Health Services Act Housing Program: Goal 120 units over 3.5 years.

\*\* Housing Plus Fund: Goal 42 units

\*\*\* Housing industry standard is 5% turnover/year. The number listed annually is that percentage of the # of people housed in the units.

☺ This total is arrived at by adding the number of unduplicated individuals in housing (assuming capacity) and only varies by the number of clients that are affected by the vacancy rate.