

**County of San Diego  
Health and Human Services Agency  
Adult/Older Adult Behavioral Health Services**

**Five Year  
Strategic Housing Plan  
FY 2013-14**



## **Acknowledgements**

The Corporation for Supportive Housing (CSH) is a Housing Technical Assistance consultant to the County of San Diego Health and Human Services Agency's Behavioral Health Services Administration. This Plan was written and produced by CSH in partnership with sub-consultant Focus Strategies (formerly known as MKS consulting).

## **About CSH**

CSH transforms how communities use housing solutions to improve the lives of the most vulnerable people. We offer capital, expertise, information and innovation that allow our partners to use supportive housing to achieve stability, strength and success for the people in most need. CSH blends over 20 years of experience and dedication with a practical and entrepreneurial spirit, making us the source for housing solutions.

## **About Focus Strategies**

Focus Strategies is dedicated to helping communities improve efforts to end homelessness by using local data to shape program and system design using a "systems thinking" approach. Our passion is helping communities empower themselves with the information and tools needed to end homelessness strategically. Focus Strategies is excited to work with communities to build on what works and reconsider what can be improved in light of local data and national research.

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## **Executive Summary**

Housing is a critical resource for achieving health and wellness, particularly for people with limited means who struggle with behavioral health issues. This Five Year Strategic Behavioral Health Strategic Housing Plan outlines a planning process, and the local needs and resources that contributed toward the development of Five Year Goals that will maximize housing options for people with behavioral health issues in San Diego County.

This Plan was developed through a robust stakeholder process that included input from consumers, service providers, housing developers and operators, and funders of housing and services. Throughout the plan we analyze the importance of housing in achieving recovery, while mapping out local housing needs as well as the resources and tools available to meet those needs. This Plan also specifically recognizes the importance of the Mental Health Services Act in transforming the range of housing and services options to those who were previously unserved or under-served in our communities. The specific Five Year Goals are to:

1. Expand Inventory of Affordable and Supportive Housing
2. Increase Access to Independent Living Options
3. Provide Opportunities to “Move On” To More Independent Housing Options
4. Expand Opportunities to Increase Income (Employment and Benefits)
5. Lessen Isolation and Keep People Connected to Their Communities
6. Develop Improved Data Collection and Analysis Capacity

The Plan then defines the key strategies and activities to undertake over a five year period in order to achieve these goals, as well as a process to evaluate and update the Plan on an annual basis, creating a living document that reflects and responds to the changing housing and services environment in San Diego.

# Chapter 1: Purpose of the San Diego Strategic Housing Plan

The purpose of the Five Year Behavioral Health Strategic Housing Plan is to identify key strategies to expand and maximize housing options for people served by the County of San Diego Behavioral Health Services. This Plan explores the needs and resources in our County, identifies effective approaches to providing a range of housing options for people with limited means, and maps out how to implement strategies to expand access to housing.

## ***The Planning Process***

The Corporation for Supportive Housing began convening a stakeholder process to garner a broad range of feedback in the development of this Behavioral Health Services (BHS) Strategic Housing Plan. Extensive invitations were circulated to mental health, alcohol and other drug stakeholders, along with those working with the homeless. Monthly Work Team meetings were held from August 2013 to January 2014, with the Work Team reporting progress to the Behavioral Health Housing Council. CSH also worked with NAMI to review the data of a client survey that was circulated from June to September 2013, which garnered responses from over 750 behavioral health clients. In addition, CSH reached out to the service provider community and the affordable housing community, gathering feedback through presentations and surveys.

Throughout these meetings and opportunities for feedback, CSH heard of the importance of identifying strategies to increase housing options for people with behavioral health issues, echoing the vision of the Behavioral Health Housing Council, an advisory body to the County, that ***Individuals with behavioral health issues and with limited resources in San Diego County have a full range of choices for safe and affordable housing with the goal of achieving meaningful and long term recovery.***

## ***Behavioral Health Population***

It is important to define the population who are the focus of the services and housing identified in this plan. San Diego County Behavioral Health Services (BHS) service users are generally low-income people with mental illness and/or substance use disorders. Primarily people accessing County Behavioral Health services are Medi-Cal recipients (42%, with an additional 14% covered by Medi-Cal and Medicare), under-insured, and people without insurance (40%).<sup>1</sup> Of service users (or those eligible but not receiving services), some are homeless, and some may be precariously housed. In FY 2012-13, a total of 41,124 unique adults and older adults accessed County Mental Health Services (43% of whom had a co-occurring disorder and 12% were homeless) and 13,675 unique adults and older adults accessed County Alcohol and Drug Services (of whom 34% were homeless).<sup>2</sup> In developing a Strategic Housing Plan for a Behavioral Health population, stakeholder feedback emphasized prioritizing planning efforts for people with serious mental illness and severe substance

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<sup>1</sup> County of San Diego Health and Human Services Agency, [http://www.sdcountry.ca.gov/hhsa/programs/bhs/documents/BHS\\_Provider\\_Directory\\_with\\_Title\\_page.pdf](http://www.sdcountry.ca.gov/hhsa/programs/bhs/documents/BHS_Provider_Directory_with_Title_page.pdf) (January 2013)

<sup>2</sup> <http://www.sdcountry.ca.gov/hhsa/programs/bhs/documents/BHSDatabookFY1213.pdf>

use disorder who have histories of homelessness, while also recognizing the importance of providing options for people who are low-income as well as family members.

## **Income**

Income is critical to housing stability for the Behavioral Health population. An adequate income would cover the cost of secure, safe, and affordable housing. However, housing in the San Diego region is among the most expensive in the nation. Families and individuals from all walks of life are affected by San Diego's high housing costs. An individual earning minimum wage in San Diego County would have to work the equivalent of 3.3 full-time jobs to make the two-bedroom fair market rent affordable.<sup>3</sup> As of November 2013, San Diego's unemployment rate was 6.8 percent which is the lowest that it has been since November 2008 when it was 6.9 percent. The sector contributing the most to the gains was leisure and hospitality, which added 2,400 jobs. Other sections that added jobs included retail, other services and financial activities. The majority of individuals served by the County's Behavioral Health programs have employment related outcomes identified in their treatment and recovery plan and actively participate in a range of employment programs and supports designed to assist them in achieving long-term economic stability.

Supplemental Security Income (SSI) or other benefits are critical sources of income for Behavioral Health Services consumers. There are a number of organizations and initiatives in San Diego, including Legal Aid Society of San Diego, Homeless Outreach Programs for Entitlement (HOPE) San Diego, and Benefit Specialists embedded in various County-funded programs, that assist individuals with obtaining SSI benefits. It is important to note that individuals who submit claims for Supplemental Security Income based on a functional disability will be denied SSI benefits if it is determined that substance use is a primary contributing factor to that person's functional impairment. This underscores the critical importance of employment related supports and programs specifically designed for people with substance use disorders and functional impairment, as many of these individuals may be deemed ineligible for disability benefit income because of their substance use.

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<sup>3</sup> National Low Income Housing Coalition

## **Chapter 2: National, State and Local Context of the Report**

This Strategic Plan reflects an emerging paradigm of the importance of housing in providing behavioral healthcare in San Diego. More and more, mainstream systems are incorporating a consideration of housing as critical to achieving health and wellness, and this broad trend is reflected in a number of important national, state and local factors that contribute to the development of this Plan.

### **Housing as Integral to Healthcare**

The role of housing in achieving health and recovery is increasingly recognized across the country. The National Association of State Mental Health Program Directors (NASMHPD) and State Mental Health Authorities (SMHAs) have developed a housing vision and goal “to ensure that people served by the public behavioral health system have access to decent, safe and permanent affordable housing of their choice, linked with the full range of high quality services they may need to support successful tenancies.”<sup>4</sup> This is also seen in California in the Mental Health Services Act (MHSA), which includes housing as a key component of recovery focused services to people who are unserved or under-served by the mental health system. In addition, the most recent Housing and Urban Development (HUD) funding opportunity for Project Based Rental Assistance require a formal partnership between a state's Housing Department and its Department of Health and Human Services to create an integrated approach of pairing housing and health services.

### **Patient Protection and Affordable Care Act**

The Patient Protection and Affordable Care Act was signed into law on March 23, 2010 and came into full effect in 2014. The Affordable Care Act (ACA) fundamentally transforms low-income individuals' and families' access to health insurance and health care, while also recognizing the importance of behavioral health treatment. In particular, the ACA requires parity or “equivalence” between medical and surgical benefits and substance use and mental health treatment options, while also focusing on quality and accountability in care. It is anticipated that an additional 3 to 5 million Californians will be covered by health insurance. Under ACA, “essential health benefits” must be offered under health insurance plans, including such things as substance use and mental health services including behavioral health treatment. This expansion of both the number of people covered as well as the covered services will greatly expand access to substance use and mental health treatment. In addition, California passed AB361 which authorized the Health Home Option under the Affordable Care Act, providing a sustainable source of funding for services in a variety of settings, including in someone's home. Eligible clients for the Health Home Option are the chronically homeless as well as people who are frequent hospital users. The Health Home Option will fund services similar to the wrap-around services seen under the Mental Health Services Act, including outreach, engagement, assessment, case management, discharge planning, and other wrap-around services.

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<sup>4</sup> <http://www.nasmhpd.org/Policy/PositionsStatements.aspx>

## **Behavioral Health Approach**

Another trend and best practice in the mental health and addictions services field has been to implement an integrated behavioral health approach. In San Diego, this transition began its first phase in 2002 by initiating a comprehensive training and systemic change initiative in the treatment of co-occurring disorders that included Adult and Older Adult, Children's Mental Health and Alcohol and Drug programs. A second phase began in 2007 with the integration of Administrative, Contract and Financial Units. In the fall of 2012, the final phase was initiated by fully integrating the divisions into one administration – Mental Health Services and Alcohol and Drug Services – into one department, Behavioral Health Services. This Strategic Housing Plan reflects the integration of the San Diego Behavioral Health Services Administration.

## **Housing Development Resources**

Affordable housing resources have been greatly impacted by several factors over recent years, including the dissolution of redevelopment agencies in California and the near exhaustion of the affordable housing bond financing that had previously been available under Prop 46 and Prop 1C. In addition, resources for rent subsidies have been negatively affected since March 2013, when sequestration imposed an automatic federal budget cut of 5%. Both project-based and tenant-based voucher funds were affected. This reduced the funds the San Diego Housing Commission (SDHC) received for the tenant-based voucher program although households holding vouchers did not lose their rental assistance. SDHC continues to provide over 900 housing vouchers for programs specifically to help homeless San Diegans, many of whom have behavioral health issues. In San Diego County, County Housing and Community Development Department (County HCD) is serving fewer families through attrition and does not have current plans for any new project-based voucher commitments for developments located in the County of San Diego.

There are several potential sources of housing funds that could support the creation of affordable and supportive housing for people with behavioral health issues, including:

**HUD 811 Project Rental Assistance (PRA):** In February 2013, the State of California was awarded nearly \$12 million in HUD Section 811 Project Rental Assistance (PRA) Demonstration Program funds to provide rental assistance to affordable housing developments serving persons with disabilities. The program will serve non-elderly individuals with disabilities who have resided in a long-term health care facility for at least 90 days and desire to return to community living, or are at risk of institutionalization because of loss of housing.

**The California Homes and Jobs Act of 2013 (SB 391):** SB 391 seeks to generate \$500 million annually for state investment in affordable housing development. It is intended to replace previous voter initiatives using bond financing for the development of affordable housing in the state. The new funds are derived from a \$75 document recording fee attached to certain real estate transactions. The bill passed the State Senate and is making its way through the State Assembly.

**Civic San Diego Affordable Housing Master Plan:** The Plan, which was adopted in May 2013, strives to maximize the number of new affordable housing units that can be produced with the Successor Housing Entity's remaining housing assets by leveraging the City of San Diego's funds with other funding sources. The plan also prioritizes the production of homeless housing and contemplates the requirement that developers set-aside permanent supportive housing in affordable housing developments that receive funding.

## Chapter 3: Identified Housing and Services Needs

There are an estimated 86,353 adults over the age of 18 in San Diego County who have a need for mental health services.<sup>5</sup> Additionally, it is estimated there are 262,513 people who face a substance use disorder.<sup>6</sup> There is some overlap between these two groups, with some having a co-occurring disorder. Though the exact number is not known, it seems likely that at least 300,000 people in the community are facing some sort of behavioral health challenge. However, only a subset of these individuals actually has a housing need. Below we summarize the types of housing needs and available data on the numbers of people in each need area.

### Literally Homeless

The 2013 San Diego Point in Time Homeless Count<sup>7</sup> provides an estimate of the number of homeless people with behavioral health issues:

- 2,593 homeless people with mental illness
- 2,611 homeless people with alcohol or drug abuse
- 898 homeless people with dual diagnosis of severe mental illness and severe substance abuse

In all there were an estimated 6,102 total homeless people with mental health and/or substance abuse issues, of whom 3,921 were unsheltered at the time of the count. The remaining 2,181 were living in shelters, safe havens or transitional housing.

For people who are homeless and have mental illness or addictions to drugs or alcohol, housing is a critical and basic need. Without some kind of housing intervention, they will continue to live on the streets, in vehicles, tents, or cycle in and out of shelter. For this group, the presenting need is a safe and affordable place to live, coupled with the supports needed to address their mental health issues and addictions so as to help sustain housing and prevent eviction.

### Precariously Housed

While not homeless, a larger group of people with mental illnesses and/or a substance use disorder are precariously housed.<sup>8</sup> In addition to having very insecure living situations, they also face a range of other challenges (e.g. low educational attainment, histories of unemployment, poor health histories, domestic violence histories, involvement with the criminal justice and/or child welfare systems, etc.). There is no single data source that allows us to know how many people with behavioral health issues are precariously housed; however, some sources have attempted to develop an estimate:

- The County of San Diego Mental Health Service Gaps Analysis conducted in 2007 estimated a total of 32,026 adults unserved by the mental health system and another 12,8884

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<sup>5</sup> Charting the Course VI. A San Diego Community Health Needs Assessment, 2010, page 68.  
[http://www.sdchip.org/media/4103/Mental\\_Health.pdf](http://www.sdchip.org/media/4103/Mental_Health.pdf)

<sup>6</sup> County of San Diego Consortium 2010-2015 Consolidated Plan, Section III, Page 11.

[http://www.sdcountry.ca.gov/sdhcd/docs/5year\\_conplan\\_1year\\_actionplan\\_draft\\_050310.pdf](http://www.sdcountry.ca.gov/sdhcd/docs/5year_conplan_1year_actionplan_draft_050310.pdf).

<sup>7</sup> [www.rtfhsd.org](http://www.rtfhsd.org)

<sup>8</sup> Precariously Housed is defined by the federal department of Housing and Urban Development (HUD) as people on the brink of homelessness. They may be doubled up with friends and relatives or paying extremely high proportions of their resources for rent. They are often characterized as being at imminent risk of becoming homeless.

underserved, for a total of 44,910 people who were not having their mental health needs met. It is likely that many of these individuals also have an unmet housing need.

- People with incomes at or below the federal poverty level (\$23,550 annually for a family of four) are generally assumed to be precariously housed and have a high need for affordable and safe housing simply by virtue of their extremely low incomes and the difficulty of finding housing they can afford. Census data indicates that 13% of the population of San Diego County lives at or below the Federal Poverty Level and this percentage is far higher among people with behavioral health issues. Anyone living solely on SSI income would fall below the Poverty Line.

It is important to note that there are a variety of interventions that can help stabilize housing for people with very low incomes who also have behavioral health issues (e.g. short and long term rental subsidy programs; dedicated affordable housing units; supportive housing; etc.). Not all those who are precariously housed need the highest cost interventions (i.e. permanent supportive housing).

## Rent Burdened

While not all people with behavioral health issues are precariously housed, the vast majority do experience difficulty in affording housing. In a 2013 survey of San Diego County behavioral health clients conducted by service providers, advocates and volunteers, respondents indicated that inability to afford rent was the single greatest barrier to securing housing.<sup>9</sup> Additional data in the region confirms the high cost of housing in San Diego:

- *Priced Out in 2012* is a biennial national rental housing study conducted by TAC Inc. documenting the severity of housing affordability problems experienced by the lowest-income people with disabilities. Priced Out calculates the difference between what an individual receiving Supplemental Security Income (SSI) can reasonably afford to pay for housing costs and the average cost of modest housing units. The most recent edition of *Priced Out* once again demonstrates that non-elderly adults with disabilities who rely on Supplemental Security Income (SSI) are the group most affected by the extreme shortage of decent and affordable rental housing across the nation.<sup>10</sup>
- In the San Diego Metropolitan Statistical Area (MSA) area, the average 2013 monthly SSI payment is \$866, or 20% of the region's median income. In order to afford a one bedroom apartment, an SSI recipient would have to spend 122% of his or her SSI monthly income on rent or 111% to rent an efficiency or studio apartment.
- Very few of the County's behavioral health consumers are currently able to access the Housing Choice Voucher Program (Section 8), with only 11% of survey respondents reporting they are currently receiving Section 8 and only 27% report that they know they are currently on the waiting list.

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<sup>9</sup> HUD defines "rent burden" as paying more than 30% of household income for rent. However, we should note that there is not necessarily a strong correlation between being "rent burdened" and being precariously housed, since the vast majority of low income people do pay more than 30% of their income for rent and many or most of those people do not experience persistent housing instability.

<sup>10</sup> <http://www.tacinc.org/media/33368/PricedOut2012.pdf>

## Housing Trends

The cost of housing in San Diego County is extremely high. A metric that captures the cost of housing is Fair Market Rent, established by the US Department of Housing and Urban Development which has gone up by approximately 30% over the last eight years. While San Diego County’s Fair Market Rent (FMR) has declined slightly since the highs of 2011, most very low income households are unable to afford the fair market rent of \$959/ month for a studio or \$1,054 for a one-bedroom apartment. As discussed above, San Diegans with a disability would have to pay 122% of their monthly Supplemental Security Income (SSI) to rent a modest one-bedroom apartment and 111% to rent a studio. In addition, when Fair Market Rents decrease, there is a fear that this will discourage market-rate apartment owners from participating in rentals tagged to these rates (particularly Section 8), thus risking fewer housing units being available to Behavioral Health System clients.

Fair Market Rent (FMR) History for San Diego County, CA

Year	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
2013	\$959	\$1,054	\$1,382	\$2,009	\$2,448
2012	\$984	\$1,126	\$1,378	\$1,960	\$2,421
2011	\$1,004	\$1,149	\$1,406	\$1,999	\$2,470
2010	\$945	\$1,082	\$1,324	\$1,883	\$2,326
2009	\$1,024	\$1,168	\$1,418	\$2,067	\$2,493
2008	\$978	\$1,117	\$1,355	\$1,976	\$2,382
2007	\$870	\$993	\$1,205	\$1,757	\$2,118
2006	\$760	\$870	\$1,065	\$1,514	\$1,871

## Apartment Vacancies

The downturn in the U.S. and regional economy has exasperated what was already a difficult and expensive rental housing market in San Diego County. In the spring of 2013, the overall apartment vacancy in San Diego County was 4.5%. Vacancy in the City of San Diego was 4.8% and in the rest of the County, 4.4%. Such limited vacancy in the rental housing supply increases the competition for rental homes and drives up rental rates. Lower rates in the City may reflect consumer preferences to be closer to public transit, job centers, a greater variety of housing, and social services.

	Overall San Diego County	City of San Diego Only	County of San Diego Only
Spring 2011	3.9%	4.1%	3.7%
Fall 2011	4.3%	3.8%	4.7%
Spring 2012	4.5%	3.4%	5.1%
Fall 2012	4.5%	3.4%	5.1%
Spring 2013	4.5%	4.8%	4.4%

## Stably Housed But Needing More Independent Housing Option

Another area of housing need involves behavioral health consumers who are residing in Board and Care facilities, Sober Livings, Independent Livings and other kinds of residential programs, who are capable of living more independently and who express a desire to “move on” to their own apartment or home. In the client survey described above, 28% of those living in Board and Care indicated they

wanted their own house or apartment. This was also true of those living in Sober Livings (31%) and Independent Livings (21%). Additionally, 36% of consumers living with family expressed an interest in moving to their own independent apartment.

## **Housed But Needing Environment More Conducive to Recovery**

A final area of housing need is those people who are housed but identify their current housing environment as not being conducive to recovery because of proximity to other people who are using drugs or alcohol. No data is currently available that allows us to project how many of the estimated 262,513 people with a substance use disorder in San Diego County (some of whom may also have co-occurring mental health issues) are living in such environments and would choose other living arrangements if available.

For this group, housing is a “need” in the sense that having a safe and stable place to live may be a key support for recovery. It is widely accepted within the substance use treatment field that people with addictions to alcohol and other drugs need both treatment plus a range of community-based resources to support recovery, including a safe environment in which to live. For many consumers, living in neighborhoods or buildings where there is a high degree of open drug sales and use of drugs makes it very difficult to abstain from or reduce their substance use. It is also believed that safe living situations also provide an essential environment in which healing and recovery can take place. *For more information regarding housing planning for people with substance use disorder, please see the San Diego Alcohol and Drug Services Housing and Services Report 2013:* <http://sandiego.camhsa.org/housing.aspx>

However, for many of the people who have a substance use disorder, housing is not needed as a way to prevent homelessness. People may live in housing that is not conducive to good health, but there is no imminent risk that they would become homeless. There is a body of recent research suggesting that many people who appear to be “at risk” of homelessness are actually quite unlikely to end up on the streets or in shelters if they do not receive housing assistance and instead will continue finding temporary housing situations.<sup>11</sup>

## ***San Diego Behavioral Health Housing Survey***

From June to September 2013, the behavioral health community distributed surveys to San Diego Behavioral Health Administration clients in a wide range of settings, including through community partners such as NAMI and RICA, as well as the clubhouses, hospitals, board and cares, residential treatment facilities, sober living, independent livings, etc. In addition to the survey, respondents received a resource handout that described a wide range of housing resources in San Diego, which is included in Appendix B. Over 750 unique surveys were completed, providing a rich set of information regarding behavioral health clients’ experiences of housing. Respondents overall wanted higher quality housing than their current housing situation, but were realistic about financial limitations. There was considerable interest expressed in:

- living in a “place of my own”
- to have greater privacy
- to avoid smokers
- to be reunited with children

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<sup>11</sup> <http://www.endhomelessness.org/library/entry/prevention-targeting-101>

- to live with a significant other

Many expressed a dream to own their own home. While those currently living with family members were grateful to have that option, most wanted the independence of living on their own.

The greatest obstacles expressed revolved around income and affordability. Housing is not affordable for the respondents and they expressed barriers in:

- not being able to afford to live in a place where they feel safe,
- paying deposits and utilities,
- poor credit history, and
- insufficient income to afford rent and food

Other barriers include stigma with having a mental illness, pet policies, lack of transportation, LGBT discrimination, cost of prescriptions, poor rental history, and criminal background checks. Many survey respondents noted poor credit histories and could benefit from assistance in applying for housing.

Finally, respondents expressed a need to better understand Section 8 housing subsidy, particularly how to apply for Section 8 and keep current on the list:

- 11% of respondents reported currently receiving Section 8
- 27% reported being on the Section 8 waitlist
- 19% not knowing whether they were on the waitlist or not
- 39% reported having difficulty keeping their information current on the Section 8 waitlist with almost half reporting that they do not have access to the internet

## Chapter 4: Housing and Services Resources

There are a range of housing options that are dedicated to or available to people with behavioral health issues in San Diego. Appendix A includes an inventory of housing that is available in San Diego for people with mental illness or people in recovery from substance use disorder. Note that some of this housing is dedicated to people with behavioral health issues, however much of it is available to, but not necessarily dedicated to, a behavioral health population. The range of housing options is described below.

### ***Behavioral Health Housing Options***

- *Emergency Shelter* – Beds are dedicated to homeless individuals regardless of mental illness condition. There are some specific emergency shelter beds that are designated for persons with mental illness. Residents may stay up to 90 days. Example: Interfaith Community Services' Tikkun Home.
- *Detoxification Facility* - Detoxification provides a safe, clean and caring environment to clean the body of the toxic effects of drugs and alcohol, while under the supervision of trained staff. Example: Volunteers of America, McAlister Institute, The Fellowship Center.
- *Crisis Residential Treatment Center* – 69 treatment beds are dedicated to individuals with mental illness who are in a crisis situation. Length of stay is limited to less than two weeks. These programs are considered an alternative to psychiatric hospitalization. Example: Community Research Foundation's START facilities.
- *Licensed Board & Care (B&C)* – Board and Care facilities, licensed by the State of California Community Care and Licensing Division, are permitted to dispense medications. Most Board and Cares in San Diego County provide care for less than ten residents at a time, although a small number have space for more than 40 residents. The purpose of the Board and Care facilities is to provide continued outpatient stability. In most facilities, residents share rooms. Example: Volunteers of America's Troy Center.
  - *Augmented Services Program* – B & C that provided additional support services for clients enrolled in the program via case management services.
- *Residential Treatment* – There are a variety of Residential Treatment options for people with a substance use disorder in San Diego. Programs range from 90-day to long-term (12 month), and can be either voluntary or court-ordered. Example: The Fellowship Center, Volunteers of America, Community Resources and Self Help (CRASH).
- *Independent Living* - The term Independent Living is used to describe a wide array of housing for many different types of residents. Independent Livings who are members of the *Independent Living Association* are privately-owned homes or complexes that provide housing for adults with mental illness and other disabling health conditions. They serve residents that do not need medication oversight, are able to function without supervision, and live independently.
- *Sober Living* – Alcohol-free and drug-free living facilities for individuals in recovery from alcohol or drug addiction. There are a limited number of these facilities in the County that specifically target individuals with mental illness. Example: Mental Health Systems, Inc.'s Sisters Sober Living.
- *Transition in Place/Rapid Rehousing* - provides financial assistance and services to prevent individuals and families from becoming homeless. Helps those who are homeless to be

quickly re-housed and stabilized, such as short or medium-term rental assistance, mediation, credit counseling, security or utility deposits, utility payments, moving cost assistance, and case management. Example: San Diego Housing Commission Rapid Re-Housing Program.

- *Transitional Housing* – Beds are dedicated to homeless individuals with mental illness. Tenants may stay for a time-limited period, ranging from 3 months up to 2 years. Tenants must participate in programs and services offered in Transitional Housing. Example: Episcopal Community Services’ Downtown Safe Haven.
- *Permanent Supportive Housing* – Units are dedicated to individuals with mental illness. Tenants hold leases with no limit to length of stay. Services are primarily voluntary and not a condition for remaining in the housing. Not a treatment environment. Example: The Association for Community Housing Solutions’ (TACHS) Del Mar Apartments.
- *Affordable Housing* - Any housing in which the financing and/or operations are subsidized to make the units affordable to people who are low income. On-site services include coordination (information and referral, tenant problem solving), adult education classes and community building activities. Example: Wakeland, Community Housing Works, Chelsea Investment Corp.

## **Special Programs in San Diego**

In addition, San Diego has established a number of special programs that offer additional housing options for people with behavioral health issues, including:

- *HOME-Family Reunification Tenant-Based Rental Assistance Program*: Since 2004, the County of San Diego has funded a tenant-based rental assistance program for approximately 40 families participating in the Dependency Court’s Substance Abuse Recovery Management System (SARMS) program. It is a collaborative effort among the County Health and Human Services Agency Behavioral Health Services and Child Welfare Services, the Housing Authority of the County of San Diego, and the County Department of Housing and Community Development.
- *Serial Inebriate Program (SIP)*: In 2000, the nationally recognized “best practice” Serial Inebriate Program began in an innovative effort to reduce the number of chronic homeless alcoholics cycling in and out of detox centers, jails, and local emergency rooms. The City/County-funded program offers treatment in lieu of custody time for public intoxication. Services and housing are provided to program participants through the program operator, Mental Health Systems, Inc., over a six-month period of time.
- *Vulnerability Index*: The Ending Homelessness in Downtown San Diego Campaign leads an effort to identify, house and provide services to the most vulnerable homeless individuals sleeping on the streets of downtown San Diego, including those with mental illness and substance use disorders. The San Diego Housing Commission and the County of San Diego’s Health and Human Services Agency combine resources together to provide homeless households with permanent supportive housing and wraparound services.
- *Project 25*: In 2011, the United Way of San Diego “Home Again” campaign, in partnership with the County of San Diego Behavioral Health Services, the San Diego Housing Commission, Telecare, and St. Vincent de Paul Village, began San Diego’s first “Frequent User” initiative, which identified at least 25 of San Diego’s chronically homeless individuals who are among the most “Frequent Users” of public resources and provided them with long-term housing and supportive services.
- *AB109*: Starting on October 1, 2011, Criminal Justice Alignment began in California, meaning that non-violent, non-serious, and non-sexual criminals who also have no prior

convictions for these types of offenses can now serve sentences locally. To respond to the needs of homeless AB109 offenders, the Community Corrections Partnership (CCP) approved a pilot project, the AB109 Housing Program, to provide up to 12 months of transitional housing support to qualified realigned offenders as they work toward self-sustainability. The Housing Program provides a safe, sanitary, and stable living environment in accordance with the assessed needs of participants, thereby increasing their ability to achieve their conditions of probation, gain reliable income, and successfully re-integrate in the community.

### ***Housing Development Resources***

The need for additional affordable and supportive housing in the San Diego region is clear. In seeking to leverage local, state and federal funds to create new affordable and supportive housing opportunities, it is important to maximize the use of these available resources:

- 4% and 9% Low Income Housing Tax Credits (LIHTC)
- Conventional Financing / Loans
- Federal Home Loan Bank (AHP)
- Local Continuum of Care resources (Homeless Emergency Assistance and Rapid Transition to Housing - *HEARTH*)
- Locally controlled Housing Funds:
  - Civic San Diego and other redevelopment successor agencies
  - Housing Authorities: San Diego Housing Commission, County Housing and Community Development, City of Carlsbad Housing Agency, City of Escondido Housing Department, City of Encinitas Housing Department, City of Oceanside, City of Santee, National City Housing Agency, and City of Vista Housing Department
- Mental Health Services Act Housing Program (CalHFA) – includes capital and operating funds
- Other possible resources, including developer equity (such as land) or private philanthropy

### ***Behavioral Health Services Resources***

Overall, it is important to scan the full range of potential Behavioral Health resources available to support services for people with mental illness, substance use disorder, or co-occurring disorders. The following local, state and federal sources are all important supports for behavioral health services in San Diego:

- California Work Opportunity and Responsibility to Kids (CalWORKs)
- City and County General Funds
- Community Mental Health Services (CMHS) Block Grant
- Community Services Block Grant (CSBG)
- County Mental Health Funding:
  - Federal Medicaid
  - Realignment
- Federally Qualified Health Centers (FQHC)
- Health Center Grants for Homeless Populations
- Homeless Veterans Reintegration Program (HVRP)
- Housing Opportunities for Persons with Aids (HOPWA)

- Independent Living Program
- Mental Health Services Act (MHSA)
- Patient Protection and Affordable Care Act (PPACA)
- Projects for Assistance in Transition from Homelessness
- Ryan White Comprehensive AIDS Resources Emergency (care) Act programs
- Social Services Block Grant (SSBG)
- Substance Abuse and Mental Health Services Administration (SAMHSA):
  - Services Grants, Infrastructure Grants, Best Practices Planning and Implementation Grants, and Service-to-Science Grants, Cooperative Agreements to Benefit Homeless Individuals (CABHI)
- Substance Abuse Prevention and Treatment (SAPT) Block Grant
- Temporary Assistance for Needy Families (TANF)
- Transitional Housing Placement Plus (THP-Plus) and THP-Foster Care
- Transitional Living Program for Older Homeless Youth (TLP)
- Veterans' Employment Program

## Chapter 5: Mental Health Services Act Housing Program

The Mental Health Services Act (MHSA) Housing Program has transformed the range of housing options for people with serious mental illness in San Diego County. MHSA is funded through a 1% income tax on personal income over \$1 million to be used for mental health care in California. MHSA's goal has been to transform the mental health system in California so that those who are unserved or under-served can access responsive client- and family-centered care that is oriented toward wellness and recovery. In addition, MHSA explicitly recognizes that a lack of housing for individuals with mental health issues is a barrier to wellness and recovery, and in San Diego \$33 million was dedicated to the creation of new supportive housing units. The resources of the MHSA Housing Program have brought many new housing and services partners together to create unprecedented integrated affordable and supportive housing options across the County. Since the implementation of the program in San Diego, the following results have been achieved:

- **241 units of MHSA Developed Housing:** 101 units of MHSA housing are currently open and leased up in seven housing developments across the County, with an additional 359 units of affordable housing that are integrated with these MHSA developments. The \$22 million in MHSA Housing Program capital funds is leveraging over \$450 million in other funding including Low Income Housing Tax Credits, State funding (SHP, TOD, Infill, etc.) and local funding (Civic San Diego, San Diego Housing Commission, Carlsbad, Lemon Grove, San Marcos) for the development of 241 MHSA units and 1,127 other affordable housing units. A map of these developments can be found in Appendix C. In addition, Civic San Diego has adopted a requirement that a minimum of 15% of units in new affordable housing developments receiving agency funding be set aside for homeless or at-risk populations. Project based Section 8 vouchers have also been leveraged in four MHSA Housing developments.
- **237 Partnership Units across the County:** Partnering with the San Diego Housing Commission, the County has leveraged its services funding to secure 135 sponsor-based vouchers (95 for persons with serious mental illness and 40 for persons with substance use issues). In addition, in partnership with the local Continuum of Care which oversees San Diego's application for federal Housing and Urban Development (HUD) Homelessness funding, 102 Shelter Plus Care vouchers provide housing subsidies for people served by County Behavioral Health Services.
- **Importance of Housing in Recovery:** Since FY 08-09, the County and their technical housing consultant, CSH, have conducted 30 focus groups with 365 MHSA FSP-enrolled clients to assess their experiences with housing and services. In addition, in FY 09-10, conducted comprehensive survey of 633 MHSA FSP-enrolled clients. Consumers consistently rate quality affordable housing as one of their greatest needs. They report that housing is the foundation to live a healthy lifestyle and achieve recovery goals. Through the annual focus groups, FSP enrollees have consistently indicated that housing has helped them achieve personal goals such as working to achieve recovery, having a sense of security, the ability to work and/or go to school, and the opportunity to take care of health issues.
- **Housing MHSA FSP Clients:** The County's goal is to have at least 85% of MHSA Full Service Partnership clients living in housing. As of December 1, 2013, the FSPs had 97% of

their clients housed with 74% of clients living in permanent housing, an increase over the previous year in which 71% of clients were living in permanent housing<sup>12</sup>. To make this possible BHS has integrated on an ongoing basis over \$3.1 M in Community Supports and Services (CSS) funding exclusively for housing support among the Full Service Partnership. Today we have over 1,100 clients in an array of housing options.

Table 1: FSP Clients Housing Situation as of December 1, 2013

<i><b>Permanent Housing</b></i>	<b>Number</b>	<b>Percent of Total FSP clients</b>
Developed MHSA Units	<b>115</b>	<b>10%</b>
MHSA Leased Units	<b>274</b>	<b>23%</b>
Shelter Plus Care	<b>102</b>	<b>8.5%</b>
Clients with Project-Based Section 8	<b>63</b>	<b>5%</b>
Clients with Tenant-Based Section 8	<b>43</b>	<b>3.5%</b>
Clients in Other Affordable housing <sup>13</sup>	<b>22</b>	<b>2%</b>
Clients without Subsidy	<b>185</b>	<b>16%</b>
Sponsor Based Vouchers	<b>69</b>	<b>6%</b>
<b><i>Total Clients in Permanent Housing</i></b>	<b>873</b>	<b>74%</b>
<b><i>Other Housing</i></b>		
Clients living w/ Family/Friends	<b>45</b>	<b>4%</b>
Clients living in Emergency Housing	<b>7</b>	<b>0.5%</b>
Clients living in Transitional Housing	<b>56</b>	<b>4.5%</b>
Clients living in Licensed Facilities (Board and Care, Long-Term Care Hospital, Assisted Living, etc.)	<b>152</b>	<b>13%</b>
Other (streets, unknown living situation, etc.)	<b>51</b>	<b>4%</b>
<b><i>Total Clients in Other Housing</i></b>	<b>311</b>	<b>26%</b>
<b>Total FSP Clients</b>	<b>1184</b>	<b>100%</b>

<sup>12</sup> Housing is defined as emergency housing, transitional housing, permanent housing, skilled nursing facility, board and care, assisted living, and living with family/friends.

<sup>13</sup> In this table, affordable housing is permanent housing where the rents are subsidized to make them affordable to the tenant.

## ***Continuing the MHSA Housing Program***

As developers continue to apply for MHSA Housing Program funds in San Diego, the County has developed and updates annually the MHSA Housing Program Guidelines and Recommendations (found in Appendix D). These Guidelines and Recommendations outline the criteria and priorities in creating new MHSA Housing in the County.

It is important to note that the County of San Diego has committed virtually all of the \$33 million of the initial allocation of MHSA Housing funds and has the option to continue to assign monies as they become available to the California Housing Finance Agency (CalHFA) to administer on their behalf. These monies can be derived from a number of sources:

- Any MHSA Housing development that has a current commitment of Capitalized Operating Subsidy Reserve (COSR) that receives a subsequent commitment of operating funds (such as Project Based Section 8 or Shelter Plus Care), will have the portion of COSR that is no longer needed for the project returned to San Diego's MHSA Housing Program fund account that is administered by CalHFA. There are several projects in San Diego that could potentially receive Project Based Section 8 in the future, depending on the availability of vouchers particularly through the San Diego Housing Commission and County Housing and Community Development
- The Housing Council has identified a goal of assigning \$3 to \$5 million/year to the MHSA Housing Program depending on availability of MHSA funds locally. When funds are available to assign to CalHFA, this would provide a powerful ongoing source to create additional MHSA Housing units across the county.

## Chapter 6: Behavioral Health Housing Five Year Goals

This Behavioral Health Housing Plan outlines the following Five Year Goals in seeking to maximize housing options for people with behavioral health issues and limited means in the County of San Diego. Each key goal area includes identified strategies and activities to pursue over five fiscal years. The following Chapter outlines the process of evaluating progress against the goals and opportunities to make mid-course adjustments as the strategies and activities are implemented. The six Goals are to:

1. Expand Inventory of Affordable and Supportive Housing
2. Increase Access to Independent Living Options
3. Provide Opportunities to “Move On” to More Independent Housing Options
4. Expand Opportunities to Increase Income (Employment and Benefits)
5. Lessen Isolation and Keep People Connected to Their Communities
6. Develop Improved Data Collection and Analysis Capacity

The following table outlines the key strategies and activities associated with each goal. The Housing Council Work Group will develop an annual implementation plan to prioritize the implementation of this plan and to assess the effectiveness and outcomes on an ongoing basis.

<b>Goal 1: Expand Inventory of Affordable and Supportive Housing</b>	
<b>Strategy</b>	<b>Activities</b>
a. Identify additional funding sources for housing development (e.g. Section 811, Project Based Housing Choice Vouchers)	Promote understanding of these funding sources and align local programs with eligibility criteria
b. Align services commitments with capital subsidies	Meet with local housing agencies to identify potential housing resources and discuss potential to align with available services
c. Work with local Housing Authorities to commit additional rental subsidies to create supportive housing for ADS/MH/DD population	Meet with local Housing Authorities to identify Project Based Section 8 and Sponsor Based Section 8 opportunities
d. Invest \$3 to \$5 million annually in Mental Health Services Act (MHSA) funds for MHSA Housing Program	Assign funds, as available, to MHSA Housing program
e. Track zoning ordinances in cities across San Diego to ensure they do not limit ability to establish shared living options (Independent Livings, Sober Living, etc.)	Summarize zoning ordinance regarding shared housing by municipality and track any proposed changes

<b>Goal 2. Increase Access to Independent Living Options</b>	
<b>Strategy</b>	<b>Activities</b>
a. Identify short-term rental assistance and rapid rehousing programs that can be better aligned to provide housing to the ADS/MH/DD population	Create a summary of rental assistance programs in the County and identify any barriers that would be faced by the ADS/MH/DD population

<p>b. Identify long-term rental assistance programs that can be better aligned to provide housing to ADS/MH/DD population</p>	<ul style="list-style-type: none"> <li>• Review Housing Authority policies (e.g. preferences in the Section 8 program) to see how they can address housing needs for this population</li> <li>• Embed sustainable housing subsidy funds within ongoing/expanded FSP programs</li> </ul>
<p>c. Expand availability of housing search/placement assistance as a service for MH/ADS/DD population</p>	<p>Identify housing funding opportunities for housing search/placement services</p>
<p>d. Implement landlord recruitment strategies</p>	<ul style="list-style-type: none"> <li>• Recruit a private sector landlord representative to the Housing Council</li> <li>• Develop an award program for landlords who are involved with special needs initiatives</li> <li>• Anti-stigma training for landlords</li> </ul>
<p>e. Reduce barriers to housing such as criminal/credit screenings</p>	<ul style="list-style-type: none"> <li>• Work with housing providers and housing authorities to educate them on housing the ADS/MH/DD population</li> <li>• Identify barriers to leveraging funding resources</li> </ul>
<p>f. Partner with Independent Livings, Sober Living Homes and residential treatment providers to educate them on reasonable accommodation policies, appeal processes, and other ways to advocate for their clients during the housing application process</p>	<p>Create training curriculum collaboratively with the Independent Living Association, the Sober Living Coalition, Residential Care Committee, etc.</p>
<p>g. Identify opportunities to expand housing options for specific subpopulations, particularly women and men with children (children 10+ in particular)</p>	<p>Summarize best practices for housing specific subpopulations (e.g. Temporary Assistance for Needy Families (TANF); etc.)</p>
<p>h. Coordinate and collaborate with San Diego County Continuum of Care as they develop a new system for coordinated entry, assessment and referral for homeless people to ensure it is aligned with goals and objectives of the Behavioral Health system</p>	<p>Ensure the BH Housing Council representative for regular Continuum of Care (CoC) Meetings aligns Housing Council efforts with the CoC coordinated entry efforts</p>
<p>i. Explore opportunities for centralized housing search assistance for the ADS/MH/DD population to help providers locate and secure housing for their clients</p>	<p>Collaborate with local efforts to create a regional housing database</p>
<p>j. Improve information/education for clients on available housing resources, particularly Housing Choice Voucher (Section 8) program (how to get on list, etc.)</p>	<p>Identify opportunities to provide information to clients regarding affordable housing options in San Diego County (e.g. NAMI; RICA; Clubhouses; etc.)</p>

<b>Goal 3. Provide Opportunities to “Move On” To More Independent Housing Options</b>	
<b>Strategy</b>	<b>Activities</b>
a. Educate Independent Livings, Sober Living Home operators and Residential Treatment providers on housing resources and programs	<ul style="list-style-type: none"> <li>• Develop informational materials on housing resources</li> <li>• Develop strategies for greater collaboration between sober living homes and SDBHS, contracted providers, and the medical community to improve service coordination and medication management for residents</li> </ul>
b. Identify incentives for individuals living in Board and Care to move to more independent housing settings	Design and implement a strategy to assess individuals living in Board and Care and supportive housing to determine who is interested in moving on
c. Work with Board and Care providers to admit people with high levels of need	Provide training to Board and Care staff on WRAP and other topics
d. Support behavioral health clients in supportive housing (S+C, MHSA) in moving to affordable housing	<ul style="list-style-type: none"> <li>• Assess level of care needs</li> <li>• Identify funding sources for transition costs (e.g. moving vans, deposits, etc.)</li> <li>• Explore using Housing Choice Vouchers to help clients “move on” from Shelter Plus Care, MHSA units, Board and Care, etc.</li> </ul>

<b>Goal 4. Expand Opportunities to Increase Income (Employment and Benefits)</b>	
<b>Strategy</b>	<b>Activities</b>
a. Explore opportunities for ADS and MH providers to partner with mainstream employment resources (such as San Diego Workforce Partnership (SDWP)) as well as focused initiatives (e.g. Fairweather Lodge).	<ul style="list-style-type: none"> <li>• Work with SDWP to identify employment opportunities for the ADS/MH/DD population, including identifying employment, training, apprenticeship and transportation assistance</li> <li>• Explore the expansion of focused initiatives, such as increasing the number of Fairweather Lodge projects</li> </ul>
b. Align Housing Planning efforts with Supported Employment Strategic Planning efforts	Identify a Housing Council representative to participate in the Supported Employment Strategic Planning efforts
c. Explore opportunities for ADS and MH providers to partner with mainstream benefits providers to provide assistance in applying for Supplemental Security Income (SSI) and other benefits.	Continue to support participation in benefits assistance efforts (Legal Aid; Clubhouses; HOPE San Diego; etc.)

<b>Goal 5: Lessen Isolation and Keep People Connected to Their Communities</b>	
<b>Strategy</b>	<b>Activities</b>
a. Link residents in permanent supportive housing, Board and Care, Independent Living, Sober Living, and other housing options with NAMI’s Helpline, MHS’ warm line, peer advocacy programs, etc.	Promote services offered by NAMI, RICA, MHS, etc. with landlords, Board and Care operators, Sober Living providers, etc.

<b>Goal 6. Develop Improved Data Collection and Analysis Capacity</b>	
<b>Strategy</b>	<b>Activities</b>
a. Align housing status categories and definitions in Behavioral Health data systems with categories used in Homeless Management Information System (HMIS) to improve understanding of the MH/ADS/DD and homeless populations and how they overlap	<ul style="list-style-type: none"> <li>• Work with the County to review housing categories in the ADS Data Book and explore the feasibility of incorporating categories that correspond to those in the HMIS</li> </ul>
b. Raise awareness of need for research regarding the management of opiate medications in various settings; as well as research on the outcomes of various housing models and programs that allow for relapse	

## **Chapter 7: Annual Evaluation and Update**

This Behavioral Health Housing Plan is designed as a living document that is updated annually to chart progress toward the Plan's goals, and the changing dynamics in the County. In addition, the MHSa Housing Program Guidelines and Recommendations will be updated annually to ensure any new MHSa housing developments are responsive to tenants needs.

An annual Implementation Plan will be developed through the Behavioral Health Housing Council Work Group to map out the specific annual priorities and activities in any given fiscal year and the Work Group will chart progress against the plan. In addition, San Diego Behavioral Health Services Administration and the Housing Council will review and evaluate the Behavioral Health Housing Plan and the year's accomplishments at the end of each fiscal year.

## **Appendices**

- A. Behavioral Health Housing Inventory
- B. Housing Agencies and Consumer Resources
- C. MHSA Housing Developments Map
- D. MHSA Housing Program Guidelines and Recommendations
- E. Glossary

## Appendix A. Behavioral Health Housing Inventory



*San Diego County Health and Human Services Agency  
Adult/Older Adult Behavioral Health Services  
Housing Inventory*

The Housing Inventory is a compilation of emergency, transitional, and permanent housing, along with residential treatment and sober living homes. The Housing Inventory is a list of housing that is made available to persons with mental illness or persons in recovery from substance use addiction. Some of the housing is dedicated to these individuals but much of the housing is available, but not necessarily dedicated, these individuals. Please note that this list is not meant to be comprehensive but is meant to provide mental health and substance use service providers with a list of housing that may be available to their clients.

Emergency Shelter

For emergency shelter beds and availability, please contact 211 San Diego by dialing 2-1-1 or online at [211sandiego.org](http://211sandiego.org).

Licensed Board & Care

For listings of Licensed Board and Care facilities, please contact 211 San Diego by dialing 2-1-1 or online at [211sandiego.org](http://211sandiego.org).

Independent Living Homes

For listings of Independent Living Homes, please visit the ILA Independent Living Association, at [ilasd.org](http://ilasd.org) or by calling (858) 609-7960.

Affordable Housing

For listings of Affordable Housing units, please visit the San Diego Housing Federation at [housingsandiego.org/what-is-affordable-housing/where-do-you-find-it](http://housingsandiego.org/what-is-affordable-housing/where-do-you-find-it).

Sober Living Homes

For Sober Living Homes listings, please visit the following organizations:

- San Diego Sober Living Coalition - [sdslc.org](http://sdslc.org)
- California Association of Addiction Recovery - [caarr.org](http://caarr.org)
- The Sober Living Network - [soberhousing.net/san-diego-sober-living.html](http://soberhousing.net/san-diego-sober-living.html)

The County of San Diego Health and Human Services Agency, Behavioral Health Services Administration has produced the Housing Inventory (in collaboration with CSH and the San Diego Housing Federation) as a service to the community. The County does not endorse any of the housing programs listed. If you have any questions about the Housing Inventory or are aware of information contained in the Housing Inventory that you believe to be incorrect, please contact the Corporation for Supportive Housing at (619) 232-1982.



**San Diego County Health and Human Services Agency  
Adult/Older Adult Behavioral Health Services  
Housing Inventory**



Organization	Program Name	Population	Clientele Services	Address	City	Zip Code	Region	Phone Number
<b><u>EMERGENCY HOUSING</u></b>								
<b><i>Central Region</i></b>								
Catholic Charities	Rachel's Night Shelter	Homeless Women	Case Mgmt	798 9th Avenue	San Diego	92101	Central	(619) 696-0873
Community Research Foundation	Jay Barreto Crisis Center	Men/Women w/ SMI	Severely Mentally Ill	2865 Logan Ave.	San Diego	92113	Central	(619) 232-4375
Community Research Foundation	Vista Balboa Crisis Center	Men/Women w/ SMI	Severely Mentally Ill	545 Laurel St.	San Diego	92101	Central	(619) 233-4399
Community Research Foundation	New Vistas Crisis Center	Men/Women w/ SMI	Severely Mentally Ill, Substance use	734 10th Ave.	San Diego	92101	Central	(619) 239-4663
Ecumenical Council of San Diego (ECSD)	Interfaith Shelter Network: Rotation Shelter- Claremont/KM	Singles, Couples and families	Work w/ social service agency	1880 3rd Avenue #13	Varies	92101	Central	(619) 702-5399
Ecumenical Council of San Diego (ECSD)	Interfaith Shelter Network: Rotation Shelter- SD Beaches	Singles, Couples and families	Work w/ social service agency	1880 3rd Avenue #13	Varies	92101	Central	(619) 702-5399
Ecumenical Council of San Diego (ECSD)	Interfaith Shelter Network: Rotation Shelter- SD Inland	Singles, Couples and families	Work w/ social service agency	1880 3rd Avenue #13	Varies	92101	Central	(619) 702-5399
Ecumenical Council of San Diego (ECSD)	Interfaith Shelter Network: Rotation Shelter- South Bay	Singles, Couples and families	Work w/ social service agency	1880 3rd Avenue #13	Varies	92101	Central	(619) 702-5399
San Diego Rescue Mission	Nueva Vida Haven	Women & Women w/children (under 16)	None	120 Elm Street	San Diego	92101	Central	(619) 819-1844



**San Diego County Health and Human Services Agency  
Adult/Older Adult Behavioral Health Services  
Housing Inventory**



Organization	Program Name	Population	Clientele Services	Address	City	Zip Code	Region	Phone Number
<b>YWCA of San Diego County</b>	Becky's House Emergency Shelter	Women, Women w/children & DV	Counseling groups, individual sessions, case mgmt.	P.O. Box 126398 OR Admin. Office: 1012 C Street, San Diego 92101	San Diego	92101	Central	24 hr. DV hotline: (619) 234-3164 OR Admin. Office: (619) 239-0355
<b><i>East Region</i></b>								
<b>Community Research Foundation</b>	Halcyon Crisis Center	Men/Women w/ SMI	Acute Mentally Ill	1664 Broadway	El Cajon	92021	East	(619) 579-8685
<b>East County Transitional Living Center, Inc.</b>	East County Transitional Living Center	Men, Women & Families	Case Mgmt, AA prog, Anger Mgmt sessions	1527 E. Main St.	El Cajon	92021	East	(619) 442-0457
<b>Volunteers of America</b>	Carlton G Luhman Center - Families	Men	General homeless & Mentally Ill	290 S. Magnolia Ave.	El Cajon	92020	East	(619) 447-2428
<b><i>North Central Region</i></b>								
<b>Center for Community Solutions (CCS)</b>	Project Safehouse	DV Victims and Sexual Assault Victims, Elder use	No	4508 Mission Bay Drive	San Diego	92109	North Central	(619) 631-6442
<b><i>North Coastal Region</i></b>								
<b>Bread of Life, Inc.</b>	Bread of Life Rescue Mission	Homeless	Homeless	1919 Apple Street	Oceanside	92054	North Coastal	(760) 521-8722
<b>Catholic Charities</b>	La Posada De Guadalupe	Homeless Men	Case Mgmt	2478 Impala Drive	Carlsbad	92010	North Coastal	(760) 929-2322
<b>Community Research Foundation</b>	Turning Point Crisis Center	Men/Women w/ SMI	Severely Mentally Ill	1738 South Tremont St.	Oceanside	92054	North Coastal	(760) 439-2800
<b>McAlister Institute</b>	Todd House	Men	Homeless housing, substance use detox	2821 Oceanside Blvd.	Oceanside	92054	North Coastal	(760) 721-2781
<b>Operation Hope</b>	Vista Winter Shelter	Women & Families		123 West Orange Street	Vista	92083	North Coastal	(760) 536-3880



**San Diego County Health and Human Services Agency  
Adult/Older Adult Behavioral Health Services  
Housing Inventory**



Organization	Program Name	Population	Clientele Services	Address	City	Zip Code	Region	Phone Number
<b>Women's Resource Center</b>	Transition House-Alternative Program	Men/Women/Families		1963 Apple Street		92054	North Coastal	(760) 757-3500
<b>North Inland Region</b>								
<b>Center for Community Solutions (CCS)</b>	Hidden Valley House Shelter	Men/Women w/Domestic Violence & Sexual Assault	Domestic Violence & Sexual Assault	240 South Hickory Drive	Escondido	92025	North Inland	(760) 480-0055
<b>Interfaith Community Services</b>	Recuperative Care	Veterans & Non-Veterans recovering	Women & Men w/ severe illness	550 W. Washington Ave. Ste B	Escondido	92025	North Inland	(760) 489-6380
<b>South Region</b>								
<b>Community Research Foundation</b>	Isis Center	Men/Women w/ SMI	Severely Mentally Ill	892 27th St.	San Diego	92154	South	(619) 575-4687
<b>South Bay Community Services</b>	Casa Nueva Vida	Homeless Families		430 F Street	Chula Vista	91910	South	(619) 420-3620
<b><u>TRANSITIONAL HOUSING</u></b>								
<b>Central Region</b>								
<b>Big Sister League of San Diego, Inc.</b>	Big Sister League of San Diego, Inc.	Women w/Mental Illness	No	115 Redwood Street	San Diego	92103	Central	(619) 692-1485
<b>Catholic Charities</b>	House of Rachel	Homeless Women, ages 50 and older	Case Mgmt	Undisclosed	San Diego	92103	Central	(619) 231-2828
<b>Episcopal Community Services</b>	Uptown Safe Haven	Men/Women	Severely Mentally Ill; Case Mgmt, counseling to permanent housing	2822 5th Ave.	San Diego	92103	Central	(619) 294-7013
<b>Episcopal Community Services</b>	Downtown Safe Haven	Men/Women	Severely Mentally Ill; Case Mgmt, counseling to permanent housing	1425 "C" St.	San Diego	92101	Central	(619) 955-8217
<b>San Diego Rescue Mission</b>	Men's Center	Homeless Men	Drug & Alcohol classes, Bible Study, Therapy	120 Elm Street	San Diego	92101	Central	(619) 687-3720



**San Diego County Health and Human Services Agency  
Adult/Older Adult Behavioral Health Services  
Housing Inventory**



Organization	Program Name	Population	Clientele Services	Address	City	Zip Code	Region	Phone Number
<b>San Diego Rescue Mission</b>	Women's & Children Center	Homeless Women & Women w/children (under 12)	Drug & Alcohol classes, Bible Study, Therapy	120 Elm Street	San Diego	92101	Central	(619) 687-3720
<b>St. Vincent de Paul Village</b>	Paul Mirabile Center	Men/Women	Yes	1501 Imperial Ave.	San Diego	92101	Central	(619) 233-8500
<b>St. Vincent de Paul Village</b>	Bishop Maher Center: Men's Fresh Start	Men	Yes	1501 Imperial Ave.	San Diego	92101	Central	(619) 233-8500
<b>St. Vincent de Paul Village</b>	Joan Kroc Center: Women's Program	Homeless Women	Yes	1501 Imperial Ave.	San Diego	92101	Central	(619) 233-8500
<b>St. Vincent de Paul Village</b>	Joan Kroc Center for Families	Homeless Families w/children	Yes	1501 Imperial Ave.	San Diego	92101	Central	(619) 233-8500
<b>St. Vincent de Paul Village</b>	Josue Homes	Men/Women w/HIV/AIDS	Yes	5120 70th Street	San Diego	92115	Central	(619) 233-8500
<b>St. Vincent de Paul Village</b>	S.T.E.P. for Single Women	Homeless Women	Yes	1501 Imperial Ave.	San Diego	92101	Central	(619) 233-8500
<b>St. Vincent de Paul Village</b>	Family Living Center	Homeless Families w/children	Yes	1501 Imperial Ave.	San Diego	92101	Central	(619) 233-8500
<b>The Salvation Army</b>	The Haven	Homeless Families w/children		726 "F" Street	San Diego	92101	Central	(619) 231-6030
<b>The Salvation Army</b>	S.T.E.P.S.	Homeless Men	AA meetings, anger mgmt.	825 Seventh Avenue	San Diego	92101	Central	(619) 699-2238 OR (619) 699-2222
<b>The Salvation Army</b>	Adult Rehabilitation	Men/Women	Substance Use Treatment	1335 Broadway	San Diego	92101	Central	(619) 239-4037
<b>United States Mission</b>	Men's Shelter	Homeless Men & Women	No	237 Quail Street	San Diego	92102	Central	(619) 263-7003
<b>Vietnam Veterans Village of San Diego</b>	Mahedy House	Men/Women	SMI, Substance use	866 24th St.	San Diego		Central	(619) 393-2000



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Organization	Program Name	Population	Clientele Services	Address	City	Zip Code	Region	Phone Number
<b>Young Men's Christian Assoc. (YMCA)</b>	Turning Point Transitional Living	Youth, Men/Women ages 16-21 (with or without children)	Semi-supervised living; Case mgmt., employment & educational assistance; aftercare support	4145 Swift Ave., Suite 2	San Diego	92104	Central	(619) 640-9774
<b>YWCA of San Diego County</b>	Becky's House Transitional Housing Program	Single Women, Women w/ Children & DV	Counseling groups, individual sessions, case mgmt.	1012 C Street (Administrative Office)	San Diego	92101	Central	(619) 234-3164 OR Admin. Office: (619) 239-0355
<b>YWCA of San Diego County</b>	Cortez Hill Family Center	Families ONLY	Counseling groups, individual sessions, case mgmt.	1012 C Street	San Diego	92101	Central	(619) 239-0355 x301
<b>YWCA of San Diego County</b>	Passages	Single women, DV victims		1012 C Street	San Diego	92101	Central	(619) 239-0355
<b>East Region</b>								
<b>Crisis House</b>	Bridges to Independence: Disabled Adults	Men/Women w/disabilities & homeless	Case mgmt., counseling, career exploration	1034 North Magnolia	El Cajon	92020	East	(619) 444-1194 x310
<b>Crisis House</b>	New Journey: Domestic Violence Program	Homeless Women/ DV Victims	Case mgmt., clinical counseling	1034 North Magnolia	El Cajon	92020	East	(619) 444-1194 x320
<b>Crisis House</b>	FOCUS (Family Opportunity Consortium of SD)	Homeless Families	Weekly case mgmt., psycho-social assessment	1034 North Magnolia	El Cajon	92020	East	(619) 444-1194 x303
<b>East County Transitional Living Center, Inc.</b>	East County Transitional Living Center	Men, Women & Families	Case Mgmt, AA prog, Anger Mgmt sessions	1527 E. Main St.	El Cajon	92021	East	(619) 442-0457
<b>Volunteers of America</b>	Carlton G Luhman Center: Disability Program	Adults w/Disabilities & Veterans	SMI	290 S. Magnolia Ave.	El Cajon	92020	East	(619) 447-2428
<b>Volunteers of America</b>	Shelter Plus Care- Elderly	Adults w/Disabilities, 55 years and older	SMI	290 S. Magnolia Ave.	El Cajon	92020	East	(619) 447-2428
<b>Volunteers of America</b>	Shelter Plus Care Young Adult	Disabled Young Adults, 18-24 years old	SMI	290 S. Magnolia Ave.	El Cajon	92020	East	(619) 447-2428
<b>North Central Region</b>								



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Center for Community Solutions (CCS)	Next Step (EAST)	DV Victims singles or w/ children	No	4508 Mission Bay Drive	San Diego	92109	North Central	(619) 631-6442
Interfaith Shelter Network	El Nido	DV Victims	Confidential and Secure location; Fully furnished apartments	Confidential. Office hq: 3530 Camino del Rio North, Suite 301	San Diego	92108	North Central	(619) 563-9878 OR (619) 702-5399
San Diego Youth Services	Take Wing	Youth 16-24	None	3255 Wing Street	San Diego	92110	North Central	(619) 221-8600 x2254
The Salvation Army	Door of Hope Transitional Living	Homeless Women & Children		2799 Health Center Dr.	San Diego	92123	North Central	(858) 279-1100
<b>North Coastal Region</b>								
Community Housing Works	CENTRO	Adults, Families w/children	General Aid to families	1820 S. Escondido Blvd.	Vista	92083	North Coastal	(760) 432-6678 x5470
Community Research Foundation	Casa Pacifica	Men/Women w/ SMI		321 Cassidy Avenue	Oceanside	92054	North Coastal	(760) 721-2171
Interfaith Community Services	Oceanside Veteran Apartments	Men/Women, Veterans	Veterans recoup program	2195 Oceanside Blvd.	Oceanside	92054	North Coastal	(760) 489-6380 OR (760) 721-2117
McAlister Institute	HUD Sober Living	Men	Homeless housing, substance use detox	2821 Oceanside Blvd.	Oceanside	92054	North Coastal	(760) 721-2781
North County Solutions for Change	Intake Access Center	Families	Case mgmt., but most services offered off-site	890 East Vista Way	Vista	92084	North Coastal	(760) 941-6545
North County Solutions for Change	Solutions Family Center	Families	Case mgmt., food pantry	722 West California Ave.	Vista	92083	North Coastal	(760) 941-6545
<b>North Inland Region</b>								
Interfaith Community Services	Tikkun Home	Women w/Mental Illness	Women w/ Mental illness	550 W. Washington Ave. Ste B	Escondido	92025	North Inland	(760) 520-8306
Interfaith Community Services	Corinne's Cottage	Women w/Mental Illness	Women w/ Mental illness	550 W. Washington Ave. Ste B	Escondido	92025	North Inland	(760) 489-6380



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Organization	Program Name	Population	Clientele Services	Address	City	Zip Code	Region	Phone Number
Interfaith Community Services	Men's Shelter	Men w/Mental Illness	Men w/ Mental illness	550 W. Washington Ave. Ste B	Escondido	92025	North Inland	(760) 489-6380
Interfaith Community Services	Casaworks for Families	Women with Children		550 W. Washington Ave. Ste B	Escondido	92025	North Inland	(760) 489-6380
Interfaith Community Services	Aster Street Veterans Apartments	Veteran Men		550 W. Washington Ave. Ste B	Escondido	92025	North Inland	(760) 489-6380
Interfaith Community Services	Genesis I & II	Families w/children		550 W. Washington Ave. Ste B	Escondido	92025	North Inland	(760) 520-8306
Interfaith Community Services	Merle's Place	Men, Veterans	Veterans recoup program	550 W. Washington Ave. Ste B	Escondido	92025	North Inland	(760) 489-6380
Young Men's Christian Assoc. (YMCA)	Mary's House	Young Women 18-24	Semi-supervised living; Case mgmt., employment & educational assistance; aftercare support	4080 Centre, Suite 101	Escondido	92029	North Inland	(760) 746-1944
<b>South Region</b>								
South Bay Community Services	Victorian Heights	Homeless Women	Victims of Domestic & Substance use	430 F Street	Chula Vista	91910	South	(619) 420-3620
South Bay Community Services	Casas Seguras	DV Victims		430 F Street	Chula Vista	91910	South	(619) 420-3620
South Bay Community Services	Casas de Transition	Families w/children, DV or Homeless	Case mgmt., and counseling	430 F Street	Chula Vista	91910	South	(619) 420-3620
South Bay Community Services	Trolley Trestle	Families w/children		430 F Street	Chula Vista	91910	South	(619) 420-3620
The Trinity House	The Trinity House Transitional Living	Women w/children	No	416 National City Blvd. (Orgs. Office)	Chula Vista	91910	South	(619) 852-7828 OR (619) 507-9568
<b>PERMANENT SUPPORTIVE HOUSING</b>								



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<b>Central Region</b>								
<b>Catholic Charities</b>	Leah Residence	Women	Service Coordination, Special needs, formerly homeless services	798 9th Avenue	San Diego	92101	Central	(619) 696-8613
<b>Community Housing Works</b>	Alabama Manor	Seniors & Disabled	Disabled, dual diagnosis and AOD	3836 Alabama Street	San Diego	92104	Central	(619) 955-8075
<b>Father Joe's Villages</b>	Village Place	Homeless, Low-income individuals	Yes	32 17th Street	San Diego	92101	Central	(619) 687-1074
<b>Father Joe's Villages</b>	Villa Harvey Mandel Court	Homeless, Low-income individuals	Yes	72 17th Street	San Diego	92101	Central	(619) 687-1074
<b>Father Joe's Villages</b>	15th & Commercial	Homeless, Special Needs, Low-Income	Yes	1506 Commercial Street	San Diego	92101	Central	(619) 687-1074
<b>Father Joe's Villages</b>	16th & Market Street Apartments	Disabled Adults, Families w/disabled adult, Homeless	Yes	640 16th Street	San Diego	92101	Central	(619) 687-1074
<b>Father Joe's Villages</b>	Boulevard Apartments	Disabled Adults, Families w/disabled adult, Homeless	Yes	3137 El Cajon Blvd.	San Diego	92104	Central	(619) 687-1074
<b>Housing Development Partners</b>	The Mason	SMI, At-risk of homelessness	Assertive Community Treatment (ACT)	1345 Fifth Avenue	San Diego	92102	Central	(619) 546-7464
<b>Karibu/Center for Social Support &amp; Education (CSSE)</b>	Fresh Start	Homeless w/HIV AIDS	Support group, keep track of activities (school, volunteering)	4535 30th Street, Suite 108	San Diego	92116	Central	(619) 325-2773
<b>Mental Health Systems Inc.</b>	Boston Villas	Men/Women w/MI	Severely Mentally Ill/ Dual Diagnosed	2909 Boston Ave.	San Diego	92113	Central	(619) 294-2058 OR (619) 685-9557
<b>Pathfinders of San Diego Housing Inc.</b>	Shelter Plus Care	Men	SMI, Substance Use Treatment	2621 University Ave. (Corporate Office)	San Diego	92104	Central	(619) 239-7370



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South Bay Community Services	La Posada	Homeless w/HIV, AIDS, MI		430 F Street	San Diego	92101	Central	(619) 426-2350
Squier Properties/ROEM Corporation	Cedar Gateway	Homeless individuals w/ SMI	Residents services are provided with social and educational classes. Assertive Community Treatment (ACT) provided by CRF.	1612 6th Avenue	San Diego	92101	Central	(619) 696-9421
Stepping Stone-San Diego Housing Commission	Our House-Shelter Plus Care-Sponsor	Men/Women	HIV/AIDS, Substance use	3768 Central Ave.	San Diego		Central	(619) 584-4011
The Association for Community Housing Solutions (TACHS)	Reese Village Apartments	Men/Women w/ disabilities	Any permanent disabling condition	4809 70th St.	San Diego	92115	Central	(619) 303-0766 OR (858) 277-3757
The Association for Community Housing Solutions (TACHS)	The Reverend Glenn Allison Apts.	Men/Women, Chronically Homeless/SMI	Severely Mentally Ill	5020 Federal Blvd.	San Diego	92101	Central	(619) 263-7321 OR (858) 277-3757
The Association for Community Housing Solutions (TACHS)	The Cove Apts.	All older Adults w/SMI	Mentally Ill Seniors	5288 El Cajon Blvd.	San Diego	92115	Central	(619) 550-5452 OR (858) 277-3757
The Center	Sunburst Youth Housing	Chronic Homeless Youth Ages 18-24	Case Mgmt	1640 Broadway	San Diego	92101	Central	(619) 692-2077 x125
Townspople	34th Street	Men/Women, Homeless, SMI, Special Needs	Off-site referrals	4637 34th Street	San Diego	92116	Central	(619) 295-8802
Townspople	51st Street	Men/Women, Special Needs	Off-site referrals	4242-4260 51st Street	San Diego	92115	Central	(619) 295-8802
Townspople	Wilson Avenue Apartments	Adults & Families w/special needs	Off-site referrals	3845-3851 Wilson Avenue	San Diego	92104	Central	(619) 295-8802
Townspople	Shelter Plus Care Sponsor Program	Men/Women/Families w/special needs	N/A	4080 Centre Street (Organization's Address)	San Diego	92103	Central	(619) 295-8802
<b>East Region</b>								



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Kurdish Human Rights Watch	Shelter Plus Care Refugee Watch	Families w/disability	No	1109 E. Washington Ave.	El Cajon	92019	East	(619) 447-9933
<b>North Central Region</b>								
Home Start	Maternity & Shelter Program	Pregnant, Parenting Women, Ages 18-24	Case mgmt., counseling, and parenting programs	5005 Texas Street	San Diego	92108	North Central	(619) 906-4401
Mental Health Systems Inc.	41st Street	Homeless, SMI, Substance use	Severely Mentally Ill/ Dual Diagnosed	Admin. Office: 9465 Farnham Street	San Diego	92123	North Central	(858) 277-1592
Mental Health Systems Inc.	Housing Plus Shelter Plus Care I+II	Chronic Homeless/Disabled	Severely Mentally Ill/ Dual Diagnosed	Program Offices: 474 West Vermont #104	San Diego	92123	North Central	(760) 432-9884
Mental Health Systems Inc.	Housing Plus Shelter Plus Care III	Chronic Homeless/Disabled	Severely Mentally Ill/ Dual Diagnosed	Program Offices: 474 West Vermont #104	San Diego	92123	North Central	(760) 439-6902
The Association for Community Housing Solutions (TACHS)	Shelter Plus Care-Paseo Glenn	Men/Women, Chronically Homeless/SMI	Severely Mentally Ill	1851-1865 Titus St.	San Diego	92110	North Central	(619) 501-6583 OR (858) 277-3757
<b>North Coastal Region</b>								
Community Housing Works	Marisol/Old Grove	Adults & small families	HIV/AIDS, Substance use	1820 S. Escondido Blvd.	Oceanside	92054	North Coastal	(760) 432-6878 x5506
North County Solutions for Change	Solutions Family Center	Families	Case mgmt., food pantry	722 West California Ave.	Vista	92083	North Coastal	(760) 941-6545
<b>North Inland Region</b>								
Community Housing Works	Las Casitas	Disabled Families with Children	Substance use (disability), CPS involved/Homeless	1820 S. Escondido Blvd.	Escondido	92025	North Inland	(760) 432-6878 x5470
Community Housing Works	Pine View Apartments	Men/Women/Disabled & Homeless Veterans	Homeless recovery and aid to disabled veterans	1820 S. Escondido Blvd.	Escondido	92028	North Inland	(760) 432-6878 x5470



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Community Housing Works	Avocado Court Apartments	Men/Women/Disabled & Homeless Veterans	Homeless recovery and aid to disabled veterans	1820 S. Escondido Blvd.	Escondido	92025	North Inland	(760) 432-6678 x5470
Interfaith Community Services	Shelter Plus Care-Sponsor Based	Men/Women/Families w/disabilities	Severely Mentally Ill	550 W. Washington Ave. Ste B	Escondido	92025	North Inland	(760) 520-8306
Interfaith Community Services	Shelter Plus Care Tenant Base	Men/Women, Families w/mental illness	Severely Mentally Ill	550 W. Washington Ave. Ste B	Escondido	92025	North Inland	(760) 520-8306
Interfaith Community Services	Raymond's Refuge	Older Adults, 55+		550 W. Washington Ave. Ste B	Escondido	92025	North Inland	(760) 489-6380
<b>OUTPATIENT CLINICS (HOUSING REFERRAL SITE)</b>								
<b>East Region</b>								
East County Mental Health	Shelter Beds-Extended Care	Men/Women	Homeless Severely Mentally Ill	1000 Broadway #210	El Cajon	92021	East	(619) 401-5500
North Central Mental Health Services	Shelter Beds-SD	Men/Women	Homeless Severely Mentally Ill	1250 Moreno Blvd.	El Cajon	92021	East	(619) 692-8750
<b>North Central Region</b>								
Bay Recovery	Bay Recovery	Men/Women w/substance use	No	4241 Jutland Drive, Suite 202	San Diego	92117	North Central	(858) 490-3460 or 800-314-2772
<b>North Coastal Region</b>								
North Coastal Mental Health Services	North Coastal Mental Health	Men & Women	Outpatient Referral Site	1701 Mission Ave.	Oceanside	92054	North Coastal	(760) 967-4475
<b>North Inland Region</b>								
North Inland Mental Health Services	North Inland Mental Health	Men/Women	Outpatient Referral Site	125 West Mission Ave., #103	Escondido	92025	North Inland	(760) 747-3424



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<b>South Region</b>								
<b>McAlister Institute</b>	Options South Bay Women's Recovery Center	Women w/children	Substance use Treatment	2414 Hoover Ave. Suite C	National City	91950	South	(619) 336-1226
<b><u>RESIDENTIAL TREATMENT FACILITIES</u></b>								
<b>Central Region</b>								
<b>CRASH, Inc.</b>	Short-Term I (City Heights)	Men	Substance Use Treatment	4161 Marlborough Avenue	San Diego	92105	Central	(619) 282-7274
<b>CRASH, Inc.</b>	Short-Term II (Golden Hill House)	Women	Substance Use Treatment	2410 "E" Street	San Diego	92102	Central	(619) 234-3346
<b>CRASH, Inc.</b>	Bill Dawson Recovery Program	Men/Women w/substance use	Substance Use Treatment	726 "F" Street, 2nd Floor	San Diego	92101	Central	(619) 239-9691
<b>Heartland House</b>	Heartland House-12 step house of San Diego	Men	Substance Use Treatment	5855 Streamview Dr.	San Diego	92105	Central	(619) 287-5460
<b>House of Metamorphosis</b>	House of Metamorphosis	Men/Women	Substance Use Treatment	2970 Market St.	San Diego	92102	Central	(619) 236-9217
<b>MAAC Project</b>	Casa de Milagros	Women	Substance use Treatment, HIV education and testing, DV classes	1127 South 38th St.	San Diego	92113	Central	(619) 262-4002
<b>Mental Health Systems Inc.</b>	Providence Place FOTEP	Women and Children		4890 67th Street	San Diego	92115	Central	(619) 667-3922
<b>Stepping Stone</b>	Central Ave.-Shelter Plus Care-Sponsor	Men/Women w/ Alcohol & Drug use	LGBT emphasis, HIV/AIDS, Substance use	3767 Central Ave.	San Diego	92105	Central	(619) 278-0777
<b>Stepping Stone</b>	Enya House	Men/Women	HIV/AIDS, Substance use	106 Robinson Ave.	San Diego	92103	Central	(619) 584-4010
<b>The Crossroads Foundation</b>	The Crossroads Foundation	Women w/substance use	Anger Mgmt, HIV education	3594 4th Ave.	San Diego	92103	Central	(619) 296-1151
<b>The Way Back</b>	The Way Back	Men	Substance Use Treatment	2516 "A" Street	San Diego	92102	Central	(619) 235-0592
<b>Tradition One</b>	Tradition One - Men	Men	Substance Use Treatment	4104 Delta Street	San Diego	92113	Central	(619) 264-0141



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Turning Point Home of San Diego, Inc.	Turning Point Home	Women	Substance Use Treatment	1315 25th Street	San Diego	92102	Central	(619) 233-0067
Volunteers of America	Amigos Sobrios	Men	Substance Use Treatment	741 11th Ave.	San Diego	92101	Central	(619) 232-7754
Volunteers of America	Sobriety House- Men/Women	Men/Women	Substance Use Treatment	"Call for Location"	San Diego		Central	(619) 232-5171
Volunteers of America	SAMI	Men/Women	Substance Use Treatment	"Call for Location"	San Diego		Central	(619) 232-5171 OR (619) 232-9343
<b>East Region</b>								
Freedom Ranch Residential Recovery	Freedom Ranch Residential Recovery	Men w/substance use & alcohol	Substance use & Alcohol (12-step program)	1777 Buckman Springs Road	Campo	91906	East	(619) 478-5696
McAlister Institute	New Connections	Men/Women	Substance Use Treatment	2049 Skyline Dr.	Lemon Grove	91945	East	(619) 465-7303 x110
McAlister Institute	Kiva	Women w/children up to age 12	Substance Use Treatment	2049 Skyline Dr.	Lemon Grove	91945	East	(619) 465-7303
Volunteers of America	Hawley Center	Veteran Men Only	SMI, Substance use	9980 Hawley Road	El Cajon	92021	East	(619) 561-9808
<b>North Central Region</b>								
Veteran's Village of San Diego	On Point Apartments	Veteran Men/Women	Substance Use Treatment	4141 Pacific Highway	San Diego	92110	North Central	(619) 497-0142
Veteran's Village of San Diego	Rehabilitation Center	Veteran Men/Women	SMI & Substance use Treatment	4141 Pacific Highway	San Diego	92110	North Central	(619) 497-0142
<b>North Coastal Region</b>								
Alpha Project	Casa Base	Men	Substance Use Treatment; Job Training,	975 Postal Way	Vista	92083	North Coastal	(760) 630-9922
Alpha Project	Casa Raphael	Men	Substance Use Treatment; Job Training,	993 Postal Way	Vista	92083	North Coastal	(760) 630-9922
Brother Benno's Foundation	House of James and John	Men	Substance Use Treatment	434 Grant St.	Oceanside	92058	North Coastal	(760) 439-1244



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<b>Brother Benno's Foundation</b>	Brother Benno's Foundation House	Men		3260 Production Ave. HEADQUARTERS.	Oceanside	92058	North Coastal	(760) 439-1244
<b>Choices in Recovery</b>	Choice in Recovery	Men/Women w/substance use	Substance use, HIV clients	733 South Santa Fe Ave.	Vista	92083	North Coastal	(760) 945-5290
<b>Green Oak Ranch</b>	Social Model Residential Alcohol &	Men/Women	Substance Use Treatment	1237 Green Oak Rd.	Vista	92081	North Coastal	(760) 727-0251
<b>Mental Health Systems Inc.</b>	Family Recovery Center S+C	Pregnant, Women w/children	Substance Use Treatment	1100 Sportfishers Dr.	Oceanside	92054	North Coastal	(760) 439-6702
<b>North Inland Region</b>								
<b>Fellowship Center</b>		Men	Substance Use Treatment	737 East Grand Ave.	Escondido	92025	North Inland	(760) 745-8478
<b>North County Serenity House</b>	Serenity Village Housing	Women, Women w/ Children	Substance use Treatment; 12-step recovery program	1341 N. Escondido Blvd.	Escondido	92026	North Inland	(760) 747-1015 x2224
<b>St. Clare's Home</b>	Transitional Center	Women w/children	Substance Use Treatment	2091 East Valley Pkwy. #1E	Escondido	92027	North Inland	(760) 741-0122
<b>Veteran's Village of San Diego</b>	New Resolve Residential Program	Men/Women w/substance use	Substance Use Treatment	1207 S. Escondido Blvd.	Escondido	92025	North Inland	(760) 745-7829
<b>South Region</b>								
<b>MAAC Project</b>	Nosotros	Men	Substance Use Treatment, Anger and Conflict resolution	73 North Second Ave. Building B	Chula Vista	91910	South	(619) 426-4801
<b>SOBER LIVING</b>								
<b>Central Region</b>								
<b>Pathfinders of San Diego Housing Inc.</b>	Pathfinders Recovery Home	Men w/previous alcohol use	Alcohol education classes, AA classes, 12-step program, group meetings	2980 Cedar Street	San Diego	92102	Central	(619) 239-7370
<b>Sober Living</b>	Recovery Society Inc.			4655 33rd Street	San Diego	92116	Central	(619) 823-8079
<b>Sober Living*</b>	The Cottages	Men			South Park	92104	Central	(619) 952-1604
<b>Sober Living</b>	Fairmont Hills Sober Living			P.O. Box 50114	San Diego		Central	(619) 589-9044



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Sober Living	Harmony Home San Diego			2876 Webster Avenue	San Diego	92113	Central	(619) 829-1780
Sober Living*	Heart & Soul Sober Living	Men		3036 Chamoune Avenue	San Diego	92105	Central	(619) 251-9868 OR (619) 704-5393
Sober Living*	Home Of Hope- 54th Street	Women			San Diego	92115	Central	(619) 454-2593
Sober Living*	Home of Hope- Baja	Men			San Diego	92115	Central	(619) 454-2593
Sober Living*	Home Of Hope- East Falls View Drive	Men			San Diego	92115	Central	(619) 454-2593
Sober Living*	Jeff's Place	Men		3636 Lemona Avenue	City Heights		Central	(619) 952-1604
Sober Living*	Namaste House	Men			San Diego	92102	Central	(619) 818-7415
Sober Living	Normal Heights Sober Living	Men			San Diego	92116	Central	(619) 324-7456
Sober Living*	One Day At A Time	Men/Women			San Diego	92104	Central	(619) 379-9049
<b>East Region</b>								
Sober Living*	A Better Place	Men		7071 Central Ave	El Cajon	92020	East	(619) 261-7153
Sober Living*	A Better Place	Men			Lemon Grove	91945	East	(619) 261-7153
Sober Living	A Step Above Sober Living Home	Men			SDSU Area	92115	East	(619) 704-4438
Sober Living	Acceptance Sober Living Home	Women			Lemon Grove	91945	East	(619) 885-0117



**San Diego County Health and Human Services Agency  
Adult/Older Adult Behavioral Health Services  
Housing Inventory**



Organization	Program Name	Population	Clientele Services	Address	City	Zip Code	Region	Phone Number
Sober Living	Angel Place	Men/Women			El Cajon	92020	East	(619) 278-8735
Sober Living	Apex Recovery	Men			La Mesa	91941	East	(888) 485-2246
Sober Living*	Berry Street Sobriety House	Men/Women			Lemon Grove	91945	East	(619) 312-7402
Sober Living*	DK Sober Living	Men			Santee	92071	East	(619) 988-3600
Sober Living*	DK Sober Living Too	Men/Women		9524 Podell Avenue	Santee	92071	East	(619)988-3600
Sober Living*	Foundations in Recovery	Men/Women			Spring Valley AND El Cajon		East	(619) 569-0047
Sober Living	Harris Street House	Men			La Mesa	91941	East	(619) 548-0527
Sober Living*	Home Of Hope- Adams Avenue	Men/Women			SDSU Area		East	(619) 454-2593
Sober Living*	Home Of Hope- College Avenue	Men			SDSU Area		East	(619) 454-2593
Sober Living*	Home Of Hope-Porter Hill	Women			La Mesa	91942	East	(619) 454-2593
Sober Living*	Mills Street	Men			La Mesa	91942	East	(619) 647-1079
Sober Living	Predestined House	Men			Spring Valley	91977	East	(619) 218-5550
Sober Living*	Sheperd's Ranch	Women			Lakeside		East	(619) 807-8478



**San Diego County Health and Human Services Agency  
Adult/Older Adult Behavioral Health Services  
Housing Inventory**



Organization	Program Name	Population	Clientele Services	Address	City	Zip Code	Region	Phone Number
Sober Living	Sober Spirits	Men/Women			Spring Valley	91977	East	(619) 655-1909
Sober Living*	Stonebridge Sober Living	Men			La Mesa		East	(310) 968-2272
Sober Living*	The Bridges of San Diego	Women			SDSU Area		East	(619) 917-9577
Sober Living*	Training Center	Men			Spring Valley		East	(619) 327-5400
Sober Living*	Windsor Hill House	Men			La Mesa		East	(619) 469-3453
<b>North Central Region</b>								
Sober Living*	A Sober Investment	Men/Women/Children			Del Cerro		North Central	(619) 796- 5693
Sober Living*	ABC Sober Living	Men		810 Emerald Street	San Diego	92109	North Central	(858) 204-1304
Sober Living*	ABC Sober Living	Women		5330 Soledad Mountain	San Diego	92109	North Central	(858) 204-1304
Sober Living	Braveheart Sober Living	Men			San Diego	92123	North Central	(858) 733-0825
Sober Living	Casa Bonita	Men/Women			San Diego	92117	North Central	(877) 433-8693
Sober Living*	Eagles Nest Sober Living	Men		4316 Mount Putnan Ave	San Diego		North Central	(858) 581- 1979
Sober Living*	Lake Aldon Sober Living	Men			San Carlos	92119	North Central	(619) 379-2091
Sober Living*	Reunion San Diego	Men/Women			La Jolla		North Central	(858) 546-1100



**San Diego County Health and Human Services Agency  
Adult/Older Adult Behavioral Health Services  
Housing Inventory**



Organization	Program Name	Population	Clientele Services	Address	City	Zip Code	Region	Phone Number
Sober Living*	The Bridges of San Diego	Women			La Jolla		North Central	(760) 978-5555
Sober Living*	Us In Recovery- San Marcos	Men/Women			San Marcos		North Central	(760) 743-9333
Sober Living*	Victory Sober Living	Men	Alcohol/Drug Rehab		San Diego	92117	North Central	(619) 992-0945
<b>North Coastal Region</b>								
Sober Living*	A Boy's Dream	Men	Alcohol/Drug Rehab	2753 Levante St.	Carlsbad		North Coastal	(760) 420-7246
Sober Living*	Amethyst Landing	Men		1917 Palomar Oaks Way	Bankers Hill	92103	North Coastal	(619) 488- 4107
Sober Living	Carmel Summit Retreat	Men/Women			Carmel Valley	92130	North Coastal	(619) 750-4328
Sober Living*	Casa Blanca Sober Living	Men			Vista	92084	North Coastal	(877) 433-8693
Sober Living	Casa Pacifica	Men			Cardiff By The Sea	92007	North Coastal	(760) 230-2996
Sober Living*	Clarity View	Men & Women			Vista	92084	North Coastal	(760) 586-9512
Sober Living	Encinitas House	Men/Women			Encinitas	92024	North Coastal	(760) 805-4015
Sober Living*	Indigo Light Recovery	Women			Oceanside		North Coastal	(760) 696-7084
Sober Living*	La Costa Solution For Woman	Women	Addiction/Anger/Marriage Counseling	6539 Corintia Street	Carlsbad	92009	North Coastal	(619) 857-1723
Sober Living*	New Horizon Recovery	Women		417 Sandalwood Court	Encinitas		North Coastal	(760) 805- 4015



**San Diego County Health and Human Services Agency  
Adult/Older Adult Behavioral Health Services  
Housing Inventory**



Organization	Program Name	Population	Clientele Services	Address	City	Zip Code	Region	Phone Number
Sober Living*	North County Sober Living (Melrose & A Woman's Place)	Men/Women			Vista	92081	North Coastal	(760) 622-5072
Sober Living	Oceanside Coastal Sober Living	Women			Oceanside	92054	North Coastal	(949) 233-9958
Sober Living*	Pisces Transitional Living	Men			Oceanside	92057	North Coastal	(619) 227-9333
Sober Living*	R&R Sober Living	Men/Women			Vista	92081	North Coastal	(760) 758-8880
Sober Living*	The Cardiff House	Women		Cardiff By The Sea	Cardiff By The Sea	92007	North Coastal	(760) 809- 4564
Sober Living	The Olivehain House	Men			Encinitas	92024	North Coastal	(619) 200-5214
Sober Living	The Sunrise Beach House	Men			Encinitas	92024	North Coastal	(760) 815-6644
Sober Living*	Us in Recovery- A Better Way	Men/Women			Del Mar, Escondido, and San Marcos		North Coastal	(760) 743- 9993
<b>North Inland Region</b>								
Sober Living*	Life House for Sober Lod	Men			Poway	92064	North Inland	(442) 222-4701
Sober Living*	Sage Canyon Ranch	Women			Fallbrook		North Inland	(760) 468-2266
Sober Living*	Us in Recovery- Allison House	Men/Women			Escondido		North Inland	(760) 743-9993
Sober Living*	Us in Recovery- Escondido	Women with Children			Escondido		North Inland	(760) 743-9993



**San Diego County Health and Human Services Agency**  
**Adult/Older Adult Behavioral Health Services**  
**Housing Inventory**



Organization	Program Name	Population	Clientele Services	Address	City	Zip Code	Region	Phone Number
<b>South Region</b>								
Sober Living*	Canyon View Sober Living	Men			National City	91950	South	(619) 366-9685 OR (619) 674-2846
<b>Central Region</b>								
YWCA of San Diego County	Passages	Single women, DV victims		Admin. Offices: 1012 C Street	San Diego	92101	Central	(619) 239-0355
<b>Note: Sober Living Homes with an asterisk (*) are members of the San Diego Sober Living Coalition (sdslc.org).</b>								

## Appendix B. Housing Agencies and Consumer Resources

## **HOUSING AGENCIES IN THE COUNTY OF SAN DIEGO"**

Contact information/Web links with information regarding Rental Assistance (Section 8) applications

### **CARLSBAD**

Carlsbad Housing Agency

2965 Roosevelt St., Ste B

Carlsbad CA 92008

(760) 434-2810

Fax (760) 720-2037

Website: <http://www.carlsbadca.gov/services/departments/housing/rental-assistance/Pages/default.aspx>

### **OCEANSIDE**

Oceanside Housing & Neighborhood Services

321 N Nevada St

Oceanside CA 92054

(760) 435-3360

Fax (760) 435-3387

Website: <http://www.ci.oceanside.ca.us/gov/ns/housing/section8/applicants.asp>

### **ENCINITAS**

City of Encinitas Housing Agency

505 S Vulcan Ave

Encinitas CA 92024

(760) 633-2723

Fax (760) 633-2818

Website: <http://www.ci.encinitas.ca.us/index.aspx?page=247>

### **NATIONAL CITY**

National City Housing Agency

401 Mile of Cars Way, Ste 380

National City CA 91950

(619) 336-4254

Fax (619) 477-3747

Website: <http://www.ci.national-city.ca.us/index.aspx?page=141>

### **CITY OF SAN DIEGO**

San Diego Housing Commission

1122 Broadway, Ste 300

San Diego CA 92113

(619) 578-7777

Fax (619) 544-9193

Website: <http://www.sdhc.net/Rental-Assistance/>

### **ALL OTHER COMMUNITIES INCLUDING ESCONDIDO, SAN MARCOS, & VISTA**

County of San Diego Housing Agency

3989 Ruffin Road

San Diego CA 92123

(858) 694-4801

(877) 478-5478 – Toll Free call

Fax (858) 694-8706

Website: [http://www.sdcounty.ca.gov/sdhcd/renters/section\\_eight.html](http://www.sdcounty.ca.gov/sdhcd/renters/section_eight.html)

Each Housing Agency gives priority to applicants that live and/or work in their jurisdiction. If you do not live or work in San Diego County, you should contact the local HUD office to find the Housing Agency in your area. This information is provided to you as a service and for your convenience.

Consumer Resources – contact information for Healthcare, Services and Housing Advocacy Resources:

**Housing and Service Resources - Consumer Center for Health Education and Advocacy**

1764 San Diego Avenue, Suite 200

(877) 734-3258 Toll Free

(877) 735-2929 TTY

<http://healthconsumer.org/>

**Jewish Family Service Patient Advocacy Program**

2710 Adams Avenue

San Diego, CA 92116

Tel: 619-282-1134

[http://www.jfssd.org/site/PageServer?pagename=programs\\_counseling\\_patient\\_advocate](http://www.jfssd.org/site/PageServer?pagename=programs_counseling_patient_advocate)

*Inpatient and 24-hour Outpatient and all other services: 1-800-479-2233*

**State Fair Hearing Appeals for Medi-Cal clients**

1-800 952-5253

**Community Care Licensing-** Licenses and oversees both day care and residential facilities for children and adults in the State of California: <http://cclid.ca.gov/>

Resources for making a complaint about community care facilities: <http://cclid.ca.gov/PG408.htm>

**2-1-1 San Diego-** connects people with community, health and disaster services through a free, 24/7 stigma-free phone service and searchable online database.

Tel: 2-1-1

<http://www.211sandiego.org/>

**Fair Housing Program, County of San Diego**

North County Lifeline

200 Michigan Ave., Vista CA 92084

(866) 954-3354 x6226

**The Fair Housing Council of San Diego**

1764 San Diego Avenue, Suite 103

San Diego, CA 92110

Phone: (619) 699-5888

<http://fhcsd.com/>

**HUD**

Filing Your Housing Discrimination Complaint Online:

[http://portal.hud.gov/hudportal/HUD?src=/topics/housing\\_discrimination](http://portal.hud.gov/hudportal/HUD?src=/topics/housing_discrimination)

**Landlord/Tenant Rights-** California Department of Consumer Affairs, A guide to residential tenants' and landlords' rights and responsibilities.

<http://www.dca.ca.gov/publications/landlordbook/index.shtml>

County of San Diego Housing Resources Directory 2013-2015:

[www.co.san-diego.ca.us/sdhcd/docs/housing\\_resource.pdf](http://www.co.san-diego.ca.us/sdhcd/docs/housing_resource.pdf)

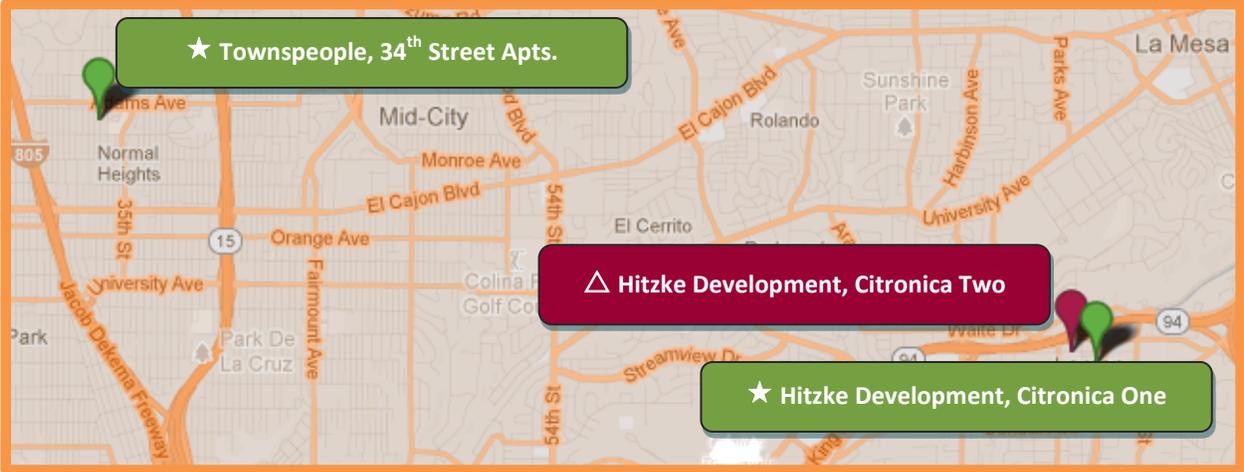
## Appendix C. MHSA Housing Developments Map

# MHSA Pipeline Projects as of December 2013

(page 1 of 2)

**Map Legend:**

- ★ Open
- △ Under Construction
- ⓘ Early Predevelopment Phase



# MHSA Pipeline Projects as of December 2013

(page 2 of 2)

**Map Legend:**

- ★ Open
- △ Under Development
- ⓘ Early Predevelopment Phase



Appendix D. MHSA Housing Program Guidelines and Recommendations

## ***2013 – 2014 Recommendations to Develop a Variety of FSP Housing Opportunities***

1. FSP clients will choose and direct their housing arrangements.
2. MHSA funds dedicated to housing should be used to leverage funds toward at least 356 new housing opportunities for FSP clients in San Diego County (115 leased and 241 developed through new construction or acquisition/rehabilitation). To ensure long-term affordability, the majority of new housing opportunities should be in permanently affordable sponsor-owned housing projects located throughout the county, including new construction and acquisition/rehabilitation projects. The remaining units may be leased apartments spread throughout the county.
3. MHSA units may be in buildings that are 100% targeted for FSP clients and in mixed population and/or mixed-income buildings serving other target populations. To ensure client choice, SDBHS should seek to achieve a mix of building types.
4. MHSA housing should be located in neighborhoods that meet the needs of the clients, including safety and security. Security design features such as architectural and landscape security design configurations, cameras in common areas, secured entry, and/or security services should be used to the extent possible.
5. SDBHS, CSH, the San Diego Housing Federation, and the FSP providers will work with affordable housing developers to secure units dedicated to FSP clients in their housing projects.
6. Once the MHSA-developed housing units are created and leased-up, there still is a need for housing for new clients coming into the FSPs. SDBHS, CSH and FSP providers should work together, consistent with State Department of Health Care Services guidelines, to implement less intensive levels of care in the FSP program while ensuring the client retains housing and, for clients that can sustain housing on their own, explore graduation/exit strategies that allow clients to remain housed. Evaluation methods should be in place to ensure achievement of appropriate step-down strategies.

## **2013 – 2014 Housing Project Development Guidelines**

For shared and rental housing projects developed using MHSA housing funds, the following guidelines shall apply.

1. SDBHS intends to provide housing that is affordable to the client population served. FSP clients will pay no less than 30% of their income for housing (and no more than 50% of their income).<sup>1</sup>
2. FSP clients will live in housing where they have their own bedrooms.
3. Shared housing may be eligible for funding under the condition that clients have their own lockable bedrooms. All shared housing projects will require the review process outlined in 8 below.<sup>2</sup>
4. While buildings may be of any size, SDBHS must ensure that a variety of projects are developed, that efforts are made to minimize concentration of clients, and that at least some projects funded are mixed population/ mixed-income tenancy and some projects are small in size (25 units or less.) Projects proposed that have more than 25 MHSA units, but the MHSA-dedicated units represent less than 10% of the total development, do not need to go through the Project Exception Committee. If the development has more than 25 units and it represents more than 10% of the total development, the project shall be evaluated under the process outlined in 8 below.<sup>3</sup>
5. MHSA-supported housing developments must be located near transportation. In addition, projects should have access to health

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<sup>1</sup>CSS planning guidelines from the State Department of Mental Health require housing affordability for MHSA clients living in MHSA supportive housing, meaning that each tenant pays no more than 30% to 50% of household income towards rent.

<sup>2</sup> The Mental Health Housing Ad Hoc Committee recommended removal of language that stated that shared housing for the transition-age youth (TAY) clients was not recommended. The idea of shared housing was discussed at all of the FSP client focus groups that were held in March 2009, including the TAY focus group. The results of the focus groups highlighted the importance of client choice, including both rental and shared housing. Although many clients expressed the desire to have their own apartment, some clients, including some TAY, did express a desire to share an apartment or house with a roommate, granted that they had their own bedroom. All shared housing will still go through the Project Exception Committee for review.

<sup>3</sup> The Mental Health Housing Ad Hoc Committee recommended that instead of proposed projects with more than 25 units being evaluated by the Project Exception Committee, it is recommended that if the project has more than 25 MHSA units but they are less than 10% of the total development then the project does not need to go through the Project Exception Committee. This change was in consideration of larger developments where 25 units may represent a small percentage of the total units in a development.

services, groceries and other amenities such as public parks and/libraries.<sup>4</sup>

6. Studio apartments dedicated to individual FSP clients should be designed for unit livability, meaning the space in the unit can accommodate the potential number of occupants and the basic pieces of common furniture necessary for daily activities. Units must at minimum include a bathroom and food preparation area. Studio units less than 350 square feet will be evaluated under the process outlined in 8 below. Rental Single Room Occupancy (SRO) units with shared bathrooms are not desirable and should not be funded.
7. MHSA-supported housing developments should include sufficient community space, which could include the following: common meeting spaces, communal kitchens, computer room, and gardens. Dedicated space for services delivery is desirable, particularly in projects with higher numbers of MHSA units. Refrigerators should be at least “apartment size” refrigerators to allow for adequate food storage. It is also desirable for developments to have laundry facilities on-site.
8. Developments should have a plan for tenants in the event of an emergency. The emergency plan should be sent to the County prior to certificate of occupancy and it should be shared with tenants shortly after tenants move-in. The plan must include steps for helping tenants that need assistance in exiting the building.
8. For any proposed housing project, if guidelines 1 through 8 are not met, the Project Exception Committee of SDBHS staff, CSH, MHS Housing Council members, clients and family members will review the proposed project’s design and provide input to the developer and County Mental Health before the project is considered for approval. This committee will review the proposed projects in an expedited process to prevent any delays in funding applications.
9. MHSA Housing projects must involve client representatives and family members in the planning process for all new MHSA projects. The Full Service Partnerships will organize client representatives and family members in a timely manner to provide feedback.<sup>5</sup>

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<sup>4</sup> At minimum, public transit that comes with reasonable frequency must be accessible within 0.5 mile. It is preferred that, where possible, other services be walkable within 0.5 mile (e.g. not including physical barriers that prevent access by foot or public transit).

<sup>5</sup> The Mental Health Ad Hoc Committee reinforced the importance of client feedback for all new MHSA housing projects.

10. MHSA funded units should be retained as dedicated for mental health clients for the maximum time possible, based on other funding requirements and continued need and availability of services. Affordability requirements should be as long as permissible, with a target goal of 55 years if financially feasible.
11. SDBHS reserves the right to establish standard criteria and timelines that projects must meet in order to remain in SDBHS' MHSA Housing Pipeline. SDBHS reserves the right to de-commit funding if there are delays in project implementation, changes to the financial structure, and/or changes to applicant status. Standard criteria will be shared with the community, including developers.

## Appendix E. Glossary

## Glossary

**Affordable housing:** A general term applied to public- and private-sector efforts to help low and moderate-income people purchase or lease housing. As defined by HUD, any housing accommodation for which a tenant household pays 30% or less of its income.

**Area Median Income (AMI):** A figure calculated by HUD based on census data, for specific size households in a specific area. The median income divides the income distribution into two equal groups, one having incomes above the median, and other having incomes below the median.

**At risk of homelessness:** An individual or family that is coming out of a treatment program, institution, transitional living program, half-way house or jail and has no place to go; is living in a situation where the individual / family is at great risk of losing their housing; is in need of supportive services to maintain their tenancy; or is living in an inappropriate housing situation (i.e. substandard housing, overcrowding, etc.).

**Board and Care (B&C):** A Board and Care is a Residential Care Home that is licensed by the State of California's Community Care and Licensing Department. A Board and Care is licensed to provide care and supervision and store and dispense medications for residents. The purpose of the B&Cs is to provide continued outpatient stability. In most B&Cs, the client shares a room.

**Case management:** The overall coordination of an individual's use of services, which may include medical and mental health services, substance use services, and vocational training and employment. Although the definition of case management varies with the model it follows, local requirements and staff roles, a case manager often assumes responsibilities for outreach, advocacy, and referral on behalf of individual clients.

**Chronically homeless:** HUD defines "chronically homeless" as an individual or family who: (i) Is homeless and lives or resides in a place not meant for human habitation, a safe haven, or in an emergency shelter; (ii) has been homeless and living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter continuously for at least 1 year or on at least 4 separate occasions in the last 3 years; and (iii) has an adult head of household (or a minor head of household if no adult is present in the household) with a diagnosable substance use disorder, serious mental illness, developmental disability, post-traumatic stress disorder, cognitive impairments resulting from a brain injury, or chronic physical illness or disability, including the co-occurrence of 2 or more of those conditions. Additionally, the statutory definition includes as chronically homeless a person who currently lives or resides in an institutional care facility, including a jail, substance abuse or mental health treatment facility, hospital or other similar facility, and has resided there for fewer than 90 days if such person met the other criteria for homeless prior to entering that facility.

**Clinical:** Pertaining to standardized evaluation (through direct observation and assessment) and conducted with the intent to offer intervention/treatment.

**Continuum of Care:** Defined by HUD as "a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness."

**Disability Income:** SSDI (Social Security Disability Income) offers cash benefits for people with disabilities who have made payroll contributions to the federal social security program while they were employed.

**Dually diagnosed/Co-occurring Disorder:** Terms used to describe individuals who are diagnosed with two different disorders, typically a combination of mental health and substance use diagnoses.

**Fair Market Rent (FMR):** Fair Market Rent is an amount determined by the U.S. Dept. of Housing and Urban Development (HUD) to be the cost of modest, non-luxury rental units in a specific market area. Generally, an "affordable" rent is considered to be below the Fair Market Rent.

**Homeless:** HUD defines literal homelessness as an: (1) Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning: (i) Has a primary nighttime residence that is a public or private place not meant for human habitation; (ii) Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); or (iii) Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution

**Housing and Urban Development (HUD):** The U.S. Department of Housing and Redevelopment, created in 1965 to administer programs of the federal government which provide assistance for housing for the development of the nation's communities.

**Housing First:** An approach to ending homelessness that centers on providing homeless individuals and families with housing as quickly as possible under a standard lease agreement, and then providing other services as needed. Housing First programs offer case management and wraparound services to promote housing stability and individual well-being on an as-needed basis.

**HUD Homeless Management Information System (HMIS):** A local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

**Medi-Cal:** The California Medicaid welfare program serving low-income families, seniors, persons with disabilities, children in foster care, pregnant women, and certain low-income adults.

**Permanent Supportive Housing:** Combines and links permanent, affordable housing with support services designed to help the tenants stay housed. Tenants have the legal right to remain in the unit, as defined by the terms of a renewable lease agreement.

**Point in Time Count:** A one-day count of sheltered and unsheltered homeless persons in a defined area.

**Rapid Re-housing:** An approach that focuses on moving individuals and families that are homeless into appropriate housing as quickly as possible.

**Section 8:** A rental subsidy that makes up the difference between what the low-income household can afford to pay for rent, and a contract rent established by HUD for an adequate housing unit.

Subsidies are either attached to specific units in a property (project-based), or are portable and move with the tenants that receive them (tenant-based).

**SSI (Supplemental Security Income):** Federal cash benefits for people aged 65 and over, the blind or disabled. Benefits are based upon income and living arrangement.

**Stakeholders:** Individuals who have a vested interest in the outcomes or the process of a particular endeavor.

**Stigma:** Misperception that results in bias towards an individual or group.

**Subsidy:** Financial assistance from the government to make the cost of housing affordable based on the household income level.

**Transition Age Youth (TAY):** Youth and young adults age 18-24.