



**BHS Permanent Supportive Housing
&
Behavioral Health Bridge Housing:
An Overview**

**Sacramento County Department of Health Services
Behavioral Health Services (BHS)**

Permanent Supportive Housing (PSH) is an innovative and proven solution for individuals and families living with serious mental illness who are experiencing or at-risk of homelessness. It combines affordable housing with intensive behavioral health services provided on site. PSH is successful, reduces high-cost crisis care, and beneficial to clients, families, and our communities.



Vista Nueva Apartments



MLK Village in Sacramento

Permanent Supportive Housing Goals

- ❖ End experience of homelessness, gain housing
- ❖ Support participants in maintaining least restrictive community-based housing
- ❖ Reduce acute psychiatric hospitalizations
- ❖ Reduce incarceration
- ❖ Improve health by increasing access to primary care
- ❖ Support engagement in meaningful employment/activities and social connectedness

Permanent Supportive Housing Basics

Housing

- ❖ For people experiencing homelessness who have a disability that impacts housing stability
- ❖ No time limits
- ❖ Participant holds lease, and has tenant rights and responsibilities
- ❖ Income-based contributions
- ❖ Site-based or scattered site

Services

- ❖ Required to be available
- ❖ Voluntary participation
- ❖ Housing First approach
- ❖ Ratio of services based on participant need
- ❖ Provision or linkage to mental health and/or substance use services, if desired

PSH Target Population Criteria Variables



Los Molinos (La Mancha) Apartments

Behavioral Health	Homeless Status	Income	Restrictions	Special Populations
Severe mental health conditions	At Risk of Homeless	60% or less AMI	Meth production (on premises of federally assisted housing) conviction	Singles
Functional Impairment	Literally Homeless	50% or less AMI	Registered sex offender	Families
Qualifying LIST	Chronically Homeless	40% or less AMI		Singles and Families
Co-Occurring Substance Use Disorder	At Risk of Chronic Homelessness*	30% or less AMI		Seniors/TAY

*Department of Housing and Urban Development and No Place Like Home definitions differ

LIST: Level of Intensity Screening Tool

AMI: Area Medium Income

Referring to BHS PSH

Client must be linked to a Full Service Partnership (FSP)

- If CORE client continues to be homeless or can't self sustain after 6-9 months, consider a clinical consult on whether a [Level of Intensity Screening Tool \(LIST\)](#) should be completed

Client must be in HMIS

- Completed VI-SPDAT
- Completed Case Conferencing Tool

Get your client housing doc ready

- Most common forms are available at [Documents – Sacramento Steps Forward](#)

If FSP has access to BHS built units, they will work with property management to make referral

If FSP does not have access to a BHS built unit, attend population specific case conferencing meetings

- SSF Case Conferencing Interest Form (use Chrome)
https://docs.google.com/forms/d/e/1FAIpQLScIVZJx--vqxoMJoHkzvZY_obC1ro7NCIzKIYuOR5rFD1YOWg/viewform



Boulevard Court in South Sacramento

Referring through Coordinated Access System (CAS)



There are other housing programs available to BHS clients not in FSPs that come through the Coordinated Access System (CAS)



Client must be in HMIS

Completed VI-SPDAT

Completed Case Conferencing Tool



Get your client housing doc ready

Most common forms are available at [Documents – Sacramento Steps Forward](#)



Attend population specific case conferencing

SSF Case Conferencing Interest Form (use Chrome)
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PSH Investments

\$75 million invested in Mental Health Services Act (MHSA) and No Place Like Home (NPLH) funding to build and/or renovate apartments for behavioral health clients experiencing or at-risk of homelessness

Portfolio

- ❖ Dedicated apartments for children, youth, adults, and older adults
- ❖ 401 dedicated apartments across 16 properties
- ❖ 175 new apartments across 7 properties in 2024-2026
- ❖ 85 apartments will be added through natural turnover (vacancies)
- ❖ 661 total apartments dedicated to BHS clients
- ❖ PSH services are provided by Full Service Partnership (FSP) programs

Marketing Materials

PSH Flyer



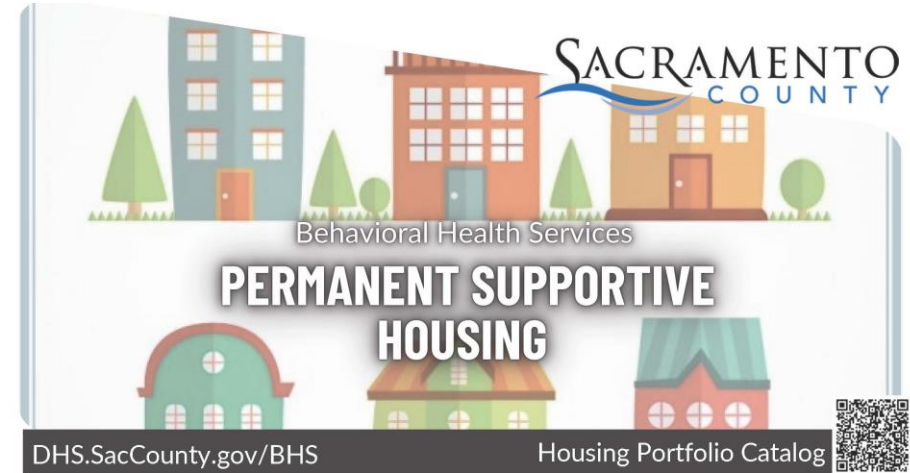
Housing Portfolio Catalog



PERMANENT SUPPORTIVE HOUSING MHSA PORTFOLIO CATALOG

SACRAMENTO COUNTY BEHAVIORAL HEALTH SERVICES DIVISION

REV. 7/2024



What is PSH?

Permanent Supportive Housing (PSH) is an innovative and proven solution for individuals and families living with serious mental illness who are experiencing or at-risk of homelessness. It combines affordable housing with intensive behavioral health services provided on site. PSH is successful, reduces high-cost crisis care, and beneficial to clients, families, and our communities.

In Our County

Since 2007, Sacramento County Department of Health Services, Behavioral Health Services (BHS) Division, has invested over \$75 million in Mental Health Services Act (MHSA) and No Place Like Home (NPLH) funding to build and/or renovate apartments for behavioral health clients experiencing or at-risk of homelessness. BHS has developed a portfolio of site based PSH units reserved for individuals and families eligible for MHSA Full Service Partnership (FSP) services.

PSH Services

BHS has twelve contracted FSP programs. FSPs provide the full spectrum of high intensity outpatient mental health treatment for individual and families living with serious mental illness. Tenants of MHSA units receive behavioral health services and intensive case management through FSP programs. FSP Providers servicing PSH units include: Capital Star Community Services, El Hogar Community Services, HeartLand Child & Family Services, Hope Cooperative, Telecare, and Turning Point Community Programs.

OUR DEVELOPMENT PARTNERS

Danco Group
EAH Housing
Eden Housing

Hope Cooperative
Jamboree Housing
John Stewart Co.

Mercy Housing
Mutual Housing
Sacramento Housing & Redevelopment Agency

Housing Portfolio

Active Properties

- 16 properties
- 401 dedicated apartments
- Dedicated apartments for children, youth, adults and older adults

Development Growth

- \$75M invested since 2007
- 159 apartments online 2008-2012
- 242 apartments online since 2020

Pipeline Projects

- 175 new apartments across 7 properties in 2024 - 2026
- 85 apartments added thru vacancies
- 661 total apartments



Folsom Oaks Apartments



MLK Village

Current Inventory: 401 Units across 16 properties*

*Plus 85 units waiting for natural turnover

1. Ardenaire – Opened 2008
 - Served by Turning Point Pathways Full Service Partnership (FSP)
 - 19 MHSA 1 & 2 bedrooms, including families
2. Martin Luther King (MLK) Village - Opened 2008
 - Served by Pathways FSP
 - 30 MHSA studio cottages, including small families
3. YWCA - Opened 2009
 - Served by Pathways FSP
 - 3 MHSA single room occupancy, single women
4. Boulevard Court - Opened 2011
 - Served by Pathways FSP
 - 25 MHSA studio and 1 bedrooms
5. Folsom Oaks - Opened 2011
 - Served by Hope Cooperative (TLCS) New Direction FSP
 - 5 MHSA 2 & 3 bedrooms, including families

Current Inventory, Continued



7th and H Street



Mutual Housing at the Highlands

6. Mutual Housing at the Highlands - Opened 2011
 - Served by Pathways FSP
 - 33 MHSA studio cottages, including small families
7. Studios at Hotel Berry - Opened 2012
 - Served by New Direction FSP
 - 10 MHSA Studios
8. 7th and H Street - Opened 2012
 - Served by Pathways FSP
 - 34 MHSA studios and 1 bedrooms, small families
9. The Courtyards on Orange Grove – Opened 2020
 - Served by Telecare ARISE FSP
 - 20 MHSA studios, 1 bedrooms and small families
10. Los Molinos (formerly La Mancha) – Opened 2021
 - Served by ARISE FSP
 - 40 MHSA Studios
11. Vista Nueva – Opened 2022
 - Served by Capital Star Transition Age Youth (TAY) FSP
 - 15 MHSA units, families only



Mutual Housing on the Boulevard



The Saint Clare at Capitol Park

Current Inventory, Continued

12. Sunrise Pointe – Opened 2023

- Served by New Direction FSP & Heartland Family Wellness Center FSP
- 22 NPLH units, singles and families

13. Villa Jardin/Coral Cables – Opened 2023

- Served by Telecare SOAR FSP and Family Wellness Center FSP
- 15 MHSA units, singles and families

14. Mutual Housing on The Boulevard – Opened 2023

- Served by Telecare OASIS FSP and Family Wellness Center FSP
- 50 NPLH units, singles and families

15. Central Sacramento Studios – Opened 2023

- Served by Turning Point Intensive Services Agency (ISA) FSP
- 15 MHSA units, singles

16. The Saint Clare at Capitol Park – Opened 2024

- Served By OASIS FSP
- 65 NPLH units, singles

BHS Built Housing Units in the Pipeline

Planned Projects - 175 units*

1. Donner Field
 - 17 MHA units, seniors only
2. On Broadway
 - 37 NPLH units, Type TBD
3. Powell's Landing
 - 30 MHA units, singles only
4. Hope Landing
 - 30 MHA units, seniors only
5. Madison Square Studios
 - 15 MHA units, families and singles
6. Auburn Oaks
 - 30 MHA units, seniors only
7. The Sequoia
 - 16 MHA units, singles only

Projected Openings
2024-2026



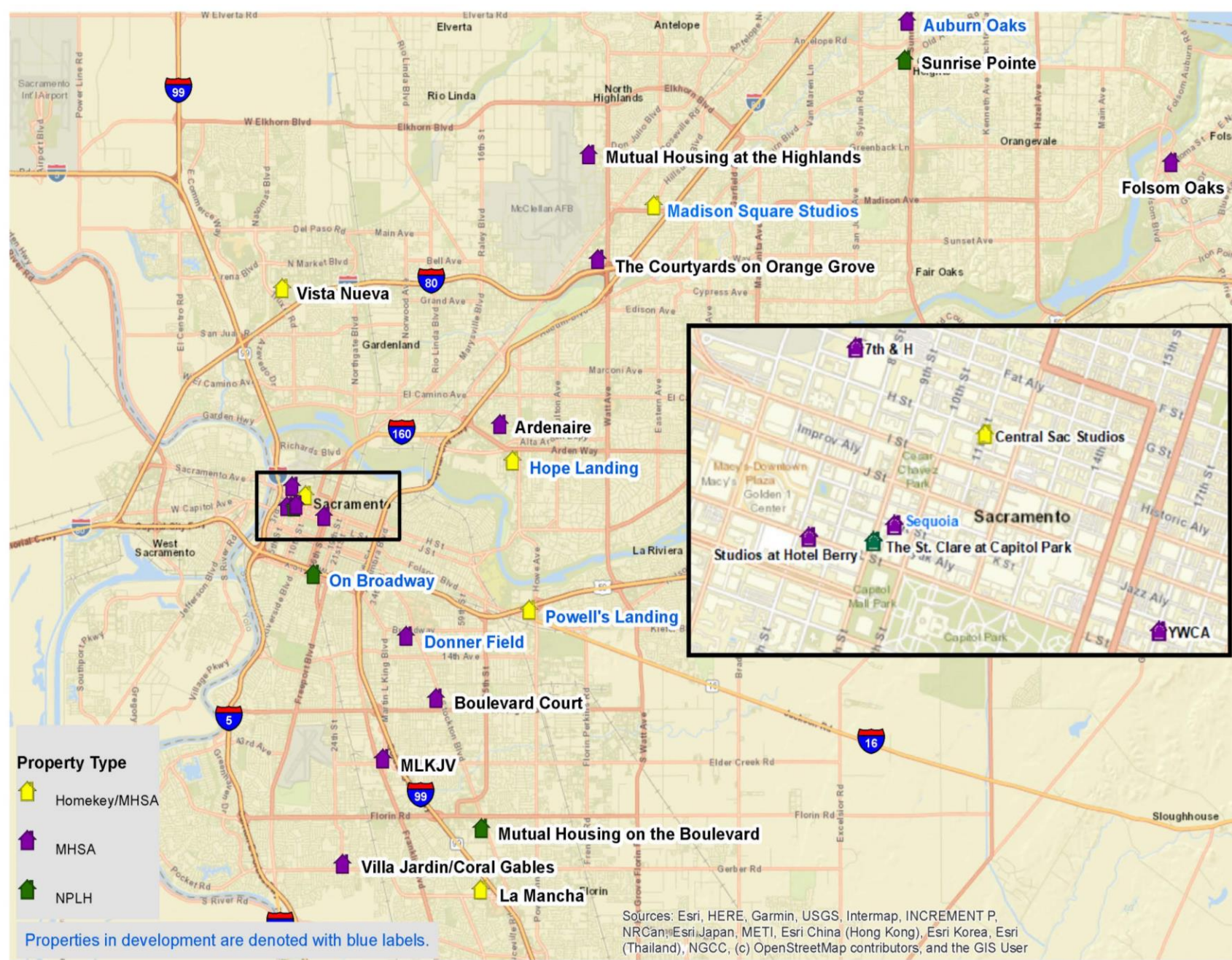
Donner Field, artist rendition

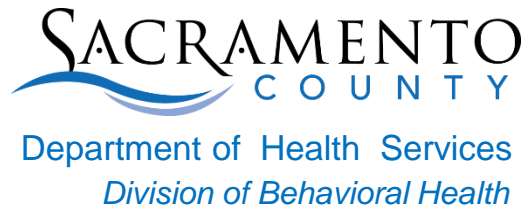


On Broadway, rendering

*Subject to change

BHS Built Housing Units Map



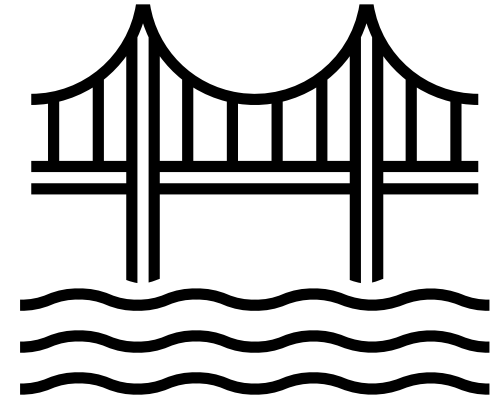


Behavioral Health Bridge Housing (BHBH)

UPDATE: SUMMER 2024

What Is Bridge Housing and Who Qualifies?

- ❖ Short- and mid-term sheltering options to get people off the streets and serves as a "bridge" to permanent housing.
- ❖ Unsheltered homeless with serious mental illness (SMI) and/or substance use disorder (SUD)
- ❖ Clients must qualify to be linked to a BHS contracted program
- ❖ Prioritizes CARE Court participants



BHBH Funding Round 1

\$43M Round 1 grant award through fiscal year 26/27.

- Grant dollars are split and requires ability to accept first client by January 26, 2025
 - 25% for infrastructure ends January 26, 2025
 - 75% for ongoing bridge housing operations.
- Projects:
 - 100 beds Safe Stay - \$10,250,000
 - Approximately 120-135 beds for special populations LOI - \$26,400,000
 - Other* allocated Funding - \$6,427,000

(*Other allocation includes administrative costs, outreach and engagement, repair building materials, rental assistance, motel vouchers and operations).

BHBH Funding Round 3

\$15M award announced July 25, 2024 - Round 3 grant award through fiscal year 26/27.

- Awaiting Board of Supervisors' approval
- \$5,00,000 for infrastructure
- \$10,000,000 for ongoing bridge housing operations.
- **Goal:**
 - 50-65 additional beds across Sacramento County.



What Will BHS Bridge Housing Look Like?*

*In Development and subject to change dependent on real estate options at the time of program roll out.

- ❖ 235* Behavioral Health Bridge Housing beds
 - 100 interim housing beds across 3 Safe Stay communities
 - Develop, purchase, renovate property for at least another 135 beds
 - 30 for sober living
 - 105 for special populations that are over-represented and under-served in the homelessness population
- ❖ Flexible funding to support "barrier busting" activities such as credit clean up, expungement services, etc.
- ❖ Housing navigation and rental assistance funds if clients drop out of BHS services but remain in the BHBH bed.

Safe Stay Communities

Using BHBH funding and administered by the Department Homeless Services and Housing (DHS), sites will be operated by City Net and First Steps. The sites will include:

- ❖ On site shower and restroom facilities, serviced by 3rd party vendors
- ❖ On site offices for operations staff, to include private rooms for case management and common room for multidisciplinary team meetings
- ❖ Fencing with privacy shading, security offices will be located at access gate, and will control cars and pedestrian access to the site
- ❖ A large, shaded common area for community gathering, meals, and pet relief area
- ❖ Common area for dining & recreational use





Program Design

- ❖ In kind voluntary BHS services for SMI and SUD and coordination of care with Sacramento County Behavioral Health
- ❖ Coordination with local homeless Continuum of Care, cities and other homeless service efforts within the County
- ❖ Referred by Homeless Engagement and Response Team (HEART)
- ❖ Low Barrier Shelter
- ❖ On site voluntary support services
- ❖ Serves singles and couples
- ❖ Best practices for BHBH consist of:
 - Housing First approach
 - Harm reduction strategies
 - Trauma-informed care
 - System collaboration

BHBH Phased Approach

Phase 1 – Stabilization

Phase 2 – Housing Readiness

**Phase 3 – Intensive Housing
Navigation**

**Graduation – Stable and
Housed**

BHS Intensive Services and Supports linkage will support clients through to permanent housing solutions by providing treatment and housing navigation.

Eligible Population

Prioritized for

- CARE Act participants and/or
- Prioritization for special populations of homelessness: Justice Involved, Elderly 55+, Former Foster Youth, Black/AA, Fleeing DV, and LGBTQ

Must also...

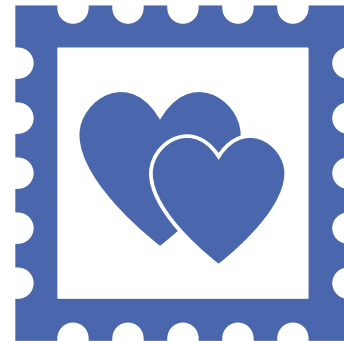
- Be literally homeless and unsheltered
- Be eligible for BHS specialty mental health services
- Be unlinked at time of screening and referral
- Be able to take care of ADLs



Referrals to BHBH

Who can make referrals?

- ❖ Homeless Engagement and Response Team (HEART) clinicians and peers who work in homeless encampments who can also work in partnership with other outreach and engagement teams
- ❖ CARE Court for clients who are considered literally homeless
- ❖ Sacramento County Department of Homeless Services and Housing (DHS) and Housing (DHS)
- ❖ Providers for special populations as part of their program design, Mental Health programs, hospitals, and community partner cans also refer to HEART for a screening tool. HEART will determine if referral is appropriate.



How BHS providers support clients in BHBH

MHP providers supporting BHBH clients

- ❖ Collaborate with BHBH shelter provider
- ❖ Attend and participate in case conferencing meetings
- ❖ Support client's housing and exit plan
- ❖ Provide behavioral health supports on site, in office or community
- ❖ Obtain appropriate releases
- ❖ Leverage flex funding, can be utilized for the following:
 - Voucher Supplement
 - Rent Gap
 - Master Lease
 - Short Term Hotel/Motel Payment
 - Security Deposits
 - Utility payments or arrearages
 - Credit repair fees
 - Moving expenses/furniture/other household goods

Additional BHS provider supports

Services will be important to support clients through to permanent housing solutions.

- ❖ Provide focused mental health treatment and address any behaviors that may present as a barrier to housing and/or behaviors putting their placement at the Safe Stay sites at-risk
- ❖ Build coping skills
- ❖ FSPs to provide 24/7 response that includes de-escalation
- ❖ COREs develop after hours crisis response plan
- ❖ Support housing navigation and sustainable housing
- ❖ Support sustainable community-based stabilization and integration
- ❖ Utilize the SSI/SSDI Outreach, Access, and Recovery (SOAR)' program model to increase access to Social Security disability benefits for people experiencing or at risk of homelessness





Questions & Answers