

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF THE COUNTY OF SAN BERNARDINO
AND RECORD OF ACTION**

May 18, 2021

FROM

VERONICA KELLEY, Director, Department of Behavioral Health

SUBJECT

Non-Financial Memorandum of Understanding for Housing and Supportive Services for the Bloomington Phase III Project

RECOMMENDATION(S)

Approve non-financial **Memorandum of Understanding No. 21-370** with Bloomington III Housing Partners, L.P. and The John Stewart Company, outlining the roles and responsibilities for the provision of housing and supportive services to the Bloomington Phase III Project, for the period of May 18, 2021 through May 18, 2041.
(Presenter: Veronica Kelley, Director, 388-0801)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Pursue County Goals and Objectives by Working with Other Agencies.

FINANCIAL IMPACT

This item does not impact Discretionary General Funding (Net County Cost). The Department of Behavioral Health's (DBH) commitment in this non-financial Memorandum of Understanding (MOU) is to provide supportive services to clients residing at the project location. These supportive services are 100% funded by Federal Financial Participation (FFP) and with the Mental Health Services Act (MHSA) Community Services and Supports allocation, as a match, for the provision of specialty mental health services. Adequate appropriation and revenue have been included in the 2020-21 budget and will be included in future recommended budgets.

BACKGROUND INFORMATION

The Bloomington Phase III project (Project) will provide permanent supportive housing to eligible DBH clients with mental illness who are homeless or at risk of being homeless and who meet the requirements of the MHSA Housing Program target population. The MHSA Housing Program provides funding for the development of permanent supportive housing for eligible individuals with mental illness who are homeless or at risk of homelessness. The Project will have 98 total units of new apartments in Bloomington. Six one-bedroom and four two-bedroom apartments will be designated for the MHSA Housing Program as permanent supportive housing for eligible adults with a diagnosis of mental illness as defined by the MHSA program. The remaining units will be designated as affordable housing for low income families.

The recommended MOU with Bloomington Phase III Housing Partners, L.P. and The John Stewart Company delineates the roles and responsibilities for the respective parties for the provision of housing and supportive services to DBH clients residing at the Project location through the Full Service Partnership (FSP) clinics utilizing MHSA Community Services and

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Supports allocations. FSP services are designed to address chronic behavioral health conditions by providing a full spectrum of community and mental health services to support a client's recovery, wellness, and resilience.

On April 16, 2019 (Item No. 11), the Board of Supervisors authorized the DBH Director to sign the Special Needs Housing Program (SNHP) Financing Application form and approved the commitment of \$1,574,810 of MHSA Housing Program funds for participation in the California Housing Finance Agency (CalHFA) SNHP to assist in the financing the construction cost of the Project. CalHFA, in partnership with the California Department of Mental Health, are the responsible agencies for administration of the MHSA Housing Program allocation on DBH's behalf.

The John Stewart Company, as the property manager, will have the primary responsibility for project management. Occupancy is estimated to begin at the end of May 2021.

The recommended MOU reaffirms DBH's commitment to provide supportive services to DBH clients residing at the Project location through the FSPs utilizing the existing MHSA Community Services and Supports allocations. The MOU, written for a 20-year period as required by the MHSA Housing Program, may be terminated upon agreement and execution by all parties.

PROCUREMENT

N/A

REVIEW BY OTHERS

This item has been reviewed by Behavioral Health Contracts (Ellayna Hoatson, Contracts Supervisor, 388-0858) on March 22, 2021; County Counsel (Dawn Martin, Deputy County Counsel, 387-5455) on April 19, 2021; Finance (Christopher Lange, Administrative Analyst, 386-8393) on April 20, 2021; and County Finance and Administration (Tanya Bratton, Deputy Executive Officer, 388-0332) on April 20, 2021.

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Supportive Services for the Bloomington Phase III Project
May 18, 2021**

Record of Action of the Board of Supervisors
County of San Bernardino

APPROVED (CONSENT CALENDAR)

Moved: Joe Baca, Jr. Seconded: Janice Rutherford
Ayes: Col. Paul Cook (Ret.), Janice Rutherford, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: May 18, 2021



cc: DBH- Sandoval w/agree
Contractor- C/O DBH w/agree
File- w/agree
LA 05/20/2021