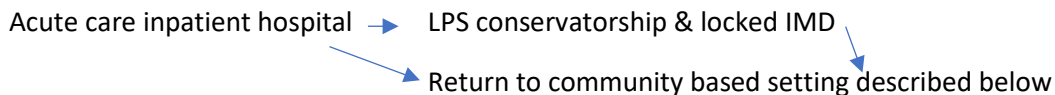


Proposal – Project Augmented information for Assemblyman Frazier

Solano County’s Health and Social Services campus on Beck Avenue in Fairfield presents an opportunity to fill an existing gap in the continuum of care for mental health clients. The campus houses a 12 bed crisis stabilization unit, a mental health outpatient clinic, a primary care adult and children’s clinic, older and disabled adult services including In-Home Supportive Services, and employment and eligibility (Medi-Cal, Cal Fresh, CalWORKs). There is a bus stop at the location providing access to the larger community. Separate from the campus, but just across the street, is an emergency shelter which mental health contracts with for an average daily census of 50 clients.

Much of mental health care can be viewed in the context of the level of housing in which the care is provided. Part of the challenge of discharging clients from long-term care facilities is having enough community based housing with treatment supports. This proposal looks to strengthen the community based options to allow “step-down” from IMD facilities (locked, longer term care) and to strengthen the community based care continuum in effect to prevent admissions to IMDs. As we strengthen the community based aspects of the system, we anticipate less demand on the more acute or long-term, locked components of care.

For reference, this is an overview of the continuum of care with respect to housing:



Either level of care above could refer to any of the community-based levels of care below; clients also move from one level of community housing to another:

1. Residential treatment (augmented board and care)
2. Board and care (supportive services but no mental health treatment)
3. Permanent supportive housing
4. Other independent housing: Room and Board, independent living, home with family, living with roommates

Our Beck campus provides an opportunity to build services in both items 1 and 2 above. We would propose a treatment campus of two “houses” connected by a large or commercial grade kitchen, where one house is residential treatment and one is licensed board and care. Individuals coming out of a locked IMD would likely transition to the residential treatment side and then to the board and care side. Some clients may live in the board and care side for a longer time and others could move into more independent housing (#3 or #4). Each house would need a large group room; the residential treatment side would need at least two counseling offices and one large or two staff offices. The other side would not need as much treatment space but would still need space for staff.

This could be two 8 bed facilities, each side able to house 16 individuals. The residential treatment side would be richly staffed and provide intensive mental health care geared at minimizing psychiatric symptoms and improving independent living skills. Clients in both sides of the campus would be referred to other appropriate services that promote wellness such as vocational rehab, educational services,

wellness/recovery centers, and community activities. Clients would be engaged in other treatment programs as appropriate to their needs.

We have developed relationships with the three affordable housing communities pending development in the three major cities in the county and recently submitted a No Place Like Home application, supported by Section 8 vouchers, with a developer which would include 34 permanent supportive housing units in relatively close proximity to the Beck Campus in Fairfield. Because these units are permanent supportive housing, after the first cohort moves in, there is likely to be little outflow from these units. It will be important for all cities to continuously develop more affordable housing that will allow for step-down out of more structured mental health programs and board/care environments. However, the initial units, in conjunction with the proposed augmented board and care and board and care facility on the Beck campus, would provide a demonstration continuum on care for mental health clients in Solano County.

The cost estimate for the proposed augmented board and care and board and care facility is \$10,500,000. Bond financing, as used in the recent jail construction projects, with a State lease is one option for the funding source. Additional funds would be needed for operations for a minimum of two years. Per person costs for augmented board and care are approximately \$5,550 per month and for board and care the monthly cost averages \$3,300. Annual costs total \$1,699,200. Clients may pay up to \$1050 of this monthly amount (\$400,000/year).

Proposal – Conditional Use/Permanent Supportive Housing

Part of developing more affordable housing could involve master leasing houses that allow for clients to live in “co-op” settings under a permanent supportive housing model. A four bedroom house, for example, could house between four and eight individuals, depending upon the size of the bedrooms and the needs of the people involved. Upon exceeding six people in a house, I believe that conditional use permits are required by the city. Perhaps this is a legislative opportunity to allow for larger home settings that are not actually treatment sites to avoid conditional use permitting. (Maybe this doesn’t require a permit since it is essentially filling a house and not providing in-home staffing.)

Solano County H&SS MH Residential Facility

Rough Order of Magnitude Project Cost

21-Feb-19

	# rooms	w	l	room size	total sf
16 bed Board and Care					
Bed Rooms (2 beds per)	8	12	16	192	1536
Toilet	4	8	16	128	512
				0	0
16 bed augmented care					
Bed Rooms (2 beds per)	8	12	16	192	1536
Toilet	4	8	16	128	512
Common Areas					
Dining rooms for 16	2	24	20	480	960
Kitchen	1	16	20	320	320
Group therapy	1	24	24	576	576
indiv therapy	3	12	16	192	576
offices	4	10	12	120	480
storage	2	8	10	80	160
laundry	1	8	20	160	160
lounge	2	16	20	320	640
					0
subtotal program space				2888	7968
circulation/support 25% factor					1992
TOTAL Facility Area					9960

Project Cost (\$650/sf)

\$ 650.00 \$ 6,474,000.00

Site development: Assume 1 acre total site, less building footpring. \$21.00/sf is based on site development costs for the recent SB1022 Project. Parking, utilities, landscaping. Assumes utilities available at the project limit line.

43560 \$ 21.00 \$ 914,760.00

Construction Costs subtotal \$ 7,388,760.00

Assume soft costs of 30% of the construction cost \$ 2,216,628.00

Assume contingency of 10% of the construction cost \$ 738,876.00

\$ 10,344,264.00

Project Budget \$ 10,500,000.00

Notes:

Assumes the County owns the land - no acquisition cost.

Pricing does not include FF&E items, which may be several thousand \$ additional depending on specialty items

Project has not been designed. Estimated costs are preliminary and conceptual in nature for budgeting purposes only.