Community Listening Sessions

Mental Health Rehabilitation Center Project

December 6, 2025

MONTEREY COUNTY BEHAVIORAL HEALTH

Avanzando Juntos Forward Together

COUNTY OF MONTEREY HEALTH DEPARTMENT

Why are we here?

- Provide an overview of the proposed project
- Discuss benefits & challenges
- Share draft design ideas
- Hear your thoughts & feedback
- Answer questions
- Strengthen partnership

What is an MHRC?

A Mental Health Rehabilitation Center (MHRC) is a 24-hour program which provides intensive support and rehabilitative services designed to assist persons, 18 years or older, with mental disorders who would have been placed in a state hospital or another mental health facility to develop skills to become self-sufficient and capable of increasing levels of independence and functioning.

https://www.dhcs.ca.gov/Pages/Licensed-Facilities.aspx

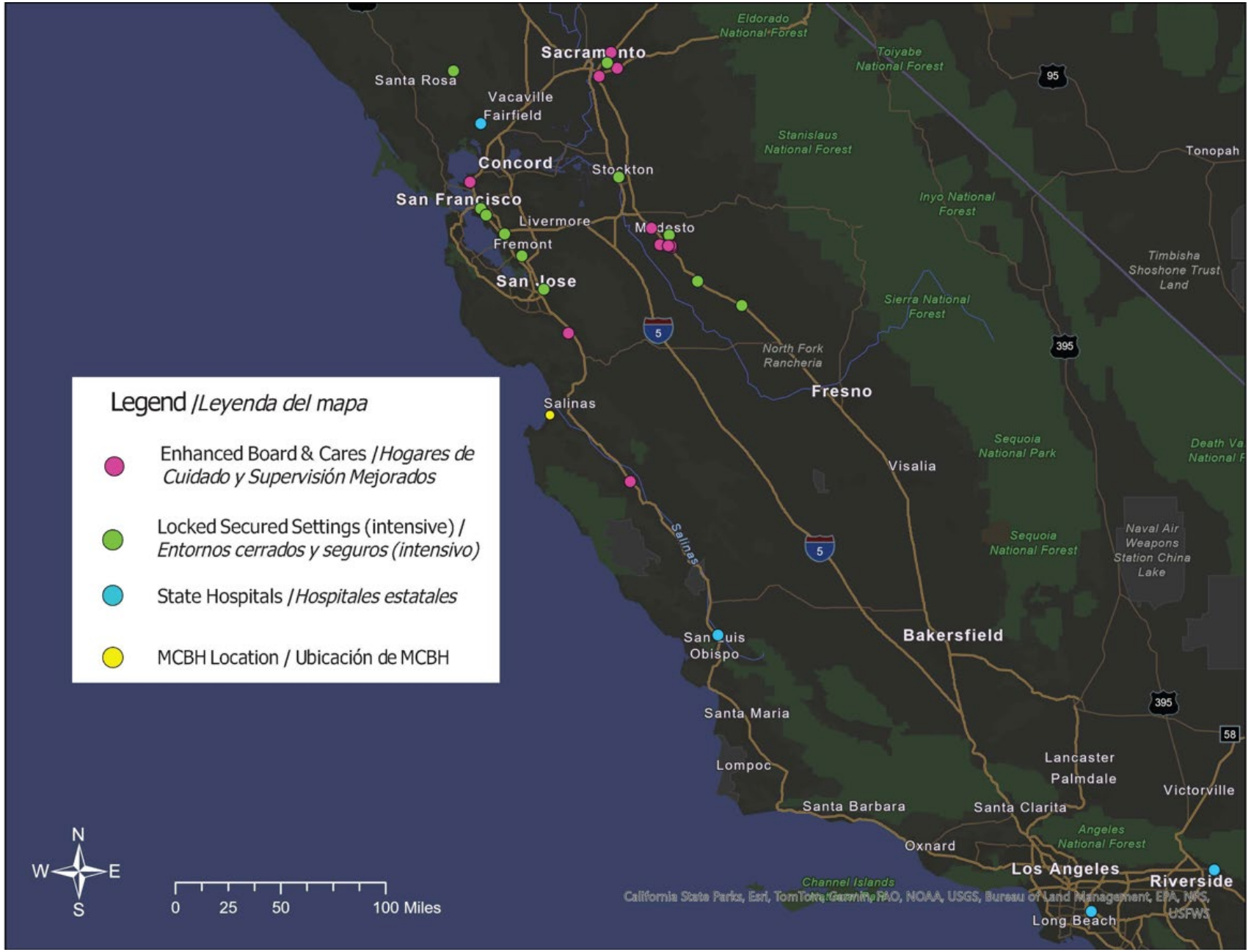
Who and What

Eligibility Criteria

- Adults 18 years of age and older
- Under court appointed LPS conservatorship
  (Lanterman-Petris-Short Act of 1967)
- In need of intensive treatment for a serious mental illness and/or co-occurring substance use disorder

Example of Services

- 24-hour supervision and care
- Psychosocial rehabilitation
- Psychiatric and medical consultation
- Wellness Recovery Action Plan
- Symptom management
- Activities of daily living
- Skill building
- Individual and Group therapy



Where are our clients being placed now?

- **Locked Secured Settings (*intensive treatment)* = 11**
  - 8 of the 11 are 100 miles or more one-way from here
  - Distances range from 65.4 miles to 187 miles one way from here
  - Currently 49 clients are placed at this level of care
- **State hospitals = 4**
  - Currently 11 clients are placed at this level of care
- **Enhanced Board & Care Homes = 13**
  - Currently 35 clients are placed at this level of care

RAND Report – Some Relevant Key Findings

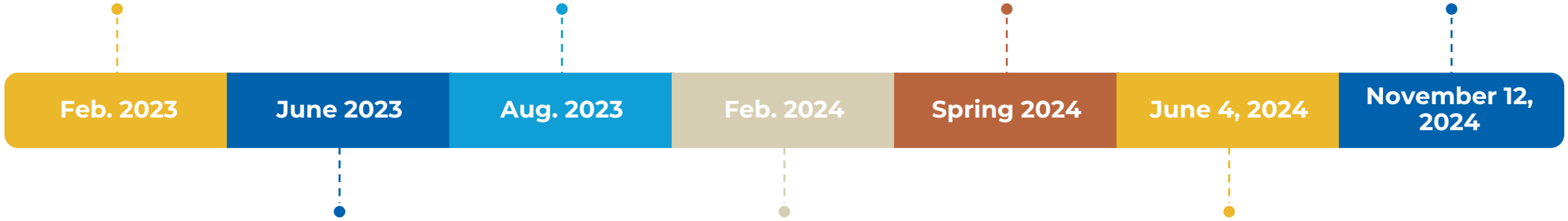
- A few statewide figures on subacute facilities (MHRCs, SNF-STPs, and IMDs) from the study:
  - Average occupancy rate on a given night: 98.1%
  - Average length of stay: 285 days
  - Waitlist Volume: 24.2%
  - Transfer requests for a higher level of care: 5.0% of total bed capacity
  - Transfer requests for a lower level of care: 33.8% of total bed capacity
- The Central Coast has a **shortfall of 9.6 subacute beds per 100,000.**
- If you multiply that by the 2.4 million population of the Central Coast, there is a **regional shortfall of 230 subacute beds.**
- The Central Coast was also estimated to have a **shortfall of 382 acute beds and 286 community residential beds**.

https://www.rand.org/pubs/research_reports/RRA1824-1-v2.html

Why is this important for our county?

- Ability to have **local placement options** for Monterey County residents and families
- Ability to **contract out beds with other counties** in the region to ensure full utilization of MHRCs
- Local MHRC placement will **aid in overall care coordination**
  - With BH Placement Team & PA/PG/PC office and reduced out of county travel for staff
  - With outpatient treatment teams for step down from MHRC level of care back to outpatient care coordination and community placement
- Increase in MHRC placement options locally will **improve patient flow** in the system overall
  - To include conserved patients currently experiencing extended admin day stays on local inpatient psychiatric units

How we got here



Feb. 2023

BHB submitted a BHCIP Round 5 grant application ($20,166,779) to renovate a wing of the old county jail

June 2023

DHCS conditionally awarded the grant

Aug. 2023

BOS adopted Resolution 23-138, authorizing the Director of Health Services to execute grant agreement

Feb. 2024

Rehabilitation wing of the old county jail is no longer available

Spring 2024

HD and NMC identified a vacant parcel on Constitution Blvd (across the street from the Regional Soccer Complex) as an alternative location

HD engages PWFP for preliminary site assessment activities

June 4, 2024

BHB to BOS

Moving from Renovation to New Construction

Six (6) separate, 16-bed MHRCs

Allows for Medi-Cal billing

One (1) Support building

Leverage San Mateo County / Cordilleras model

November 12, 2024

BHB to BOS

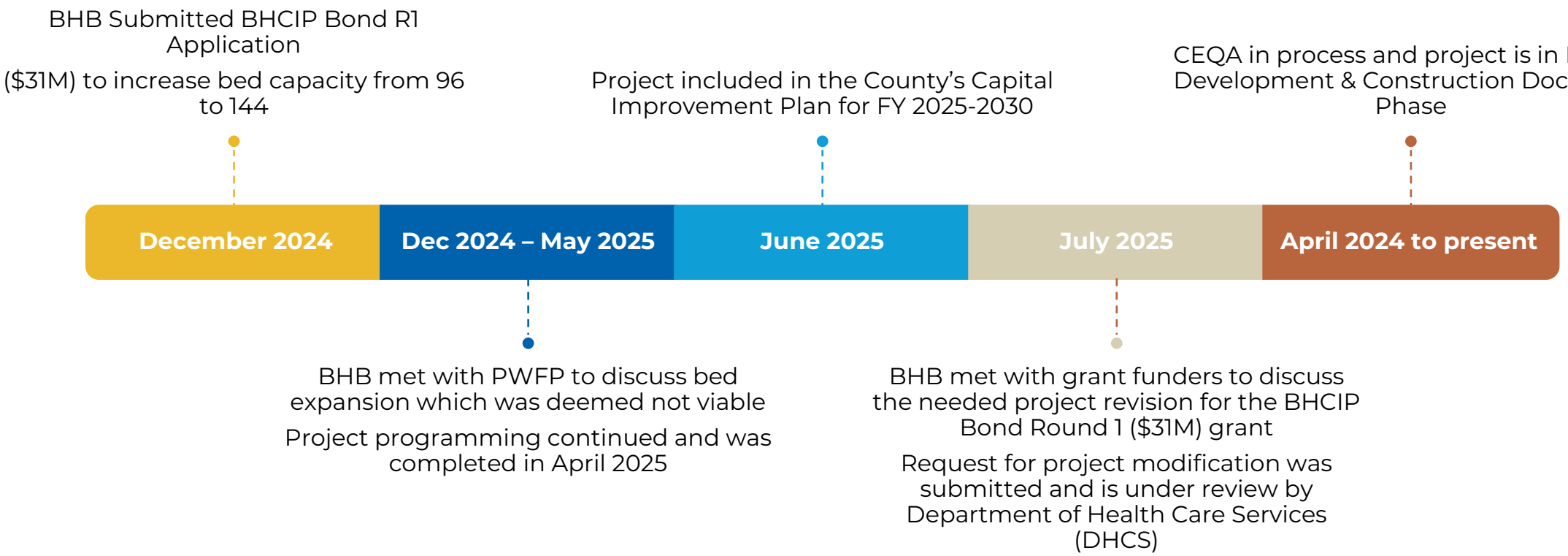
Estimated project budget increase from $45M to $75M based on recent projects

Increase due to change from renovation to new construction

Funding gap of $54M between grant and budget

BOS provided preliminary support (4-1) to pursue debt servicing to fund the gap

How we got here



Proposed Location for MHRC

Early Design Concepts

Features will include:

- Secure, peaceful outdoor spaces
- Open, natural light design
- Designs that will blend with the community
- Walking trails


SUPPORT
MHRC A
MHRC B
MHRC C
MHRC D
MHRC E
MHRC F
CONSTITUTION BLVD.
CONSTITUTION BLVD
SALINAS REGIONAL SOCCER COMPLEX

Phase 1 – Part 1

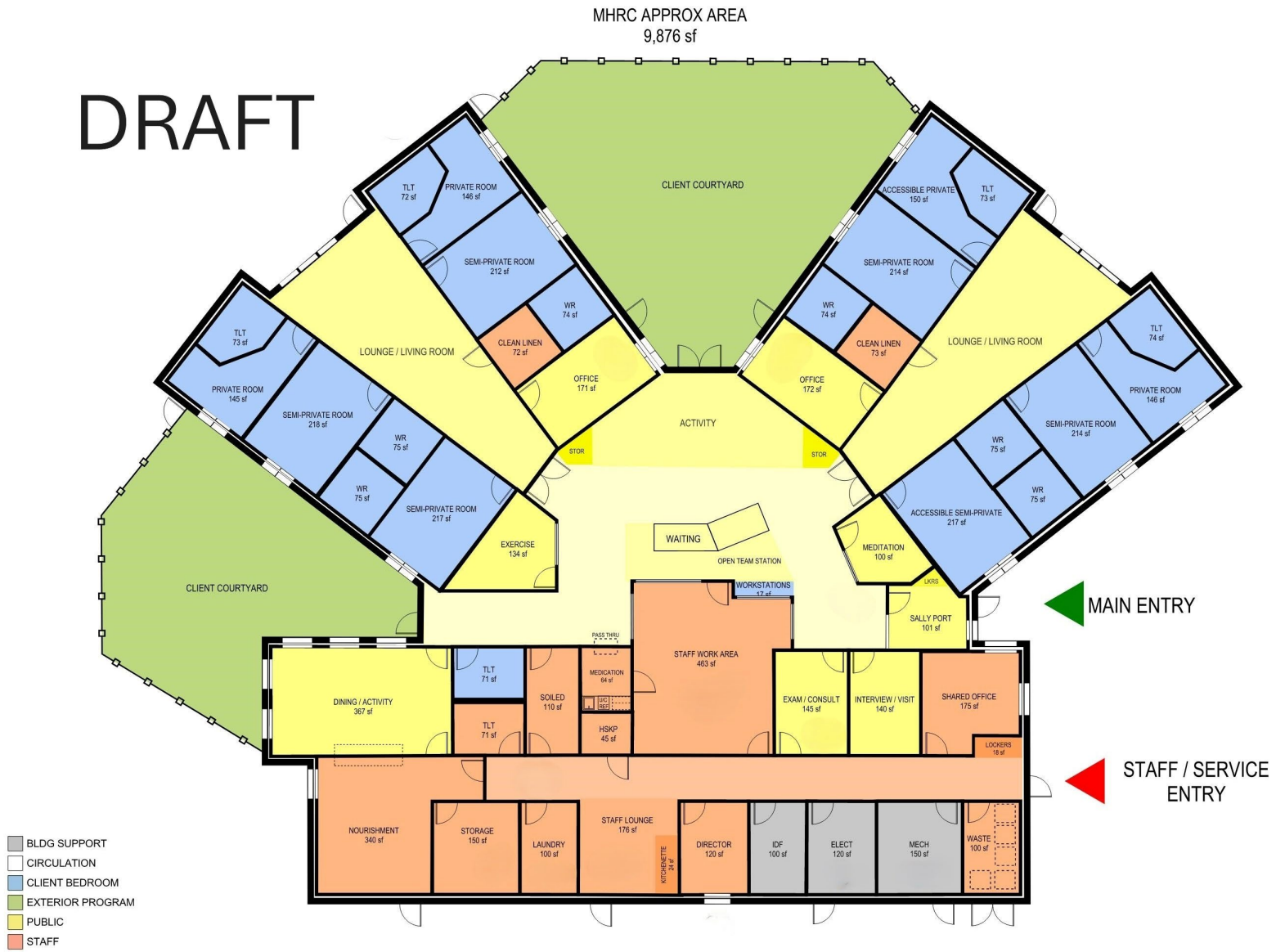
- MHRC Support
- MHRCs A-C

DRAFT CAMPUS DESIGN

Phase 1 – Part 2

- MHRCs D-F

MHRC Floor Plan




1
8
9
1
3
8
5
7
6
2
1
7
6
8
5
8

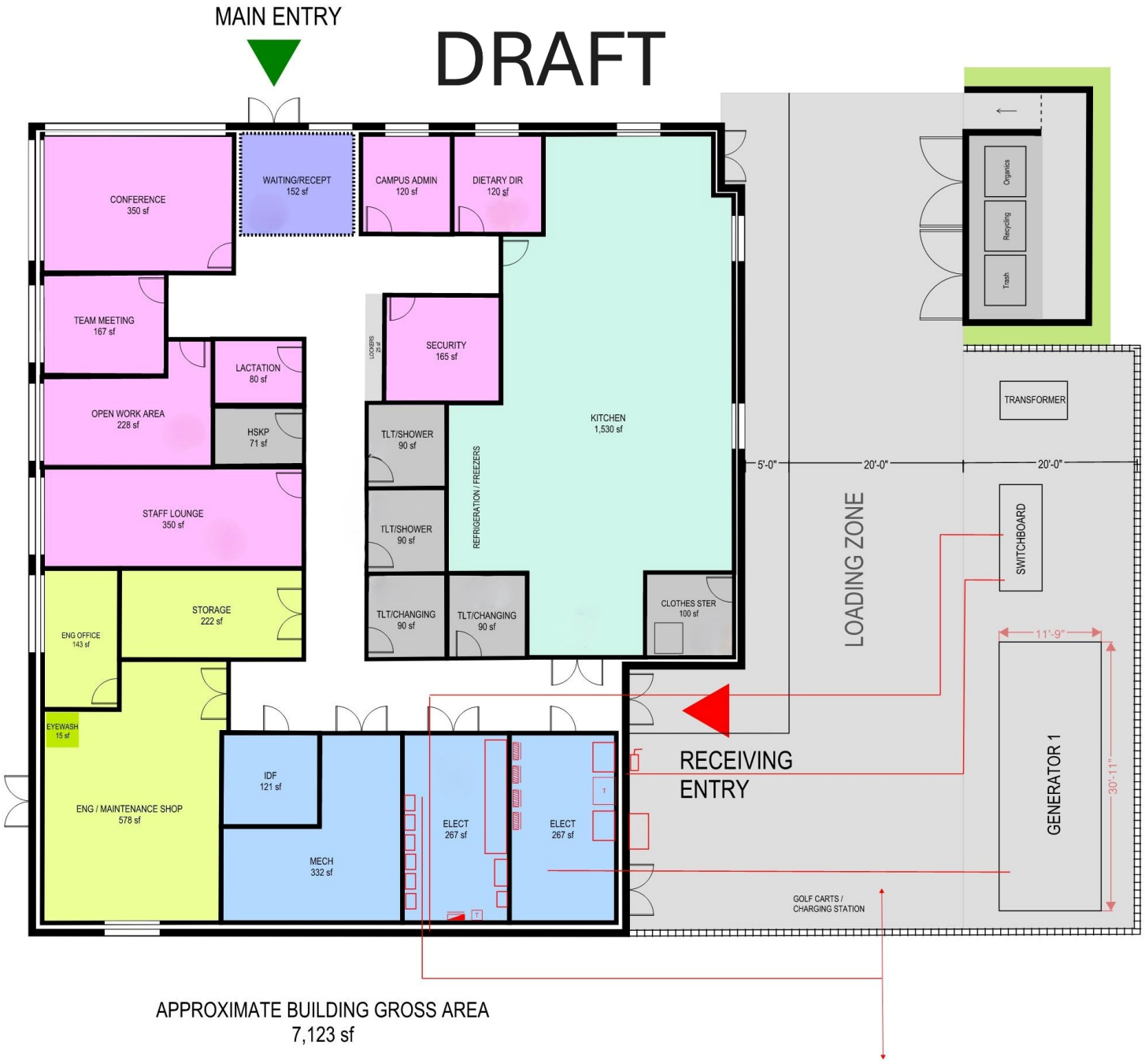
Activity Area

Dining / Activity

Semi-Private Room

Lounge / Living Room

Support Building Floor Plan



APPROXIMATE BUILDING GROSS AREA
7,123 sf

Support Building

Support Building

Project Cost Increase Factors

Cost estimates increased from $45M (Renovation) to $75M (New build / HD ROM) to $172M (Engineer Estimate)

ROM was calculated prior to Completion of Programming and Schematic Design

Parcel lacks essential infrastructure (water, sewer, power, data, etc.)

Tariffs

Escalation

Offsite Improvements

Increased Construction Cost

Construction and Project Contingency - 20%

CEQA Mitigation Measures cost still to be determine

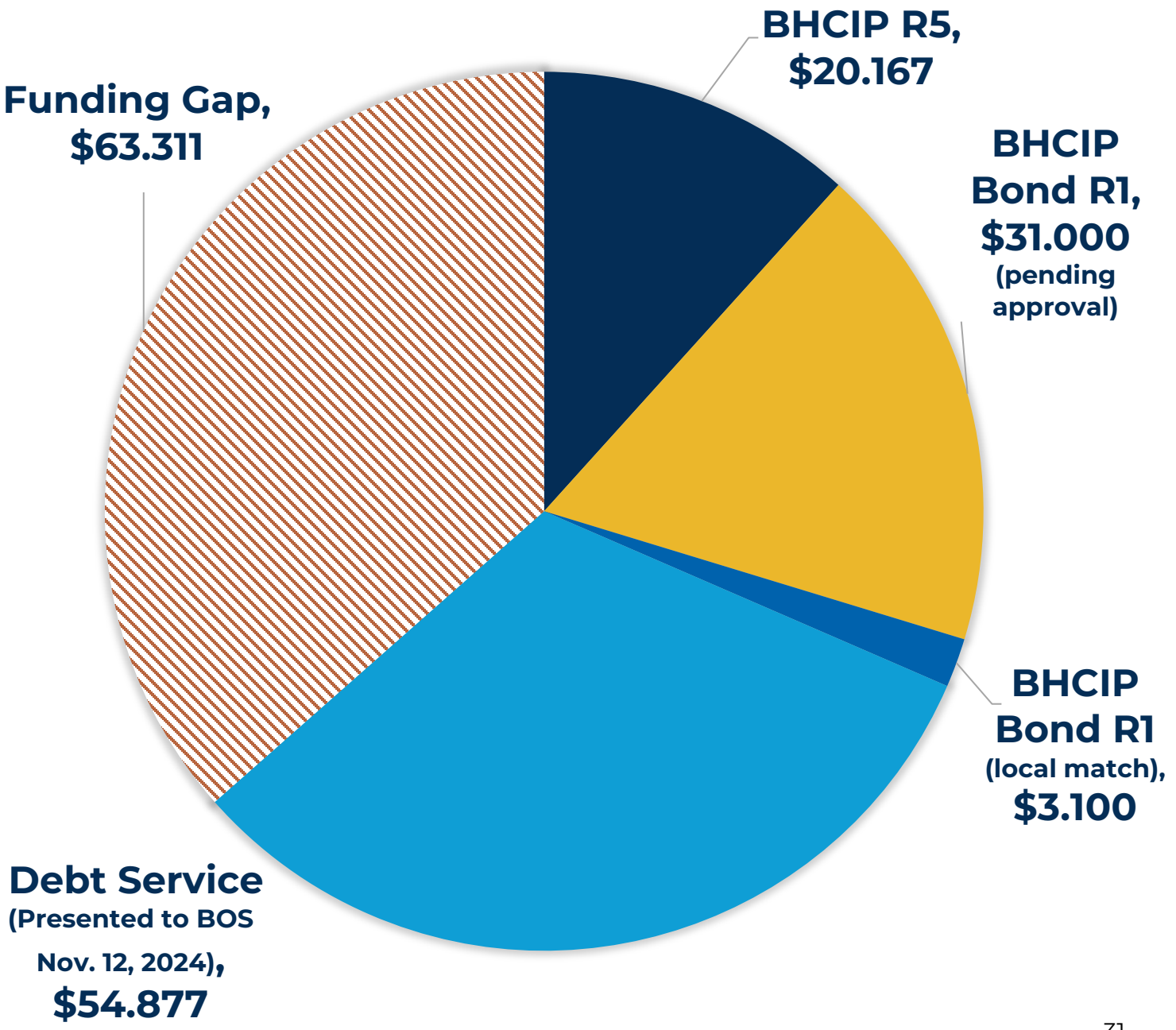
Project Budget

Scope of Work	Projected Budget Cost
Architectural & Engineering (A&E)	$10,996,453
Right of Way & Utilities	$435,000
Construction Management	$5,078,299
Construction Costs	$127,577,095
Construction Contingency – 10 %	$12,757,710
Project Contingency – 10 %	$12,757,710
Furniture Fixtures and Equipment	$2,852,563
Total	**$172,454,829**

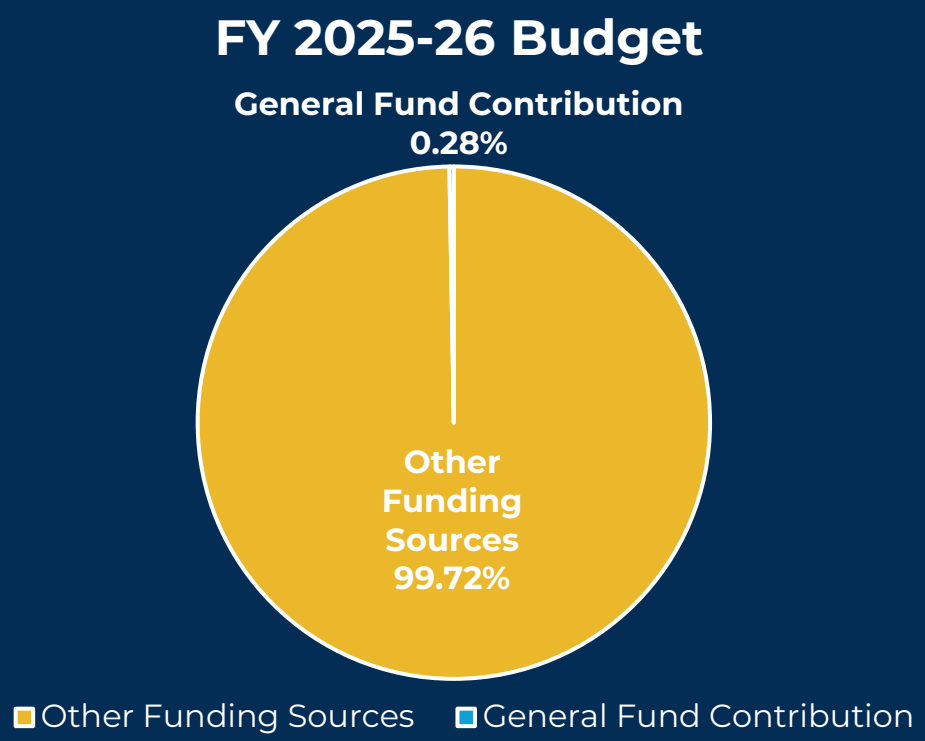
Project Finances
(in millions)

Funding Type	Amount
BHCIP Round 5 Grant*	$20.167
BHCIP Bond Round 1 Grant (Pending Approval)	$31.000
BHCIP Bond Round 1 Local Match	$3.100
Debt Service (presented to BOS on Nov. 12, 2024)	$54.877
Funding Gap	$63.311
Total	**$172.455**

*The land parcel was used as match for the BHCIP Round 5 Local Match



Restrictions on Use of Behavioral Health Funds



- BHB's allocation of $532,678 in General Fund dollars meets the minimum threshold to secure additional state funding.
- Behavioral Health funding is limited to designated behavioral health activities and cannot be applied to expenses outside those statutory guidelines.
- BHCIP R5 and BHCIP Bond R1 Grant funds can only be used for eligible capital projects that expand or improve behavioral health infrastructure and cannot be used for operations, staffing, or other non-capital expenses.

Other County needs exist, but this funding cannot be used to meet them.

COUNTY OF MONTEREY
HEALTH DEPARTMENT

Project Timeline

Conclusion

System Benefits

- Ability to have **local placement options** for Monterey County residents and families
- Local MHRC placement will **aid in overall care coordination for clients and their connection to their natural supports**
- Ability to **contract out beds with other counties** in the region to ensure **full utilization** of MHRCs aiding on **overall care coordination regionally**

Project Budget and Construction Timeline

- Construction Timeline is **Achievable**
- **BHCIP R5 and BHCIP Bond R1** funding offsets project costs

Debt can be serviced by the Health Department:

- Anticipated **increases** in Behavioral Health Bureau **systemwide billable direct service** provision allow for **increased revenues to support debt repayment**
- Relocating eligible clients to MHRC **realizes additional savings** compared to costly out of county placements

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Feedback From Prior Sessions

Thank you for joining!

What questions do you have for us on the proposed project and design?

What feedback do you have for us on the proposed project and design?

How would you like to be kept updated on project?
There will future engagement opportunities to help decide the project name.

Next Board of Supervisors Meeting: January 6, 2026 @ 1:30pm

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