



# California Interagency Council on Homelessness

## ERF-3-R, Application

### Part 1 (A): ADMINISTRATIVE INFORMATION

#### Application Window

- Window #1, 11/3/2023 - 1/31/2024  
 Window #2, 2/1/2024 - 4/30/2024  
 Window #3, 5/1/2024 - 6/30/2024

*Applications received after 5:00 p.m. on the last day of the application window will be reviewed and evaluated during the following application window. **Note, applications submitted after 5:00 p.m. on 6/30/2024 will not be reviewed.***

#### Eligible Applicant

Select the eligible applicant's jurisdiction type.

- CoC  City  County

What is the name of the city or county?

Monterey

### Part 1 (B) Contracting Information

Complete all elements of the below section. This information is required for contracting should this application be chosen for award.

#### Contractor Information

Contractor Name (the legal entity entering into contract with the State)

County of Monterey

What is the Federal Employer Identification Number (FEIN # or tax id number) for the contractor?

94-6000524

Tax ID Form  
MoCo TIN.pdf

Governmental entities will need to submit a GovTIN Tax Form, and Non-governmental entities will need to submit a STD 204 Tax Form. Links to each are below:

GovTIN: [Taxpayer ID Form \(ca.gov\)](#)

STD 204: [STD 204 - Payee Data Record \(ca.gov\)](#)

## Who is the best contact person for this contract?

### Primary Contact

<input type="text" value="Roxanne"/>	<input type="text" value="Wilson"/>
First	Last

*This contact will receive ALL grant related correspondence (inclusive of application, award, contract, office hours, information requests, reporting, etc.)*

### Job title

job title

### Email

### Phone

*This contact will receive ALL grant related correspondence (inclusive of application, award, contract, office hours, information requests, reporting, etc.)*

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### Secondary Contact

<input type="text" value="Sarah"/>	<input type="text" value="Federico"/>
First	Last

### Job title

job title

### Email

### Phone

*This contact will receive ALL grant related correspondence (inclusive of application, award, contract, office hours, information requests, reporting, etc.)*

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### Contact Person for Reporting

<input type="text" value="Sarah"/>	<input type="text" value="Federico"/>
First	Last

### Job title

job title

**Email**

federicos@co.monterey.ca.us

**Phone**

(831) 755-5341

*This contact will ONLY receive grant reporting correspondence (inclusive of guidance, report releases/reminders, report follow-ups).*

**Authorized Representative**

Debbie

First

Paolinelli

Last

**Job title**

job title

**Email**

paolinellid@co.monterey.ca.us

**Phone**

(831) 755-5309

*The Authorized Representative has authority to contract on behalf of the eligible applicant*

**If this application is funded, what address should the check be mailed to?**

**Address**

168 W. Alisal

Address Line 1

3rd Floor

Address Line 2

Salinas

City

California

State

93901

Zip Code

**Attention to (if applicable):**

Roxanne V. Wilson

** This Application uses character limits **

**Reaching these limits is not required, however competitive responses will address all parts of each**

# question asked.

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## **Part 2: PROPOSAL OVERVIEW**

### **Guidance:**

In completing this application, applicants must identify the specific encampment that will be prioritized for resolution.

If an applicant proposes to prioritize a large, noncontiguous, or multiple site(s), the encampments may only be addressed through a single application if: (a) the justification for prioritizing the encampments is the same, **and** (b) the demographics and service needs of the residents of the encampments is sufficiently the same that, (c) the same set of services, and service providers, including outreach, interim and permanent housing programs, will be used to resolve the identified people's experience of homelessness in encampments.

*Applicant must prepare a separate application for each encampment that does not meet the requirements of (a) – (c).*

### **Proposal Summary**

**Summarize the proposed Encampment Resolution Fund (ERF) project, including an overview of all key components and/or phases of the project that will be funded in whole or in part with ERF-3-R resources. (1500-character limit)**

This proposal will resolve an encampment along the Salinas Riverbed in King City in southern Monterey County, which is partially located on Caltrans property. The encampment was home to about 50 people, the majority of whom have already moved to interim housing at the Monarch Inn as an initial step towards transitioning to a planned 45-unit Homekey permanent housing project at a Days Inn located in King City. The developer of that project has defaulted on their loan leaving the encampment residents without a permanent housing solution. King City and Monterey County have partnered to identify a new developer. The Housing Authority of Monterey County (HACM) will purchase and renovate the property and identify a non-profit provider to operate it. The ERF 3 funding is requested for a portion of the cost to acquire and renovate the Days Inn, with a 50% match coming from the Central California Alliance for Health (CCAH), the County's managed care plan. The ERF funding will also be used to continue operating the Monarch Inn interim housing facility until January 1, 2025, at which time the residents will be able to transition to the Days Inn permanent housing.

This is a shovel-ready project that presents a unique opportunity. It has strong support from the community and significant leveraged resources. King City is attempting to establish itself as a model for small communities in CA to show that ending homelessness is possible through a service and housing-based approach.

## People Served

**Number of people currently residing in prioritized encampment site**

50

#

**Potential inflow of people into the prioritized encampment site during the grant term.**

None

**Of people currently residing in prioritized encampment site, how many will be served by this proposal?**

50

#

**Given the potential for inflow of people into the prioritized encampment site, how many people are projected to be served across the entire grant period?**

50

#

**Of people projected to be served across the entire grant period, number of people projected to transition into interim housing.**

48

#

**Of people projected to be served across the entire grant period, number of people projected to transition into permanent housing**

46

#

*This should include both people who transition directly into permanent housing **and** people who may first transition into interim housing.*

**Is the prioritized encampment site part of a larger encampment area?**

Yes  No

## Encampment Information

**1. Briefly describe the characteristics of the people residing within the prioritized encampment site, including demographics, household compositions, disabilities, and projected service and housing needs. Include how this information was gathered. (1500-character limit)**

When it was at full occupancy, this encampment had about 50 residents, including four families with minor children. Several organizations conducted outreach and engagement with the residents in preparation for the opening of the Days Inn Homekey project. When the Homekey project was delayed due to developer default, additional outreach was conducted to encourage residents to move to the Monarch Inn temporary housing site. Data gathered during these outreach efforts, as well as HMIS data collected at the Monarch, show that about 70% of the residents are men, 80% are Hispanic/Latino, and 75% speak Spanish as their primary language. About 30% are estimated to be experiencing chronic homelessness and to have at least one disabling condition. All of the residents reported being unemployed. They all expressed interest in receiving a range of services, including employment assistance, food, documents and securing housing.

*If this proposal seeks to serve a particular target population, specify and describe.*

**2. Briefly describe physical characteristics of the prioritized encampment site in which the people you are proposing to serve are residing. The description must include the specific location, physical size of the area, the types of structures people are residing in at the site, whether vehicles are present, and any other relevant or notable physical characteristics of the site. (1000-character limit)**

The prioritized encampment is located in the Salinas Riverbed along the outskirts of King City. The area is estimated to be about 430,700 square feet. During the time when it was fully occupied, the residents built very elaborate structures, including hand-built structures made from lumber as well as tents. Some even created their own kitchens, bathrooms, gardens with irrigation systems, and chicken coops. One person dug their own well and started growing crops. This was a long-standing community where everyone had a designated space.

**3. Why is this encampment site being prioritized? Applicant should identify any distinguishing needs and/or vulnerabilities of the people living in this encampment and/or any health, safety, or other concerns that led the applicant to prioritize this site over other encampments. (1000-character limit)**

Addressing the King City encampment has been identified as a high priority due to many factors. The location is very unsafe for the highly vulnerable residents, which includes families with children. A large number of fires have occurred in the encampment area, threatening both the residents and adjacent residential areas. One large fire resulted in a fatality of one of the encampment occupants. The Monterey County Department of Emergency Management worked with Environmental Health and deemed the location hazardous after this fire was extinguished. The encampment has also created a number of environmental and safety hazards. It is located in the floodplain of the Salinas River. Construction of a well, structures, excessive trash, and human waste in the river have impacted water quality and health of the inhabitants. Since the encampment residents moved to the Monarch Inn interim housing site, the Police and Fire Departments have reported a markable decrease in emergency calls.

*ERF authorizing legislation requires funding be used for "prioritized" encampments. Applicants must, therefore, provide a justification for the prioritization of the encampment proposed to be served. Except in very small communities where it may be possible to justify prioritizing all of a small number of encampments for resolution using this fund source, ERF is not intended to be used to fund a community-wide encampment resolution program.*

**Attachment: Map**

King City Encampment Location Map.pdf

King City Encampment Area Map.pdf

*The provided map should clearly indicate the area of the prioritized encampment. The map may also indicate the location of other key service, shelter, and housing resources described in this proposal.*

**4. Is the prioritized site on a state right-of-way?**

No  Yes - partially  Yes - entirely

**Attachment: Caltrans Letter of Support**

Caltrans ERF Support Letter County of Monterey - King City - signed.pdf

Projects entirely or partially on a state right-of-way must include a Letter of Support from Caltrans.

- This letter must include confirmation from Caltrans that they are aware of and in support of the ERF project, including the projected timeline, and that they will only take action on that encampment site in collaboration with and at least 2 weeks-notice to the ERF grantee, unless critical circumstances exist when an encampment poses an imminent threat to life, health, safety, or infrastructure and must be immediately addressed.
- This letter should be signed by the local Caltrans Deputy District Director of Maintenance (DDDM) or their designee.
- This letter may also include Caltrans role in the proposal and what Caltrans resources are being leveraged.

## Proposal’s Outcomes

**5. What outcomes does this proposal seek to accomplish by 6/30/2027? Outcomes should be specific, measurable, attainable, relevant, and time-bound (SMART). (1000-character limit)**

1. Of the 50 estimated encampment residents, 48 (96%) will secure interim housing at the Monarch Inn (which primarily serves adults) or other emergency shelter sites appropriate for families with children by the time the ERF grant is awarded.
  2. Of the 50 estimated encampment residents, 46 (92%) will secure permanent housing, either at the Days Inn PH project or through medium-term rental assistance by January 2025.
  3. Of the 50 estimated encampment residents, 90% will receive case management and connections to needed services by January 2025.
  4. This project will serve as a model project for similar small communities in California.
- King City is a disadvantaged and underserved small rural community with limited resources to address a growing homeless population. The community has a severe housing shortage, overcrowded housing and limited housing opportunities. Assisting these encampment residents to secure permanent housing at the Days Inn will lead to Functional Zero in King City.

**6. What are the primary activities the applicant will implement to achieve each of the proposal’s outcomes? (1000-character limit)**

1. Interim Housing – King City is already working with a non-profit partner to provide interim housing to encampment residents at the Monarch Inn and at a few other locations. Through this proposal, the Monarch Inn will continue operations through the end of 2024 at which time residents will be able to transition to the Days Inn.
2. Permanent Housing – The majority of the requested ERF funding will go to acquisition, renovation and operation of the Days Inn (Homekey) permanent housing project. This property has 45 units and can accommodate the 30 encampment residents who are single individuals or couples. Another 16 people who are members of 4 families will receive rental assistance to secure permanent housing.
3. Case Management and Service Connections. Residents at the Monarch Inn are already receiving case management and support with service connections. HACM will partner with a non-profit to operate the Days Inn and deliver services to the permanent housing residents.

**7. How will the applicant measure progress towards the proposal's outcomes? (1000-character limit)**

Housing and service outcomes will be tracked using HMIS data. Clients will be entered into the Monterey/San Benito County HMIS system by the identified non-profit partner operating the Days Inn. Monterey County also has a system administrator user license and will receive data exports for purposes of grant tracking and ERF program reporting. APR and CAPER reports will allow for understanding the longitudinal achievements of a person as they progress in a program and the combination of services that ultimately led to their housing outcomes. The PIT will determine if we achieve functional zero in King City.

**8. Are there any local ordinances, resources, or other factors that may hinder achieving the proposal's outcomes? If so, how will the applicant navigate these challenges? (1000- character limit)**

There are no City or County ordinances or other factors that might hinder achieving the proposal's outcomes. The only outstanding issue is the defaulted loan of the original Days Inn developer, which could create as-yet unknown obstacles to the plan to acquire and renovate the Days Inn with a new developer.

**9. Does this proposal fund a standalone project, or is the proposed project one component of a larger initiative?**

Standalone  Larger initiative

## Centering People

**10. Describe how the perspectives of people with lived experience of homelessness meaningfully contributed to the content of this proposal? How will people with lived experience be part of the implementation of this ERF project? If individuals living in the encampment site were included in the development of this proposal, describe how their input was obtained and how that input shaped the proposal. (1000-character limit)**



All the project partners – Monterey County, King City, and HACM – are voting members of the Monterey/San Benito Continuum of Care and have embraced the principles articulated in the countywide Lead Me Home Plan, which include a commitment to involving people with lived experience in the design and implementation of the homelessness response system. Individuals living in the King City encampment were consulted at multiple instances to solicit their input on plans for the Days Inn and to identify their service and housing needs. As part of the development plan for the Days Inn, the partners are committed to selecting an operator and service provider that engages individuals with lived experience in all aspects of their work, including as volunteers, staff and Board members.

**11. Briefly describe how the proposal exemplifies Housing First approaches as defined in Welfare and Institutions Code section 8255. (1000-character limit)**

The project partners are all committed to Housing First Principles as defined by the State of California and by HUD. This project exemplifies Housing First approaches in that all the residents of the encampment are presumed to be “housing ready” and neither the interim housing (Monarch Inn) or permanent housing (Days Inn) will impose barriers to entry or to ongoing participation. Services currently provided at the Monarch Inn, and to be provided at Days Inn, are person-centered and trauma-informed, with a focus on doing whatever it takes to support residents to sustain their housing and not to exit back to homelessness. All tenants at the Days Inn will receive support to develop an individualized Housing Stabilization Plan (HSP) and will have the opportunity to voluntarily participate in a range of services to support them to achieve their own self-identified service goals. Client choice will provide a road map for staff to initiate person-centered service coordination.

**12. Describe how each of the following service delivery practices are incorporated into the outreach, interim shelter (if applicable), and permanent housing aspects of the proposed ERF project: (a) individual participant choice and (b) trauma informed care. (1000-character limit)**

The project partners are committed to identifying and working with non-profit service provider partners experienced in the implementation of evidence-based practices, including individual participant choice and trauma-informed care. This includes the current provider at the Monarch Inn interim housing and the as-yet identified provider for the Days Inn. Providers must offer clients choices of services, and must utilize trauma-informed care standards, which ensure that clients are not required to participate in treatment services. Instead, clients will work with their case manager or other staff person to select which services, if any, they want to include in their housing or service plan. Progress towards achieving goals is subjective and measured at a pace that is comfortable for each client. Trauma Informed Care practice will engage individuals to acknowledge the role that trauma has played in their choices, self-concept, behavior, development, health, and well-being.

**13. Describe how harm reduction principles will be incorporated into the outreach, interim housing (if applicable), and permanent housing aspects of this ERF project. (1000-character limit)**

The project partners are committed to working in a harm reduction approach to deliver services and housing to encampment residents. Both the Monarch Inn interim housing and the Days Inn PSH will employ harm reduction in resident screening and in ongoing operational policies and procedures. Harm reduction incorporates a spectrum of strategies that includes safer use, managed use, abstinence, meeting people who use drugs “where they’re at,” and addressing conditions of use along with the use itself. Harm reduction is grounded in justice and human rights. It focuses on positive change and on working with people without judgement, coercion, discrimination, or requiring that people stop using drugs as a precondition of support. Participants in the interim housing and permanent housing are not required to maintain sobriety but are held to a set of behavioral standards that are grounded in considerations for the safety of the participant and other residents.

**14. Describe the services that will be provided to improve people’s health, dignity, and safety while they continue to reside within the prioritized encampment site. (1000-character limit)**

The encampment residents are no longer residing at the site, having moved to the Monarch Inn or other emergency shelter programs. The residents are much safer and live in more dignified conditions than at the encampment. Should any individuals wish to move back to the encampment, the City will work with the Monarch Inn service provider and countywide outreach teams to assess their needs and attempt to engage them to access services and interim housing.

**15. Identify what controls are or will be in place to ensure that all ERF-3-R funded parties will not penalize homelessness. The term “penalize homelessness” means to impose, by a governmental unit, criminal or civil penalties on persons who are homeless in a manner that is related to those persons’ engagement in necessary human activities, including sleeping, resting, and eating. (1000-character limit)**

Monterey County and King City do not have any laws in place to penalize homelessness. As it relates to this specific encampment, the City has responded to emergency situations (fires, floods, medical emergencies) as would be the case for any location where people are in need of assistance.

**16. Describe how this proposal considers sanitation services for people residing in the prioritized encampment. This may include but is not limited to non-intrusive, curbside waste removal and access to clean and available bathrooms. (1000-character limit)**

Please see above (question 14). The site is currently unoccupied as the residents have already relocated to temporary emergency shelter. The City is focusing efforts on creating a permanent housing solution at the Days Inn so that the encampment residents can transition out of emergency shelter.

## **Part 3: IMPLEMENTATION**

### **Core Service Delivery and Housing Strategies**

**17. Describe the proposed outreach and engagement strategy, case management, and / or service coordination for people while they are continuing to reside within the encampment site. Quantify units of service to be delivered including the ratio of staff to people served, frequency of engagement, and length of service periods. (2000-character limit)**

As noted above, the encampment site is no longer occupied. An extensive outreach effort was conducted by the current non-profit operator of the Monarch Inn interim housing, as well as by countywide outreach teams, to talk with residents, identify their needs, and explore their interest in moving to shelter. All the residents expressed that they would accept an offer of non-congregate shelter, and all have moved to either the Monarch (single individuals, couples, small families) and other facilities for larger families.

**18. Describe the role of Coordinated Entry in the context of this proposal and how Coordinated Entry policies or processes will support and / or hinder the implementation of this proposal. (1000-character limit)**

Monterey County Coordinated Entry System is operated by the Coalition of Homeless Services Providers (CHSP). Homekey and other permanent housing projects generally are filled through Coordinated Entry. In the case of the Days Inn project, the current plan is that individuals that moved from the King City encampment into interim housing will be prioritized for 30 of the 45 units at the Days Inn. The remaining units will be available to other individuals in the CE queue. Given the location in South County, which is almost 30 miles away from the more populated areas of Monterey County, the expectation is that these units are likely to be preferred by people who are from the south county area.

**19. Describe each of the specific (a) interim housing and (b) permanent housing opportunities that will be used to achieve the proposed outcomes of this ERF project. Demonstrate that any ERF-3-R funded interim housing capacity is either non-congregate or clinically enhanced congregate shelter. (2000-character limit)**

Interim Housing: The Monarch Inn in King City is a motel that is being funded by King City, the CoC, and Monterey County as interim housing for people who were living in the targeted encampment in the Salinas Riverbed. This emergency shelter is not only providing temporary housing for those previously living in the riverbed but is preparing individuals for permanent housing. In addition, it is a drop-in center for those who are unhoused within the city limits. Approximately 32 people have resided at the Monarch Inn (26 single individuals and 6 people in 2 families), which is planned to remain open until the end of 2024 when the Days Inn permanent housing will be ready for occupancy. An additional 4 families (16 people) from the encampment are being assisted in other shelters or with short-term rental assistance due to needing larger units than those available at the Monarch Inn. All the interim housing provided is non-congregate.

Permanent Housing: The permanent housing proposed through this ERF project is at the Days Inn motel in King City. This property was acquired through Homekey, however, the developer has defaulted on their loan, leaving the project in limbo. The City and County have partnered to identify a new developer, the Housing Authority of Monterey County. The Housing Authority is prepared to acquire and renovate the property and secure a non-profit operator and service provider. ERF funds will be used for acquisition, renovation and operations, with a 50% match coming from the county's managed care plan, the Central California Alliance for Health. The Housing Authority may also commit a minimum of 25 project-based HCVs to help offset operational costs.

**20. Demonstrate the applicant's commitment and ability to deliver permanent housing solutions to the people residing in the prioritized encampment, including by providing examples of prior successful efforts to permanently house similarly situated individuals. (2000-character limit)**

Monterey County has partnered with the City of Salinas on a number of similar projects. These have involved extensive outreach and engagement with encampment residents, support to help residents transition to temporary housing in Project Roomkey motels, and then transition to Project Homekey permanent housing. More than half of those served were permanently housed. Monterey County is also currently partnering with Santa Cruz County and the City of Watsonville to implement an ERF-2 project to create new modular non-congregate shelter and pathways to permanent housing for residents of a large encampment in Pajaro, a small community on the border between Monterey and Santa Cruz that was devastated in a March 2023 flooding event that displaced the encampment residents before the grant funds were even awarded. The County stood up an emergency response, engaged our partners, and located temporary housing for 600 residents of the town of Pajaro, in addition to providing services and support to the encampment residents who continue to be displaced and are awaiting the opening of the facility in Watsonville. The County coordinated outreach efforts during the disaster with the local Continuum of Care, including homeless shelters, non-profit developers, rapid re-housing agencies, and the Housing Authority. 30 households obtained Emergency Housing Vouchers among other vouchers they were eligible for.

The County of Monterey's Board of Supervisors has adopted the Lead Me Home 5 Year Plan to Reduce Homelessness by 50%, demonstrating their commitment to address unsheltered homelessness.

**21. Describe how this proposal is tailored to meet the needs and preferences of people residing within the prioritized encampment. (1500-character limit)**

King City emergency response teams, countywide outreach teams, and the provider partner operating the Monarch Inn all conducted extensive outreach with encampment residents to gain their trust by authentically listening and meeting people where they are. This included many visits to the encampment, as well as hosting a dinner at a City facility. Residents were asked what they need and want in the next step in their lives. Virtually all the residents indicated they would prefer to move to interim housing, provided it is non-congregate, low-barrier and allows them to bring their partners, pets and belongings. The proposed project is already meeting this need at the Monarch Inn, a non-congregate emergency program, as well as by offering other interim housing opportunities. All residents will also be assisted to transition to the Days Inn permanent housing or will receive rental assistance to secure housing in the community (particularly for families who cannot be accommodated at Days Inn due to household size).

Throughout the project, participants will be afforded many opportunities to voice their concerns and make recommendations for improvement. The current provider partner at the Monarch Inn and the as-yet selected provider for the Days Inn will offer frequent opportunities for feedback to further engender engagement with program participants. Participants will be able to offer input through case management sessions, satisfaction surveys, and exit interviews.

*Where applicable, identify the people, data, evidence, and / or other sources of information that was relied upon for this proposal.*

**Table 1: Projected Living Situations Immediately Following the Encampment**

For people served who exit the encampment, what are the projected Living Situations Immediately Following the Encampment, including but not limited to, permanent housing, interim sheltering, and

unsheltered?

Please provide responses in the table below. Add a row for each projected living situation. (250-character limit for each cell)

Briefly Describe Each Projected Living Situation Immediately Following the Encampment	Is This Permanent Housing?	Quantify the Capacity (e.g., number of beds/units, frequency of bed/unit availability)	Prioritized or Set-Aside for ERF-3-R?	Is this living situation funded by ERF-3-R and / or Leveraged Funds?	% of Served Persons Projected to Fall Within This Living Situation
Monarch Inn (single adults & couples)	N Yes/No	32 beds	Set aside Pri/Set-Aside/Neither	Both ERF/Lev/Both	64 %
Other interim housing (families)	N Yes/No	16 beds (4 families)	Prioritized Pri/Set-Aside/Neither	Both ERF/Lev/Both	32 %
Rental assistance	Y Yes/No	2 people (1 family)	Prioritized Pri/Set-Aside/Neither	Both ERF/Lev/Both	4 %

## Table 2: Permanent Housing Opportunities

A permanent housing opportunity is a combination of project and/or service provided to an individual with the goal of helping the individual obtain permanent housing. Of course, applicants cannot and do not need to provide every possible scenario; Cal ICH is looking to understand the primary, expected permanent housing opportunities for people projected to be served by this proposal.

Please provide responses in the table below. Add a row for each projected opportunity. (250-character limit for each cell)

Describe the Permanent Housing Opportunity	Prioritized or Set-Aside for ERF-3-R?	Quantify the Capacity of the Housing and Service Opportunity	Is this Housing Opportunity Funded by ERF-3-R and / or Leveraged Funds?
Days Inn Permanent Housing	Set Aside Pri/Set-Aside/Neither	30 beds (single adults and couples)	Both ERF/Lev/Both

Rental Assistance	Set Aside Pri/Set-Aside/Neither	16 beds (4 families with 16 people)	ERF ERF/Lev/Both

**22. Describe strategies the applicant will use to ensure that people are not displaced from the prioritized encampment into another unsheltered location. Include strategies that are in addition to/complement the interim shelter and permanent housing opportunities that are part of this proposal. (1000-character limit)**

As noted above, the prioritized encampment no longer has any occupants, as the residents have all moved to the Monarch Inn or other shelters. The strategy to prevent residents from returning to the encampment site is to ensure all are able to access permanent housing at the Days Inn or through tenant-based rental assistance. It is not anticipated that any will choose to leave interim or permanent housing and return to the encampment site.

**23. Describe specific strategies and/or services the applicant will use to prevent returns to unsheltered homelessness among people from the prioritized encampment who are sheltered and housed through this ERF project. Include whether these strategies will be funded with ERF-3-R funds and, if not, what other resources will be leveraged. (1000-character limit)**

The current provider at the Monarch Inn and the to-be selected provider at the Days Inn focus on delivering person-centered and trauma-informed services to help participants sustain their housing and avoid exits back to homelessness. Participants will be encouraged to develop individualized Housing Stability Plans and supported to access the health, behavioral health, employment or other services they need for ongoing stability. At the Days Inn, the supportive services team will work in conjunction with the property management team to develop corrective action plans when tenants are at risk of losing their housing. This landlord mitigation approach contextualizes the challenges tenants may face when acclimating to housing, while also creating a tangible/measurable plan to mitigate the behaviors that are jeopardizing their lease. Stabilization services will be supported by ERF, CalAIM, and COC funding.

**24. Describe how this proposal considers and plans for the dynamic nature of encampments including potential inflow of people into the geographically served areas. (1000-character limit)**

The prioritized encampment site no longer has any occupants and the City does not anticipate that there will be a renewed inflow of people to this location as long as interim housing with a pathway to permanent housing is available for the residents. This encampment has been clear for approximately 6 months with no returns of former occupants to date. Our current strategy is proving to effectively resolve encampments, which is non-congregate interim housing, effective outreach, with a clear pathway to permanent housing informed by people with lived experience.

**25. Describe how participants in this ERF project will be supported with continued access to, and**

**storage of, their personal property while in the encampment, in interim housing (if applicable), and in permanent housing. (1000-character limit)**

Individuals at the Monarch Inn currently have, and at the Days Inn will have, space to store their belongings in their units.

**26. Describe how participants in this ERF project who have service animals and/or pets will be supported while in the encampment, in interim shelter (if applicable), and in permanent housing. (1000-character limit)**

The contracted provider for the Monarch Inn interim housing currently allows residents to have one pet. If participants have more than one pet, the supportive services staff help them obtain ESA letters for their pets, which waives the one pet per household policy. The provider also coordinates with local clinics for vaccines/veterinary care and attends veterinary appointments with clients so they can have the ESA letters completed. A similar plan will be put in place for the Days Inn permanent housing.

## **Budget and Resource Plan**

**27. State the total amount of ERF-3-R funds requested.**

\$6,441,326.33

\$

**28. State the estimated dollar value of secured, non-ERF-3-R resources that will help meet this proposal's outcomes.**

\$7,403,956.50

\$

**29. Identify and describe each leveraged non-ERF-3-R resource and how that specific resource will be used to help meet the proposal's outcomes, including the permanent housing outcomes. (1000-character limit)**

This proposal leverages more than \$7 million in resources, including:

- \$1,650,000 from the Central California Alliance for Health (CCA) for acquisition of the Days Inn and \$3,204,043 for renovation. CCAH is matching 50% of the ERF funding for acquisition and renovation using HHIP resources.
- \$1,341,600 in Project Based HCVs from the Housing Authority of Monterey County and another \$338,209 is rental assistance from CoC PSH funding.
- The City of King is waiving \$420,000 in permitting fees.
- The remaining leverage is from State of CA HHAP and Continuum of Care funds to cover supportive services for the Days Inn.

*Applicants are directed to provide a detailed description of other fund sources, and system capacity, that will be leveraged to achieve the outcomes proposed for the ERF-3-R funded project (especially as it relates to meeting this proposal's permanent housing outcomes) and, if applicable, to sustain the new programming beyond the end of*

*the grant term.*

*This includes prior ERF awards, HUD unsheltered NOFO, and other federal, state, and local funding sources.*

*Applications will be evaluated with the understanding that communities vary significantly with respect to the current availability of other fund sources that can be used as leverage for their proposed projects and to sustain the projects beyond the grant term.*

*In the absence of currently available resources, Applicants are encouraged to provide a specific plan for obtaining the funding necessary to sustain their project beyond the grant term if the project is intended to continue.*

**30. Describe how the proposal is a prudent and effective use of requested funding relative to the number of people it seeks to serve, the types of services and housing to be provided, and any benefits to the community's efforts to address homelessness that will extend beyond the grant term, including ongoing expansion of interim and permanent housing capacity. Include an explanation of how the requested ERF-3-R amount was determined. (1000- character limit)**

The requested funding is a highly cost effective use of ERF 3 funding that will create 45 new units of permanent housing for people experiencing homelessness, significantly expand services and housing in South County, and demonstrate the feasibility of solving homelessness in smaller, more rural communities where FUNCTIONAL ZERO is possible. The requested funds will also preserve a housing development opportunity that is at risk of being lost due to a lawsuit of the original developer. The requested \$6.4 million in ERF funds will leverage \$7.4 million in matching sources.

**Attachment: Standardized Budget**

FINAL King City ERF 3 Budget 01\_30\_2024.xlsx

*Applicants must use the [ERF-3-R Budget Template](#) available on [box.com](#)*

## **Key Entities and Staff**

**31. First, describe the implementing organization and specific unit or office within the implementing organization that would administer ERF-3-R. Then, describe their role and primary responsibilities for this proposal. Finally, if these entities have managed a complex homelessness project or grant, describe how those experiences informed this proposal. (1500-character limit)**



The implementing organization for this grant is the Monterey County Homeless Services Unit, within the County Administrative Office, Office of Legislative and Intergovernmental Affairs. This is a relatively new unit created in 2022 to coordinate work to reduce homelessness that is spread across several departments, including Social Services, Health, and Housing and Community Development. All of these Departments have experience managing complex homelessness projects including Project Roomkey, SHARE Center (Navigation Center), HDAP, Family Stabilization Program, and the Housing Support Program. For this ERF project, Monterey County's role will be to receive and administer the funding from CA-ICH, prepare required reports, and serve as the overall coordinator of the work of the different partners.

### Table 3: Key Staff

Identify all staff positions (e.g. administrative, programmatic, development etc.) which are integral to this ERF project and to achieving the proposal's outcomes. For each position include the title, whether the position is filled or vacant, the approximate fulltime equivalent (FTE) of the position dedicated to the ERF project, whether the position is funded through ERF-3-R and/or Leveraged (i.e.non-ER-3-R) funds, and a brief description of the duties. Please provide responses in Table 3 below.

Title	Currently Filled Position?	FTE of Staffing for This Proposal	Funded by ERF-3-R and / or Leveraged Funds?	Brief Description of Duties
County Homeless Services Director	Yes Yes/No	0.10 # FTE	Lev ERF/Lev/Both	Lead project manager
County Homeless Services Management Analyst II	Yes Yes/No	0.20 # FTE	Lev ERF/Lev/Both	Contract management and grant administration
City Manager (King City)	Yes Yes/No	0.10 # FTE	Lev ERF/Lev/Both	City lead administrator
Housing Authority Executive Director	Yes Yes/No	0.10 # FTE	Lev ERF/Lev/Both	HACM lead administrator
Director and Asst. Director	No Yes/No	0.20 # FTE	ERF and Lev ERF/Lev/Both	Program management for yet to be identified provider partner for Days Inn

	Yes/No	# FTE	ERF/Lev/Both	

**32. First, describe key partners that will be responsible for implementing this ERF project and achieving the proposal's outcomes (e.g. service providers, public agencies, development entities etc.). Then, describe their role and primary responsibilities for this proposal. Finally, if these entities have managed a complex homelessness project or grant, describe how those experiences informed this proposal. (1500-character limit)**

The key partners for this project are:

- King City: The City, through its City Manager's Office, will continue to coordinate the operations of the Monarch Inn temporary housing and assist with the development of the Days Inn project. One of King City's top priorities is to facilitate new housing development to address a serious housing need in the community. The City also operates an Emergency Food and Shelter Program (EFSP) to provide temporary rental assistance for low-income eligible households and has submitted a pending application for the California Pro-housing Designation Program.
- Housing Authority of the County of Monterey (HACM): HACM will be developer and owner of the Days Inn. HACM is committed to providing housing solutions for the most vulnerable members of the Monterey County community. HACM is actively striving to expand housing opportunities for people experiencing homelessness, including through the administration of EHVs, participation in the State's BHBH program, and other efforts.
- Central California Alliance for Health: Will provide 50/50 matching funds for acquisition and renovation of the Days Inn, and will also provide CalAIM enhanced care management and housing supports referrals to help participants secure and sustain housing, through ECM providers.
- Non-profit operator and service provider for Days Inn: The Housing Authority will identify an experienced service provider to operate the Days Inn and deliver on-site services to the tenants.

**33. Describe specific examples of how Local Jurisdiction(s) and the CoC have collaborated on the design and implementation of this proposal. (1000-character limit)**

The project partners (City, County, Housing Authority) have held regular coordination meetings with the Coalition of Homeless Services Providers (the CoC lead agency), countywide outreach teams and other direct service providers to get insight on the diverse needs of the population intended to be served by this project. These high-level meetings provided the space and opportunity to foresee and overcome complications that may arise as the ERF project application develops. To develop this application, the partners have been holding bi-weekly strategy meetings/brainstorming sessions since the fall of 2023.

The CoC, City of King, and County have entered into an MOU to temporarily house encampment occupants while the future of Days Inn is stabilized. The CoC serves as the lead coordinating entity for HMIS, Coordinated Entry, Service Provider trainings, and Outreach Coordination.

*Applicants may upload evidence of cross-jurisdictional collaboration such as MOUs, letters of support, or interagency agreements etc. in the field immediately below.*

**Optional Upload: Evidence of Cross-Jurisdictional Collaboration**

City of King ERF Letter of Support 1.29.24.pdf

Housing Authority Support Letter.pdf

**34. Identify any entities that have a right to and/or control of the property upon which the**

**encampment site resides. Describe how applicant has engaged with these entities and confirm that each of these entities has committed to allowing the implementation of this proposal. (1000-character limit)**

The encampment site is located on property partially within the County unincorporated area, a portion within the City, and a small portion located on Caltrans property. During the process of helping the encampment residents move from the site and into interim housing, the City coordinated with Caltrans and Caltrans was very helpful in cleaning up the portion of the site that belongs to them. Caltrans has provided a letter of support for this ERF application.

## Accelerated Timeline

**35. How is your community currently supporting and / or engaging with people residing within the prioritized encampment? (1000-character limit)**

As previously noted, there are currently no occupants of the encampment site.

**36. If this proposal is selected, in advance of receiving funding, what steps will your community take to support the people living in the encampment and swift implementation of this proposal? (1000-character limit)**

As previously noted, there are currently no occupants of the encampment site. The former occupants are all receiving services and interim housing. Most recently the Monterey County Board of Supervisors approved unspent ARPA funds to continue sheltering individuals at the Monarch Inn while Homekey issues are resolved. Similarly, the CoC has contributed over \$300k to the interim project and have committed \$700k to the operations of Days Inn. All parties are doing everything we can to support this unhoused community during these challenging and uncertain times.

## Table 4: Project Timeline

Cal ICH should be able to use the project timeline to understand the general parameters of the project and how it will be implemented.

This Standardized Project Timeline Template will not perfectly capture every nuance - that's Ok. However, applicants are strongly encouraged to provide incremental milestones for achieving the interim shelter and permanent housing goals set out in the proposal. For projects that include interim shelter and/or permanent housing development, the timeline should include major development milestones.

Where there is ambiguity, conflict, or silence, use your judgment.

Date	Milestone	Category	Additional Detail for Milestone
4/1/2024	ERF Award announced	Project Management	
5/1/2024	Solicit construction bids for Days Inn	Place	HACM will begin process of soliciting bids

5/1/2024	Begin process to select Days Inn provider partner	Project Management	HACM will begin process to procure provider
7/1/2024	ERF Disbursement begins	Project Management	
7/1/2024	Award construction contract for Days Inn	Place	Contract awarded to selected construction contractor
8/1/2024	Begin construction	Place	Begin renovation of Days Inn
9/1/2024	Days Inn Provider is under contract	Project Management	Service delivery via contracted provider begins.
12/1/2024	Complete construction of Days Inn	Place	Construction completed
12/28/2024	Complete installation of furnishing	Place	
1/1/2025	Days Inn ready for occupancy by individuals at Monarch Inn	People	Residents begin transitioning to Days Inn
2/1/2025	Monarch interim housing program closes	People	All IH residents are housed at Days Inn

## Table 5: Projected Milestones

Answer the following questions in relationship to January 31, 2024. Cal ICH assumes disbursement will occur approximately 3-6 months after January 31, 2024.

Please provide responses in the table below including the month and year. (15-character limit for each cell)

**Outreach to the people residing in the prioritized encampment site began / will begin mm/yyyy.**

**This proposal will reach full operating capacity in mm/yyyy.**

**The first planned exit of a person or household from the prioritized encampment will occur in mm/yyyy.**

**The last planned exit of a person or household from the prioritized encampment will occur in mm/yyyy.**

June 2022

July 2025

July 2023

July 2023

## CERTIFICATION

Before certifying, applicants are strongly encouraged to review the NOFA.

*I certify that all information included in this Application is true and accurate to the best of my knowledge.*

### Name

Roxanne

First

Wilson

Last

*This does not have to be an authorized representative or signatory.*

### Title

County Homeless Services Director

### Email

wilsonr@co.monterey.ca.us