

**COUNTY OF MONTEREY**  
**Amendment No. 1 to Agreement #5010-44**  
**PEACOCK ACRES**

**This Amendment** No. 1 is made and entered into by and between the County of Monterey, a political subdivision of the State of California, (hereinafter “COUNTY”), and Peacock Acres Inc. (hereinafter “CONTRACTOR”).

**WHEREAS**, COUNTY and CONTRACTOR entered into an agreement for the provision of services to support keeping children and youth in their homes for the period July 1, 2020 through June 30, 2022 for a contract total of \$901,600 (hereinafter “Original Agreement”).

**WHEREAS**, the parties wish to amend the Agreement via Amendment No. 1 by adding **\$34,595** for a new contract total of **\$936,195** with no change to the term and **a change to the scope to allow additional homeless youth in Monterey County access to the emergency shelter bed that is a component of the services.**

**NOW, THEREFORE**, the Parties agree to amend the Agreement as follows:

This Agreement is hereby amended on the terms and conditions as set forth in the Original Agreement incorporated herein by this reference, except as specifically set forth below.

1. **Section 1.0, “GENERAL DESCRIPTION”** is amended to read as follows:  
“County hereby engages CONTRACTOR to perform, and CONTRACTOR hereby agrees to perform, the services described in **Exhibit AA**, in conformity with the terms of this Agreement”.
2. **Section 2.0, “PAYMENT PROVISIONS”** is amended to read as follows:  
“COUNTY shall pay the CONTRACTOR in accordance with the payment provisions set forth in **Exhibit AA**, subject to the limitations set forth in his Agreement. The total amount payable by COUNTY to CONTRACTOR under this agreement shall not exceed the sum of **\$936,195**”.
3. **Exhibit AA** reflects the change in the scope and the new contract term of \$936,195.
4. **Exhibit CC** reflects the addition of the \$34,595 for the 2021-2022 fiscal year.
5. **Exhibit DD-1** is the revised invoice for the 2021-2022 fiscal year.
6. Except as provided herein, all remaining terms, conditions and provisions of the Agreement are unchanged and unaffected by this Amendment No. 1 and shall continue in full force and effect as set forth in the Agreement.
7. A copy of this Amendment No. 1 shall be attached to the Agreement.

IN WITNESS HEREOF, the parties hereby execute this amendment as follows:

**COUNTY OF MONTEREY:**

DocuSigned by:  
Lori A. Medina, DSS Director  
By: Lori A. Medina  
Director, DSS  
4/5/2022 | 1:27 PM PDT  
Date: \_\_\_\_\_

**Approved as to Form:**

DocuSigned by:  
Anne Breerton, County Counsel  
By: Anne Breerton  
Deputy County Counsel  
3/31/2022 | 11:57 AM PDT  
Date: \_\_\_\_\_

**Approved as to Fiscal Provisions:**

DocuSigned by:  
Joey Nolasco  
By: Joey Nolasco  
Auditor-Controller's Office  
4/1/2022 | 1:02 PM PDT  
Date: \_\_\_\_\_

**CONTRACTOR:**

DocuSigned by:  
George Lopez  
By: George Lopez  
(President, Chair, Vice Chair)

(Print Name & Title)

3/23/2022 | 12:51 PM PDT  
Date: \_\_\_\_\_

DocuSigned by:  
Jeanne Hori, Secretary  
By: Jeanne Hori  
(Secretary, CFO, Treasurer)

(Print Name and Title)

3/31/2022 | 10:10 AM PDT  
Date: \_\_\_\_\_

**EXHIBIT AA****MONTEREY COUNTY DEPARTMENT OF SOCIAL SERVICES  
& PEACOCK ACRES INC.****TRANSITIONAL HOUSING and SUPPORTS for YOUTH 18-24***JULY 1, 2020 – JUNE 30, 2022***Scope of Services/Payment Provisions****I. CONTACTS****1. Contract Administrators:**

<i>County</i>	<i>Contractor</i>
Chelsea Chacon, Management Analyst III DSS, Family & Children's Services 1000 S. Main Street, Suite 206 Salinas, CA 93901 Tel: 831-755-8596 FAX: 831-755-4600 <a href="mailto:ChaconC@co.monterey.ca.us">ChaconC@co.monterey.ca.us</a>	Wendy Barker Peacock Acres, Inc. 1093 South Main Street, Suite 106 Salinas, CA 93901 Tel: 831-754-3635 FAX: 831-754-4733 <a href="mailto:wendy@peacockacres.org">wendy@peacockacres.org</a>

**2. Administrative Oversight Team:**

Eva Ortiz, Program Manager DSS, Family & Children's Services 1000 S. Main Street, Suite 206 Salinas, CA 93901 Tel: 831-755-8498 FAX: 831-755-4600 <a href="mailto:OrtizEl@co.monterey.ca.us">OrtizEl@co.monterey.ca.us</a>	Shaniz Beza, Interim Executive Director Peacock Acres 1093 South Main Street, Suite 106 Salinas, CA 93901 (831) 770-9703 FAX: (831)754-4733 <a href="mailto:shaniz@peacockacres.org">shaniz@peacockacres.org</a>
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**II. BACKGROUND**

In 2001, the California state legislature created the Transitional Housing Placement – PLUS (THP+) Program in response to high rates of homelessness among former foster and probation youth. The THP+ Program provides subsidized housing and comprehensive supportive services to former foster and probation youth ages 18 to 24 for up to 24 months while they transition to independent living. Since 2008, Peacock Acres, Inc. has provided THP+ services (also known as the PATH Program) to youth in Monterey County while they practice independent living skills.

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In 2012, Assembly Bill (AB) 12 was enacted in California to extend foster care eligibility to youth ages 18 to 21 years old. Youth who participate in AB12 are eligible to receive monthly financial support for housing and case management. In order to qualify for extended foster care, youth must be 18-21 years old and have had an order for foster care placement on their 18<sup>th</sup> birthday. In addition, youth must agree to be enroll in high school, enroll in college/vocational school, work 80 hours per month, participate in a program/activity to find work, or have a medical/mental health condition that prevents them from working or going to school.

Monterey County has provided services to youth who have re-entered foster care, also known as non-minor dependents (NMD's), since the inception of AB12; however, Monterey County has not had emergency shelter for homeless youth who are in the process of re-entering foster care or NMD's who have lost housing while participating in AB12. In October 2019, the California Department of Social Services issued All County Letter (ACL) 19-105 that clearly specifies the County's obligation to provide safe housing for NMDs. Furthermore, the ACL states, "the placing agency is responsible for immediately offering a placement to the NMD prior to a re-entry hearing." Pursuant to item 2240-102-0001 of Section 2.00 of the Budget Act of 2019 (Chapter 23 of the Statutes of 2019) and Chapter 11.7 (commencing with Section 50807) of Part 2 of Division 31 of the Health and Safety Code (HSC), the Department of Housing and Community Development (HCD) allocated funding to Monterey County for the purpose of providing housing stability and housing navigation services to help young adults 18 to 25 years secure and maintain housing, with priority given to young adults formerly in the foster care or probation systems. This allocation will be used to fund the transitional housing and supports provided by Peacock Acres, Inc.

As the sole provider of transitional housing for Monterey County's current and former foster and probation youth, Peacock Acres, Inc. is set up to provide emergency housing for NMD's. Peacock Acres, Inc. currently manages a Transitional Housing Program for youth ages 16 to 19 and a Transitional Housing Program Plus for youth ages 18 to 24. The mission of Peacock Acres, Inc. is to provide supportive housing, intensive case management, and life coaching for foster children and young adults who have been separated from their families. With high character and resolve, their youth are steered towards opportunities for healing and growth as they continue their journey toward a fulfilling, productive life.

**III. PURPOSE**

The purpose of this agreement is to continue to provide THP+ housing for former foster youth ages 18-24, create a 30-day Emergency Shelter Program for **homeless youth**, and create supportive housing navigator resources for Monterey County at risk youth ages 18-24. This Agreement will specify the procedures for providing services through THP+, emergency shelter, and housing navigator services. It will also describe the tracking, claiming, and reporting requirements of the number of youth served through these programs and the process for the CONTRACTOR to request service funds. It will also outline the means of communication and specify the roles and responsibilities of all parties.

**IV. TARGET POPULATION****A. THP+**

1. The target population to be served through THP+ is defined and prioritized as follows:
  - a. Former Monterey County foster youth ages 18 to 24, who left foster care on or after their 18<sup>th</sup> birthday;
  - b. Former California foster youth ages 18 to 24, who left foster care on or after their 18<sup>th</sup> birthday whose county has an approved THP+ plan;

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- c. Former foster youth who exited care prior to age 18;
  - d. Youth who have experienced non Title IV-E placements, such as mental health hospitalization or juvenile hall after the age of 16; and
  - e. Youth who have a dual diagnosis.
2. Eligible youth who are no longer court dependents, may participate in THP+ for up to 24 total months from the ages of 18 to 24.
  3. Since THP+ was designed for emancipated foster youth, it will not be utilized as an alternative for extended foster care (FC) should a THP+FC bed, or other Non-Minor Dependent type placement not be readily available for a youth. Youth exiting foster care at, or over, age eighteen will not be interviewed for the Peacock Acres Transitional Housing program (PATH) until their dependency is dismissed without the approval of the Contract Manager and Program Director.

**B. Emergency Shelter Bed for Homeless Youth**

1. The target population to be served through the Emergency Shelter for Homeless Youth is defined as follows in order of priority:
  - a. Re-entry  
Former Monterey County foster or probation youth who exited or declined participation in extended foster care after their 18<sup>th</sup> birthday and have subsequently elected to re-enter foster care prior to their 21<sup>st</sup> birthday. The following is required:
    - The youth and responsible entity have signed the Voluntary Re-entry Agreement for Extended Foster Care (SOC 163), and
    - The youth does not have safe or appropriate housing and presents with a need of placement.
  - b. NMD Loss of Housing  
Current Monterey County NMD's who have lost or left their placement after efforts have been made to preserve that placement.
  - c. **Referral from Monterey County Behavioral Health**  
**Young adults ages 18-24 who are homeless and receiving services through Monterey County Behavioral Health. The following is required:**
    - **Referral from Monterey County Behavioral Health therapist or staff.**
    - **Agreement from the youth to participate in case management.**
  - d. **Other Homeless Youth in Monterey County**  
**At the discretion of CONTRACTOR, CONTRACTOR may accept any Monterey County homeless youth age 18-24 into the emergency shelter bed; however, priority will be given to any youth who meets the above population descriptions.**
2. This Emergency Housing Program will be limited to a maximum of 30 calendar days per placement episode. Extensions may be granted with County approval.

**C. Housing Navigator**

1. The target population to be served through the Housing Navigator Program is defined and prioritized as follows:
  - a. Any youth re-entering foster care or NMD who is searching for the following:
    - Relative or foster home;
    - Transitional Housing Program;
    - Short-Term Residential Therapeutic Program (STRTP); or
    - Supervised Independent Living Placement (SILP)

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- b. Any homeless youth aged 18-24 in search of housing referred by other community agencies, at the discretion of the COUNTY.
2. The Housing Navigator position will also work 1:1 with any youth who is placed in the Emergency Shelter bed to transition to a new, stable placement within the 30-day timeframe.

**V. SERVICES****A. THP+**

1. CONTRACTOR shall provide housing and case management to eligible former foster and probationary youth ages 18 to 24. The goal of THP+ is to reduce homelessness and aid in transition to adulthood. THP+ is founded on the four key principles which are certified in the statute:
  - a. Age-appropriate services to ensure THP+ youth are treated as adults;
  - b. Ensure the program is distinct from foster care;
  - c. Allow participants the greatest amount of freedom possible; and
  - d. Provide a strong emphasis on supportive services.
2. CONTRACTOR may incorporate any of the distinct THP+ housing models into their plan which consist of scattered site, host family, and single-site models.
3. THP+ is not solely a housing program; it is a supportive housing program, which regularly provides youth a wide range of supportive services.

**B. Emergency Shelter for NMD's**

CONTRACTOR shall maintain a furnished studio apartment specifically for housing NMD's or youth re-entering foster care who are homeless or currently in an unsafe situation. This emergency shelter shall be provided to one youth for a maximum of 30 days. The CONTRACTOR shall provide:

1. Deposit and ongoing rent to ensure a bed for NMDs;
2. Monthly cost for maintaining utilities and household supplies;
3. Furniture;
4. Essential items while a NMD occupies the housing which include, but is not limited to, groceries, clothing, pillow, linens, towels, a weekly allowance, and laundry allowance.

**C. Housing Navigator**

The role of a housing navigator is to act as a housing specialist to assist young adults with their pursuits of locating available housing and overcoming barriers to locating housing. Housing navigator activities include:

1. Locating and outreach to possible adult housing support options as identified by NMD for a possible SILP placement option.
2. Assist young adults aged 18-24 secure and maintain housing (with priority given to young adults in the state's foster care system);
3. Provide housing case management which includes essential services in emergency support to foster youth;
4. Prevent young adults from becoming homeless;
5. Improve coordination of services and linkages to key resources across the community including those from within the child welfare system and local Continuum of Care;
6. Case management for NMD's in the emergency shelter; and
7. Assistance with application or move-in costs at the COUNTY's discretion.

**EXHIBIT AA****VI. CONTRACTOR RESPONSIBILITIES:****A. For THP+, the CONTRACTOR shall:**

1. Participate in the data collection and evaluation tool required by the COUNTY via the John Burton THP+ Tracking System for all emancipated foster youth THP+ participants, allowing the State and COUNTY access to data, statistics, records and other documents upon request to allow them to carry out their responsibilities and comply with reporting requirements.
2. For those non-emancipated foster youth THP+ participants, a data collection and evaluation tool, outside of the John Burton tool, will be created and utilized by the CONTRACTOR.
3. Require its THP+ staff that provide direct services to children and families to complete THP+ training and adolescent development training to include those trainings requested and/or approved by the COUNTY. Completions of these training will be documented in staff personal files and available for review by the COUNTY as requested.
4. Collaborate with parents and community partners, such as the Department of Social Services, Hartnell Community College, the Health Department, Special Education Local Planning Agencies (SELPA), school districts, Turning Point, One Stop Career Centers, Department of Behavioral Health and other Non-Government Organization (NGO) service providers, for the purpose of planning and providing individualized services for youth in THP+.
5. Maximize available funding for THP+ by soliciting grants, foundation money, services and supports through existing opportunities, agency and nonprofit providers whenever possible to develop community-based service alternatives.
6. Submit all required COUNTY and/or State reports detailing program activities in the specified time frames to include incident reports and quarterly reports.
7. Work with the COUNTY on maintaining an up-to-date copy of the completed THP+ policy and procedure manual or program binder that reflects any changes to the program. This binder will be shared with youth participants upon their acceptance into the program and will be available for review by all COUNTY and CONTRACTOR staff and other interested parties.
8. Submit collaborative, completed and signed THP+ Case plans, or STEP Transitional Independent Living Plans (T.I.L.P) for review as requested and within the timeframes identified by the COUNTY.
9. Within the broadened scope of service participation, CONTRACTOR agrees to continue to comply with all the requirements of Senate Bill 1808, which was the original State funding source for THP+, as applicable.
10. Collaborate with the COUNTY on the creation and implementation of best practice standards for the continuum of programs the CONTRACTOR provides to include group home, Transitional Housing Placement Program (THPP), THP+FC and THP+.
11. Maintain an updated and implemented Grievance Procedure for THP+ youth including County participation that also outlines the differences between THP+ and THP+FC and THPP.
12. Create and provide COUNTY with a program self-evaluation tool no later than July 1, 2020. Participants who have a length of stay not less than 4 months (or 120 days) will be asked to complete the tool within 60 days of exiting the program.
13. Provide the COUNTY with the data and findings from the Self-Evaluation tool as described above two times per year; January and July for the previous six months of each contract year.
14. Review and update THP+ program plan to comply with State and County requirements.
15. Comply with all appropriate fair housing laws such as the Fair Housing Act of 1968, applicable to each program type.

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16. Employ a THP+ case manager with a Master's degree in Social Work, Psychology or other human sciences field or employ a case manager with a minimum of 5 years of experience working with at-risk or foster youth or with the general Transitional Age Youth (TAY) population. Request to employ a Bachelor level case manager for THP+ must be made in writing and approved by the COUNTY Child Welfare Director or his/her designee.
17. Comply with Monterey County's THP+ Plan and any written COUNTY policies and procedures relative to the implementation, maintenance and evaluation of its THP+ Program.
18. Maintain all documentation necessary to support costs of service delivery and effectiveness of the program, and to track youth participating in the THP+ Program, providing this information to the COUNTY upon request.
19. Provide individualized case management services to youth in the program that includes not less than bi-weekly face to face meetings where the residents STEP-TILP is reviewed and modified.
20. Provide not less than monthly program meetings for all residents to address program issues and the provision of identified training on core independent living skills providing dates and copies of agenda to COUNTY.
21. Provide appropriate service referrals for youth to meet their clinical, medical, and educational needs which includes 1:1 coaching and support regarding obtaining these identified services.
22. Track youth who have exited the THP+ program and offer agreed upon aftercare services.
23. Cooperate in an ongoing assessment and evaluation of the program by the COUNTY to include an annual site-visit for program assessment, compliance, and evaluation.
24. Participate in quarterly multi-agency management oversight committee meetings through Monterey County's Young Adult Resource Collaborative (YARC), or other identified group.
25. Host and participate in monthly THPP/THP+FC/THP+/TAY (Transitional Age Youth)/Emergency NMD Shelter/Housing Navigator oversight meetings with the COUNTY and others as identified.
26. Formalize a solid transition plan for all youth residing in THP+ to exit THP+ in a healthy, timely manner.
27. Provide an up-to-date listing of all THP+ provider sites to allow for continuation of certification and oversight of the THP+ provider site(s).
28. Provide a monthly census tracking sheet on the THPP/THP+FC and THP+ programs managed by CONTRACTOR.
29. Participate in the planning and information sharing for Monterey County's structured Independent Living Program to include participation in the monthly ILP planning meetings as time allows.
30. CONTRACTOR will provide COUNTY with demographic, program and outcome information specific to all TAY housing programs they provide within Monterey County.
31. CONTRACTOR will contribute to all TAY housing sections of the CDSS ILP Annual Report, providing their narrative information not less than 21 days before the report due date.
32. For all youth participating in THP+ where mental health services and supports are needed, CONTRACTOR will work with the youth on completion of a referral to Monterey County Behavioral Health via the process provided through Monterey County Behavioral Health. This referral will be completed within 72 hours of the need for services being identified. Completion of the referral will also be documented in THP+ case notes. Mental Health referrals and specific needs of the young people in all PATH programs will be discussed at the monthly collaborative "Many PATHS" meeting.
33. CONTRACTOR agrees to work with the COUNTY on tracking all youth in the housing programs to best assess for stability, need, and growth.



**EXHIBIT AA****B. For Emergency Shelter, the CONTRACTOR shall:**

1. Maintain a furnished studio apartment that can be accessed by **homeless youth on an emergency basis**.
2. Provide monthly household expenses and supplies.
3. Accept any youth referred by Monterey County DSS.
4. Create an agreement to be signed by the youth outlining program rules, expectations, and term of occupancy.
5. Submit a quarterly report to the COUNTY specifying the ongoing total number of youth placed in the emergency shelter for the year.
6. Collaborate with the COUNTY on NMD requirements and housing options. Notify the COUNTY when the NMD only has 10 days left in the emergency shelter.
7. Contribute to the Department of Housing and Community Development's annual reports.
8. Host and participate in monthly THPP/THP+FC/THP+/TAY (Transitional Age Youth)/Emergency NMD Shelter/Housing Navigator oversight meetings with the COUNTY and others as identified.
9. Provide an incident report to the COUNTY if a youth breaks any of the agreed upon rules.
10. Schedule a CFT with the identified social worker or probation officer within 14 days of placement to discuss placement planning.

**C. For the Housing Navigator Program, the CONTRACTOR shall:**

1. Employ one .75 full-time employee to provide housing navigator services and case management. The housing navigator must minimally have a bachelor's degree with 3 years of experience working with at-risk or foster youth or with the general TAY population. Experience with housing services and good relationship services are a plus.
2. Provide individualized case management for the NMD occupying the emergency shelter bed that includes a minimum of weekly face-to-face visits.
3. Assist youth referred to the program with locating housing, completing the application process, and communicating with landlords or property management.
4. Survey rental market for affordable housing.
5. Create a database of housing options or resources in Monterey County. Provide quarterly reporting to the COUNTY on these resources in a format mutually agreed upon by the COUNTY and CONTRACTOR.
6. Advocate for youth who are homeless or about to lose their housing.
7. For youth who are not NMDs provide referrals to mental health or substance abuse services, public assistance programs, or homeless assistance programs.
8. Perform initial comprehensive assessment and help create an individualized plan with each youth to address their barriers to locating housing, increasing their income, and maintaining permanent housing. For NMD's, this should occur in partnership with the assigned COUNTY social worker or probation officer.
9. Help NMD's find SILP's.
10. Collaborate with local housing agencies such as the Housing Authority, the Housing Resource Center, and Turning Point to locate affordable housing for referred youth.
11. Attend Housing related meetings and convenings as identified by the COUNTY.
12. Collect data on housing needs and barriers to successful placements for homeless youth ages 18 to 24.
13. Utilize the miscellaneous funds to provide assistance with application and move-in costs, as approved by the COUNTY.
14. Maintain a data tracking system for youth who utilize the Housing Navigator Program and include this data monthly with the invoice. The data will include youth served, services provided to the youth, and outcomes.

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15. Outreach to community, business owners, realtors, landlords, housing developers, and other associated individuals to identify new and existing opportunities for establishing housing for youth.
16. Develop a partnership with the Monterey County Coalition of Homeless Services Providers.
17. Contribute to the Department of Housing and Community Development's annual reports.
18. Host and participate in monthly THPP/THP+FC/THP+/TAY (Transitional Age Youth)/Emergency NMD Shelter/Housing Navigator oversight meetings with the COUNTY and others as identified.

**VII. COUNTY RESPONSIBILITIES****A. For THP+, the COUNTY shall:**

1. Certify the chosen THP+ provider and site(s) and maintain records of site visits to occur not less than one time per contract year.
2. Approve CONTRACTOR's THP+ Program plan.
3. Maintain an up-to-date copy of the THP+ policy and procedure binder/manual.
4. Encourage collaboration among parents and community partners, such as the Department of Social Services, the Health Department, Behavioral Health, special education local planning agencies, school districts, and NGOs, for the purpose of planning and providing individualized services for THP+ youth.
5. Convene a not less than quarterly THP+/TAY team meetings regarding THPP/THP+FC and THP+ to be hosted at the CONTRACTOR's home site.
6. Meet with the THP+ identified staff at a not less than monthly contract meeting to include discussion and support around the Continuum of Care (CCR) Reform.
7. Perform ongoing program assessment and audit to ensure program compliance and fidelity.
8. Complete an annual site-visit for program assessment, compliance and evaluation.
9. Act as the gatekeeper regarding eligibility for all youth referred to the THP+ program.
10. Participate in the participant Grievance Process as agreed upon and outlined by the CONTRACTOR.
11. Monitor the THP+ program to ensure compliance with the COUNTY's THP+ Plan, policies and procedures related to the implementation, and maintenance and evaluation of the THP+ program.
12. Comply with the requirements of Senate Bill 1808, as applicable.
13. Participate in management oversight committee meetings as requested.
14. Participate in a collaborative "Many PATHS" meeting with Behavioral Health to discuss all Transitional Housing Programs managed by the CONTRACTOR and assure that the mental health needs of program participants are being met.
15. Assist the CONTRACTOR in determining Medi-Cal eligibility on all youth.
16. Identify a THP+ COUNTY Social Worker who will assist in the screening, referral and selection of appropriate eligible youth for the program.
17. Participate in a randomly selected internal case audit of the program to review service provision, program practices, fiscal practices and fidelity to the four key principals of THP+.
18. Maintain regular overview of a THPP/THP+FC and THP+ enrollment log from the CONTRACTOR for fiscal and program reconciliation.

**B. For Emergency NMD Shelter, the COUNTY shall:**

1. Certify the chosen emergency NMD shelter site and maintain records of site visits to occur not less than one time per contract year.
2. Determine if a youth meets the minimum requirements to re-enter foster care as a NMD.

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3. Provide a referral to the CONTRACTOR as soon as a homeless youth and social worker/probation officer has signed the Voluntary Re-entry Agreement for Extended Foster Care (SOC 163).
4. Inform the CONTRACTOR once it becomes known that a NMD will be losing his or her housing and there is no other identified housing resource.
5. Participate in monthly THPP/THP+FC/THP+/TAY (Transitional Age Youth)/Emergency NMD Shelter/Housing Navigator oversight meetings with the CONTRACTOR and others as identified.

**C. For the Housing Navigator Program, the COUNTY shall:**

1. Identify other agencies who may refer homeless youth to the Housing Navigator Program.
2. Approve and monitor funding for application and/or move-in costs for youth.
3. Provide referrals to the program when a NMD is struggling to locate housing, needing to move, or has unique barriers to independent living.
4. Participate in monthly THPP/THP+FC/THP+/TAY (Transitional Age Youth)/Emergency NMD Shelter/Housing Navigator oversight meetings with the CONTRACTOR and others as identified.
5. Share information with CONTRACTOR regarding housing resources, new initiates, or other agencies providing housing assistance to homeless youth.

**VIII. PROGRAM EXPECTATIONS****A. THP+**

1. All youth participating in THP+ will be given the same landlord/tenant rights of any youth renting a living space independently.
2. All youth participating in the program will have access to the THP+ program policy and procedure binder/manual.
3. Youth participating in THP+ will have a case manager/ youth ratio of no more than 1:12. Case managers will meet with the youth not less than once per month to review the Step-TILP and the youth's overall life plans and goals.
4. All youth participating in THP+ who are eligible to re-enter foster care will be encouraged to do so on a case by case basis as appropriate.
5. Case management functions and housing management functions will be distinct from one another.
6. Decisions for acceptance into the THP+ program will be a mutual decision making process between the CONTRACTOR and COUNTY.
7. Program models for the THP+ program will be flexible and meet the needs of the youth participant while also meeting the program model requirements.

**B. Emergency NMD Shelter**

1. All youth referred to the emergency shelter by the COUNTY will be accepted.
2. Youth are expected to leave the emergency shelter on or before 30 days have past. The first day starts the day after moving in.
3. A NMD may utilize the emergency shelter again if that youth is experiencing a new episode of homelessness.
4. All youth must follow the rules outlined by the CONTRACTOR.

**C. Housing Navigator Program**

1. Every youth referred to the program shall complete an initial assessment within 20 days of being referred.

**EXHIBIT AA**

2. Every youth participating in the program shall have a plan for locating housing with identified goals, tasks, and timelines.
3. Youth shall actively participate in the creation of their housing plan and the tasks identified to achieve their goals.
4. Youth may continue to participate in the program until they successfully locate housing, terminate services voluntarily, or leave Monterey County.

**IX. MEETINGS/COMMUNICATIONS**

1. COUNTY and CONTRACTOR will meet as needed with Behavioral Health partners to discuss the Mental Health needs of youth participating in the “Many PATHs” programs to include THPP/THP+FC/THP+/Emergency NMD Shelter/Housing Navigator contract and program monitoring meetings.
2. The Young Adult Resource Collaborative (YARC), or a similar private/public partnership body identified by the COUNTY, will act as a community advisory group for THP+. CONTRACTOR will participate in YARC meetings as organized, which usually occur on a quarterly basis.
3. COUNTY will identify a Social Worker or DSS Manager to act as a liaison between the THP+ Program and the COUNTY. This person will not perform any case management functions, but will provide technical support and oversight to the CONTRACTOR on a case by case basis.
4. The Department of Social Services-Family and Children Services Management Team shall act as an executive oversight team regarding THP+, Emergency NMD Shelter, and Housing Navigator programs. Program concerns, disputes and resolutions that cannot be agreed upon at the program level may be brought to the Department of Social Services-Family and Children Services Management Team.

**X. FISCAL PROVISIONS****A. For the purpose of this Agreement the following terms apply:**

1. COUNTY and CONTRACTOR acknowledge that funding for this Agreement is being provided in order to provide THP+ services, Emergency NMD Shelter, and Housing Navigator programs.
2. The maximum amount payable by COUNTY to CONTRACTOR under the Agreement for fiscal year 2020-21 is four hundred fifty-five thousand three hundred five dollars (\$455,305). The maximum amount payable by COUNTY to CONTRACTOR under the Agreement for fiscal year 2021-22 is **four hundred eighty thousand, eight hundred ninety dollars (\$480,890)**. The budgets for each fiscal year are outlined in **Exhibit CC**.
3. The maximum amount payable by COUNTY to CONTRACTOR under this Agreement for the period July 1, 2020 - June 30, 2022 is **nine hundred thirty-six thousand one hundred ninety-five dollars (\$936,195)**.
4. A unit of service for the THP+ Program consists of a THP+ slot, hereinafter “slot”, in which a youth has been enrolled and approved by the designated THP+ referral process to receive THP+ services.
  - a. The basic THP+ slot rate as, determined by CDSS, CONTRACTOR, and COUNTY, is estimated at \$3,125.
  - b. The basic THP+ slot rate may be modified should there be an adopted state requirement to utilize a universal THP+ state rate. Modifications to the slot rate must be made through a written amendment to this agreement which must be signed by both CONTRACTOR and COUNTY.
  - c. COUNTY shall allocate sufficient funding to reimburse the CONTRACTOR for services at an average projected usage of ten (10) paid slots per month.

## EXHIBIT AA

5. CONTRACTOR shall submit a monthly invoice within 10 days following the end of the billing month. The invoice shall be submitted in the format presented in Exhibit D for fiscal year 2020-2021 and **Exhibit DD-1** for fiscal year 2021-2022. CONTRACTOR shall also provide a monthly invoice for each THP+ participating youth in the form set forth in Exhibit D-2. Each invoice shall contain the original signature of the person authorized to submit claims for payment.
6. COUNTY shall reimburse the CONTRACTOR pursuant to Exhibit B, Section I. PAYMENT BY COUNTY.
7. CONTRACTOR shall complete a monthly budget for each THP+ participating youth in the form set forth in Exhibit D-3 (Monthly Activity Report). This will include specific THP+ funds that were expended on the youth. The youth will be included in completing this monthly budget process. CONTRACTOR will provide these budget sheets to the COUNTY upon request.

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**Monterey County Department of Social Services  
Peacock Acres Inc.  
Transitional Housing and Supports for Youth 18-24  
BUDGET  
07/01/2020 - 060/30/2022**

**Exhibit CC**

**Name Of Agency: Peacock Acres Inc.**

<b>CATEGORY</b>	<b>FY 2020-21</b>	<b>FY 2021-22</b>	<b>TOTAL ANNUAL BUDGET</b>
<b><u>THP+:</u></b>			
Average of 10 youth/month at \$3,125/child	\$ 354,000.00	\$ 354,000.00	\$ 708,000.00
Subtotal	\$ 354,000.00	\$ 354,000.00	\$ 708,000.00
<b><u>Emergency Shelter for NMD's</u></b>			
Monthly Rent & Utilities (\$2000/mo)	\$ 24,000.00	\$ 24,000.00	\$ 48,000.00
Subtotal	\$ 24,000.00	\$ 24,000.00	\$ 48,000.00
<b><u>Housing Navigator Program</u></b>			
HNP & ER Bed OTO (start-up costs)	\$ 9,010.00	\$ -	\$ 9,010.00
ER Bed Placement Costs at Move-in	\$ 3,720.00	\$ 3,720.00	\$ 7,440.00
Staffing for ER bed and HNP (.75 FTE)	\$ 55,000.00	\$ 55,000.00	\$ 110,000.00
HNP Misc Assitance (22-24 year olds)	\$9,575	\$ 9,575.00	\$ 19,150.00
HNP Misc Assitance (18-21 year olds)	\$0	\$ 34,595.00	\$ 34,595.00
Subtotal	\$ 77,305.00	\$ 102,890.00	\$ 180,195.00
<b>TOTAL</b>	<b>\$ 455,305.00</b>	<b>\$ 480,890.00</b>	<b>\$ 936,195.00</b>

Peacock Acres Inc.  
Exhibit C

FCS/Chacon  
THP+, ER Bed, HNP 2020-22

**Monterey County Department of Social Services  
Peacock Acres Inc.  
Transitional Housing and Supports for Youth 18-24**

**Exhibit DD-1**

**Monthly Report of Expenditures  
07/01/2021 - 06/30/2022**

Invoice Number: \_\_\_\_\_

Name Of Agency: Peacock Acres

Service Month: \_\_\_\_\_

CATEGORY	TOTAL CONTRACT FUNDS	MONTHLY EXPENSE	YTD EXPENSE	BALANCE CONTRACT FUNDS
<b><u>Emergency Shelter for NMD's</u></b>				
Monthly Rent & Utilities (\$2000/mo)	\$ 24,000.00			\$ 24,000.00
<b><u>Housing Navigator Program</u></b>				
ER Bed Placement Costs at Move-in	\$ 3,720.00			\$ 3,720.00
Staffing for ER bed and HNP (.75 FTE)	\$ 55,000.00			\$ 55,000.00
HNP Misc Assistance (22-24 year olds)	\$ 9,575.00			\$ 9,575.00
<b>HNP Misc Assistance (18-21 year olds)</b>	<b>\$ 34,595.00</b>			<b>\$ 34,595.00</b>
<b>TOTAL</b>	<b>\$ 126,890.00</b>			<b>\$ 126,890.00</b>

Person completing form: \_\_\_\_\_

Authorized signature \_\_\_\_\_ Title \_\_\_\_\_

Date \_\_\_\_\_ Phone no.: ( ) \_\_\_\_\_

DSS approval: \_\_\_\_\_ Date: \_\_\_\_\_