

MONTEREY COUNTY

COUNTY ADMINISTRATIVE OFFICE



HOUSING

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November 21, 2019

RE: Interim Inc. Permanent Supportive and Transitional Housing at 439 Soledad Street, Salinas, CA

Meira Barrett
Community Planning and Development Representative
U.S. Department of Housing and Urban Development
1 Sansome Street, Suite 1200
San Francisco, CA 94104

Dear Meira,

This letter serves to detail the need for Permanent Supportive Housing (PSH) and transitional housing to be built at 439 Soledad St., Salinas. Interim Inc. is the property owner and developer of the housing. Interim Inc. also will provide the supportive services in perpetuity for this housing development.

The proposed project would replace an existing eight (8)-bedroom house and add eight (8) to eleven (11) additional one-bedroom apartments for permanent housing, approximately seven (7) units of transitional housing plus a resident manager unit. Interim and the City of Salinas are taking advantage of new state laws that allow density bonus units. The City is confirming the maximum density bonus that can be constructed on the project site and this may increase the density from 8 units up to 11 units.

The County is working with Interim Inc. to apply for California Department of Housing and Community Development (HCD) No Place Like Home (NPLH) funds to construct this project. The County is completing a Substantial Amendment in the amount of \$1,067,171 of CDBG funding available to be used as match to apply for the NPLH funds and to cover some of the cost of the transitional units and other eligible community spaces within the project. Interim has cost allocated the costs of communal spaces that would be attributed to the transitional units. NPLH funds will not pay for transitional housing; however, CDBG funds can pay for transitional housing as a public facility.

The County is receiving State funding that will pass to eligible PSH, affordable and farmworker housing projects. State funds can be used within any jurisdiction and in the unincorporated areas of Monterey County, including the City of Salinas. Homeless funding such as HUD ESG (non-entitlement), Continuum of Care and State of California Emergency Solutions and Housing (CESH) funds are utilized for programs throughout the County and not specific to one community due to the Coordinated Assessment and Entry system requirements.

Monterey County also sees the importance of PSH and transitional housing located near support services and amenities that are not as readily available in the unincorporated urban County. Monterey County is mostly rural and agricultural outside of the Monterey Peninsula. Most clients in PSH and transitional housing are extremely low income. Building housing where the services and amenities are accessible to those of extremely low-income is important to the success of this type of housing.

The Urban County believes utilizing CDBG funds for this type of housing in the City of Salinas is the right use of CDBG funds in the appropriate location. Interim Inc., the developer and agency building the project, provided an analysis of the origin of their clients who come from all over the County, this is provided in Appendix A. Their housing is not limited by location, but available to all throughout the County.

Additionally, most of the sheltered population of homeless throughout Monterey County, based on the 2019 Monterey County Homeless Point-in-Time Census & Survey are located within the Cities of Monterey (37 sheltered), Salinas (206 sheltered), Marina (261 sheltered), and Seaside (56). There were 32 in the unincorporated Monterey County and 32 in Pajaro. There were no other sheltered homeless throughout the 9 other Cities within Monterey County. PSH is needed for residents throughout the County but is located where the services are in the County. Monterey County is working with another developer, EAH housing, to build the first PSH within south Monterey County in Greenfield and utilizing NPLH funding.

The justification for County support of PSH and transitional housing in an incorporated jurisdiction is based on the following factors:

1. Interim is the only provider of transitional housing for homeless persons with psychiatric disabilities in Monterey County. The only location for transitional Housing provided by Interim is Marina (32 beds, soon to be 39 beds), and Salinas. In Salinas Interim currently has two studio units at Sunflower Gardens and at an eight-bedroom house in Salinas. There are no transitional housing programs for any population in the unincorporated areas of Monterey County. Most are based on the former Fort Ord in Marina and are funded through the HUD Continuum of Care. The other transitional housing units in Monterey County do not accept single individuals who are homeless with psychiatric disabilities as their programs are not designed to provide services to this population.
2. Developing transitional housing in the unincorporated area is not viable as there are no services that are easily accessible to residents. Because most residents lack vehicles, it is important to have housing close to public transportation and/ or walkable to services. In order for transitional housing residents to be successful in maintaining housing, they need a wide variety of services including case management, mental health services, supported employment and education, peer support and psychiatric services. This proposed project, in Salinas, CA is one block from a peer run service center, the OMNI Resource Center, operated by Interim. The same site also provides dual recovery services, medication services, and a day treatment intensive program and supported education and employment services. A map of other services such as the community college, pharmacies, and grocery stores, is attached as Appendix B.

3. Interim's MCHOME (Homeless Outreach and Intensive Integrated Services Program) serves all of Monterey County and provides outreach throughout the County. The City of Salinas has two contracts with Interim for outreach so additional staff are assigned to Salinas. Other outreach workers provide outreach in Monterey, through a contract with the City of Monterey. Outreach for the remainder of the County is funded through the contract with Monterey County Behavioral Health for MCHOME. A worker is going to South County one day/ week.
4. Referrals are received from the hospitals, public safety, the County, businesses, faith communities, local government and other agencies. Interim also provides street outreach. Interim accepts referrals through the Coordinated Assessment and Referral System (CARS) operated by the Coalition of Homeless Services Providers (CHSP). Interim is a founding member and active participant of the CHSP.
5. In the 2019 Homeless Census, 370 of the 2,422 unsheltered, homeless individuals were identified as being in the unincorporated area of Monterey County.
6. Interim is the only provider of outreach and intensive integrated services for persons with mental illness in Monterey County.
7. The MCHOME Program is funded in large part by a contract with MCBH. The source of funds is the Mental Health Services Act (Prop 63) supplemented by Medi-Cal billing. This program is provided in conjunction with MCBH. MCBH provides psychiatry and medication support services for this program.

A summary of results from the **2019 Monterey County Point-In-Time Homeless Census** (by Applied Survey Research), which was published in the updated version of the Lead Me Home May 2019 Plan, indicates there were 2,422 homeless persons at the point in time that the census was conducted. This is a **decrease of 415 people from the 2017 Census**. A large percentage (76%) of these people are unsheltered homeless and there continues to be a significant percentage of persons living outdoors (59%), in vehicles, and in structures or indoor areas not meant for habitation. Since 2013, it appears that the location of homeless persons has shifted from the Monterey Peninsula to the greater Salinas area, most likely because of the increased services available there. A majority (78%) claim Monterey as their residence prior to their homelessness.

Health conditions are a factor, with **44% of the County's homeless stating they have depression, and 45% reporting drug/alcohol abuse**. A large percentage (39%) were not receiving any government benefits. Respondents to the Census indicated overwhelmingly (82%) that they would accept safe, permanent and affordable housing if available.

In response to questions about what prevented them from obtaining housing, The Homeless Point-In-Time Census & Survey found that respondents overwhelmingly report that they could not afford rent (76%). Other respondents reported other income or access related issues that prevented them from obtaining housing: lack of access to income/jobs (66%), no money for moving costs (48%) or a lack of transportation (20%). Among Monterey County's homeless, 23% fit the definition of **chronically homeless**¹. Of those who are chronically homeless, 86% are unsheltered. According to the comparison of 2017 and 2019 subpopulations, the number of adults with serious mental illness increased amongst those who are both sheltered and unsheltered.

¹Federal Definition of *Chronically Homeless* is A homeless individual with a verified disability who;

- Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and

Of the total homeless population, 45% self identifies as having substance use issues, 44% has depression, 23% Post Traumatic Stress Disorder, and 19% other mental health issues. As this is self-reported, the incidence is likely to be higher than reported.

Of the Homeless Population, 23% are identified as chronically homeless, with 86% of those being unsheltered.

Of chronically homeless, 67% self- identify as having drug and alcohol use issues, 49% identify as having depression, 23% self-identify as having mental health conditions, with 24% having Post Traumatic Stress Disorder (PTSD). It is likely that many people who identify as having PTSD have mental illness. Over half (58%) of chronically homeless survey respondents identified alcohol or drug use as the primary cause of their homelessness; this was an increase from 32% in 2015.

In Monterey County, most adults with a serious mental illness are very low income and on public assistance. The average Social Security Income of a single disabled individual in the Monterey/Salinas area in 2019 is \$931 per month. The current Fair Market Rent of a studio apartment in Monterey County according to HUD is \$1089, whereas a one-bedroom apartment Fair Market Rent according to HUD is \$1240. These rents exceed an individual's social security monthly income. The Section 8 Housing Choice Voucher (HCV) Program provides government rental assistance to subsidize rent for very low-income individuals. Tenant-based vouchers increase affordable housing choices for very low-income families; families with a tenant-based voucher can choose and lease safe, decent, and affordable privately-owned rental housing.

When the Section 8 HCV waiting list was opened in October of 2018 and 1547 households applied. As too many applications were received, only 808 of the randomly selected applications were placed on the waiting list. As of November 2018, the voucher waiting list is currently closed.

Even with Section 8 rental subsidies, it is difficult finding owners willing to accept them. Although there are 100 rent vouchers set aside for homeless people in Monterey County who can move to permanent housing, almost none have been used due to inability to find landlords that will accept them. There are no vouchers currently available either from the tenant -based Housing Choice Voucher program or from the Homeless Set-Aside Program. Additionally, the Housing Authority of the County of Monterey, has announced that they are "over-subscribed" and will not be giving out any new project- based housing vouchers.

Additional obstacles are bad credit reports for individuals and bad references from previous landlords. There is a desperate need for affordable housing for those individuals with both psychiatric disabilities and low income. This is a vulnerable population that traditionally has difficulty acquiring and maintaining housing.

The County would like to gain HUD's concurrence to use CDBG funds within the City of Salinas for the Interim PSH and transitional housing project.

Sincerely,



Anastacia Wyatt
Housing Program Manager

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- Has been homeless and living in a place not meant for human habitation, a safe haven, or in an emergency shelter for a continuous period of at least 12 months; or on least 4 separate occasions in the past 3 years, with a cumulative total of the occasions of homelessness of at least 12 months
 - Occasions of homelessness separated by a break of at least 7 nights
 - Stays in an institution of fewer than 90 days do not constitute a break

Attachment A: Interim Client Addresses

Community	Interim Bridge Residential	Interim Monterey Manzanita	Interim Salinas Manzanita	Grand Total
Carmel			1	1
Carmel Valley			1	1
Castroville	1			3
Delhi			1	1
Gonzales			2	2
Greenfield			1	2
Half Moon Bay	1		1	3
Hayward			1	1
King City	2		4	3
Livingston				1
Marina	21		45	34
Merced			2	2
Monterey			13	11
Morgan Hill				2
Oakland				1
PACIFIC GROVE			5	6
Pebble Beach			1	1
Prundale			1	1
Redding	1			2
Royal Oaks				1
Salinas	14		54	92
San Ardo			1	1
Sand City				1
Santa Cruz	1		1	2
Seaside	1		12	11
Selma				2
Soledad	3		3	9
Turlock				1
Watsonville	1		1	3
(blank)			2	2
Grand Total	46		149	190
				385

MCHOME FSP City of Origin from HMIS:

City of Origin in HMIS	
Salinas 93901-93906	28
Marina 93933	12
Monterey 93940	28
Monterey 93942	2
PG 93950	1
Seaside 93955	4
Soledad 93960	1
Total:	76

FSP Now located (from Avatar)

*Note – Client in Avatar FSP may not be in HMIS because they are housed through MCHOME. This is why the numbers are higher in this report.

Salinas	48
Monterey	11
Sand City	2
Seaside	5
Pacific Grove	2
Marina	15
Carmel	1
KING CITY	1
Castroville	2
Big Sur	1
Carmel	
Valley	1
Greenfield	1
Moss Landing	1

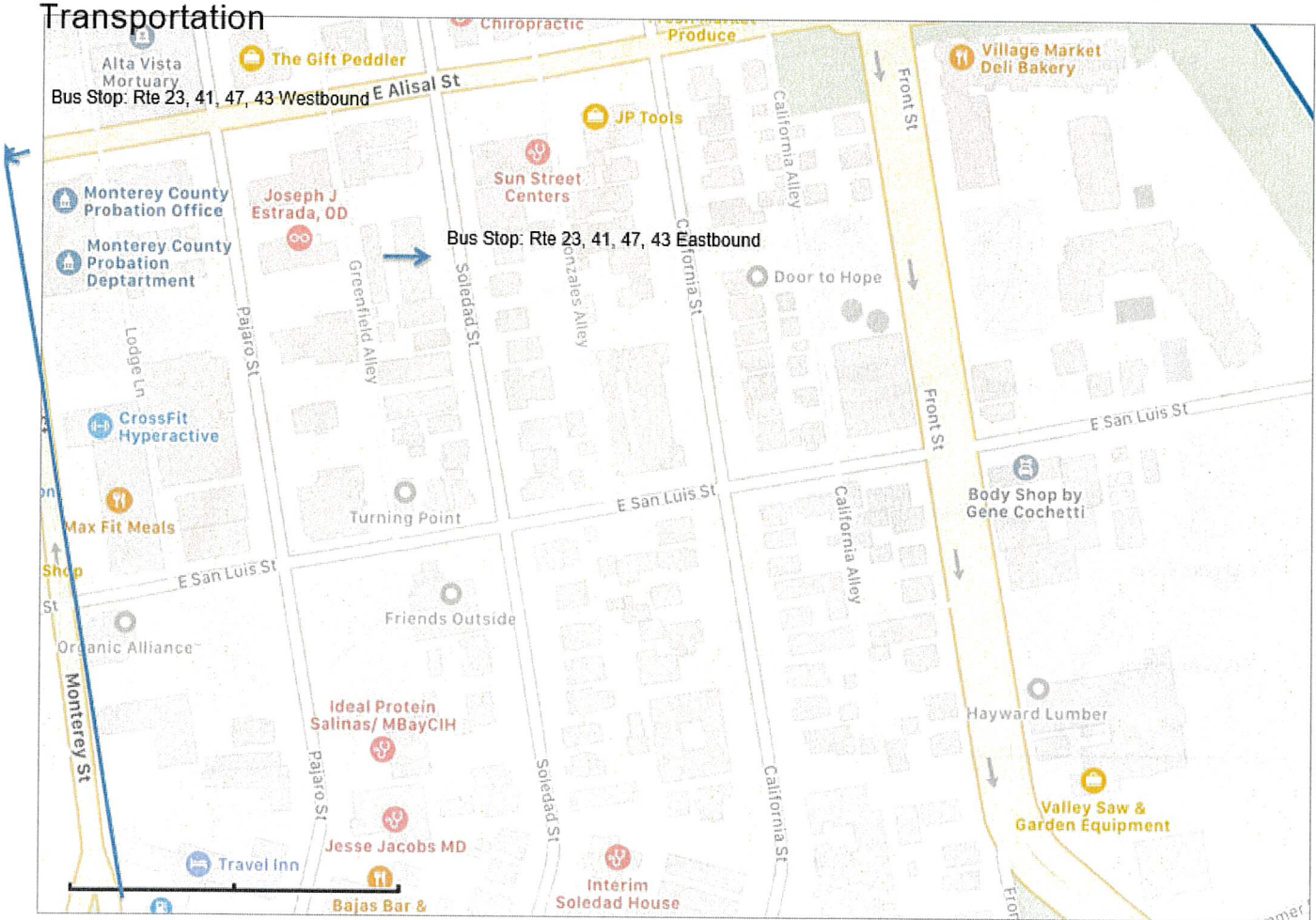
City of Origin for MCHOME Outreach (HMIS):

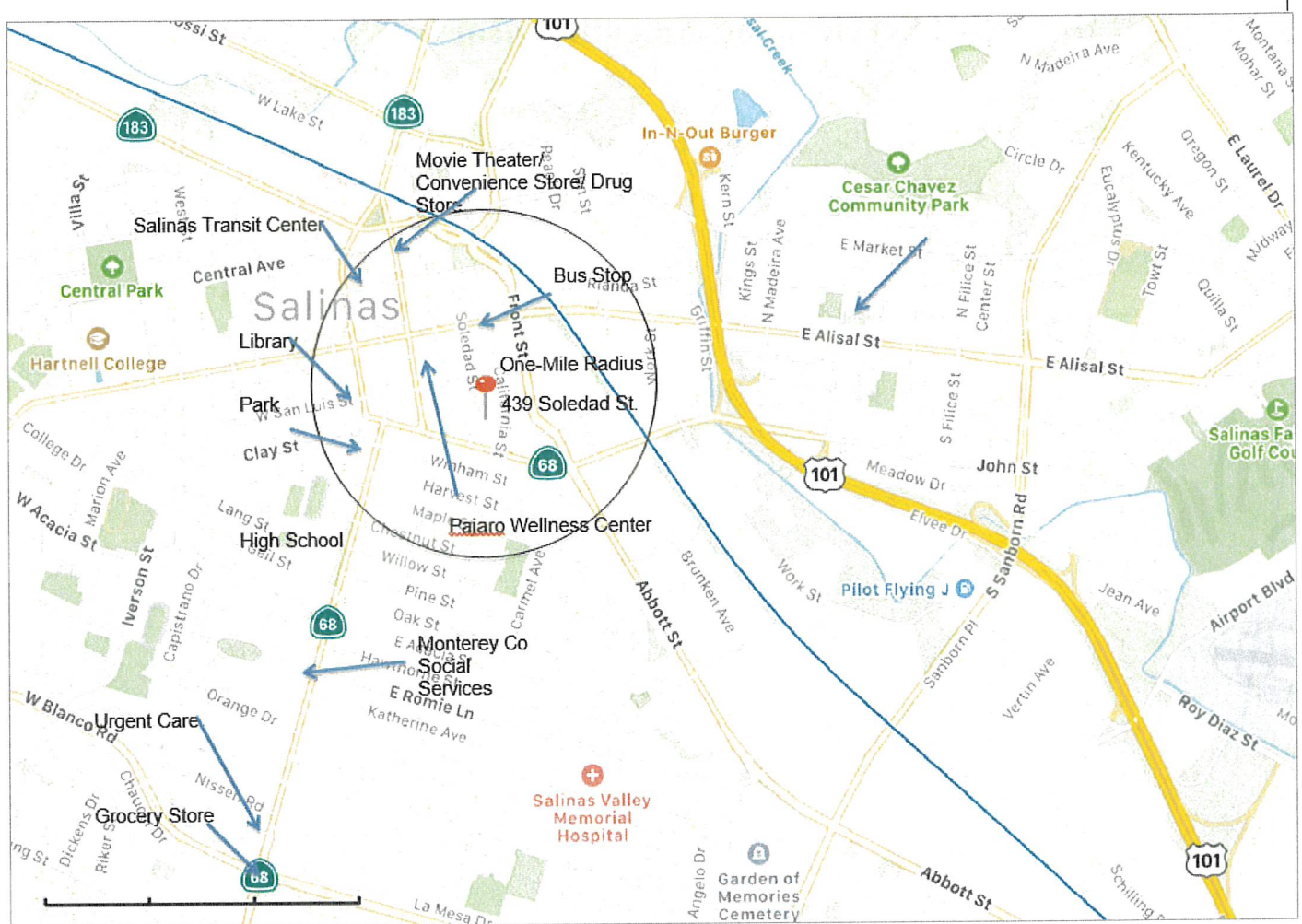
We do not have their exit living location in HMIS.

Salinas 93901-93906	38
Marina 93933	6
Monterey 93940	30
Monterey 93942	1
Seaside 93955	9

Attachment B: Map of Services and Amenities near 439 Soledad

Walking Route from 439 Soledad to Public Transportation





Soledad House Amenities

2 blocks to transit lines

- Rte 23 (2x per day to Hartnell College, Salinas Transit Center, Salinas Valley Memorial Hospital and King City);
- Rte 41 (16x per day to Northridge Mall);
- Rte 47 (12x per day to Hartnell College);
- Rte 48 (8x per day to One Stop Career Center and Salinas Adult School)

4 blocks to transit lines

- Rte: 40 (3x per day to Spreckels; Natividad Medical Center)
- Rte: 56 (3x per day to Monterey,
- Rte 61 (13x per day to Star Market/Nob Hill/ Lucky grocery stores and Veterans Clinic);
- Rte 95 (Salinas Transit Center, North Ridge Mall)

12 blocks (0.6 miles) to Salinas Transit Center (access to 55 separate bus routes covering all of Monterey County, for access to medical care/hospitals, educational institutions, worship, shopping, restaurants/entertainment, banking, post office, and employment).

3 blocks to Pajaro Wellness Center, a one-stop resource for those pursuing wellness and recovery from mental illness and supports the following programs:

- Peer-led programs promoting wellness and recovery, as well as recreational and social opportunities. Wellness programs are free and open to anyone with mental health challenges. Programs are also offered off-site at other community locations. No referral is necessary.
- Supported Education and Employment Services (SEES) provides a wide range of opportunities for adults with mental illness who are seeking employment or who are interested in pursuing higher education. To help clients obtain work, SEES provides career, vocational, and educational counseling, job development and coaching. SEES also improves educational opportunities by helping clients access classes and training programs at local colleges.
- Workforce Education and Training (WET) supports mental health clients and family members who work in the public mental health system by providing specialized training and services.
- Success Over Stigma (SOS) is a community advocacy and educational outreach program designed to combat the three most prevalent forms of stigma: community perception, internal stigma and external stigma. This is accomplished by recruiting and training mental health clients to share their successful stories of recovery with their peers and the community. SOS speakers tell their stories to schools, businesses, civic groups and faith communities, helping to educate the public about the obstacles they have faced in their personal and professional lives, as well as their success in overcoming those obstacles. They also serve as speakers at inpatient psychiatric units, spreading the hopeful message that recovery is an attainable goal.
- Dual Recovery Services (DRS) and Outreach and Aftercare Services offer community-based support services for individuals with co-occurring mental health and substance use disorders who are in recovery. Group and individual counseling, peer support and social, educational and recreational activities are designed to help people attain and maintain a clean and sober life style.

4 blocks to Salinas Main Street (movies, convenience store, coffee shops, pizza, restaurants)

4 blocks to Clinica De Salud (medical care)

6 blocks to bank, Central Coast College

7 blocks to Salinas WMCA Family Center, Salinas Recreation Center Gym

9 blocks (0.4 miles) to Salinas (Steinbeck) Public Library

