

Continuing Vital Homeless/Housing Programs for Vulnerable Populations After CARES Act Funding Ends

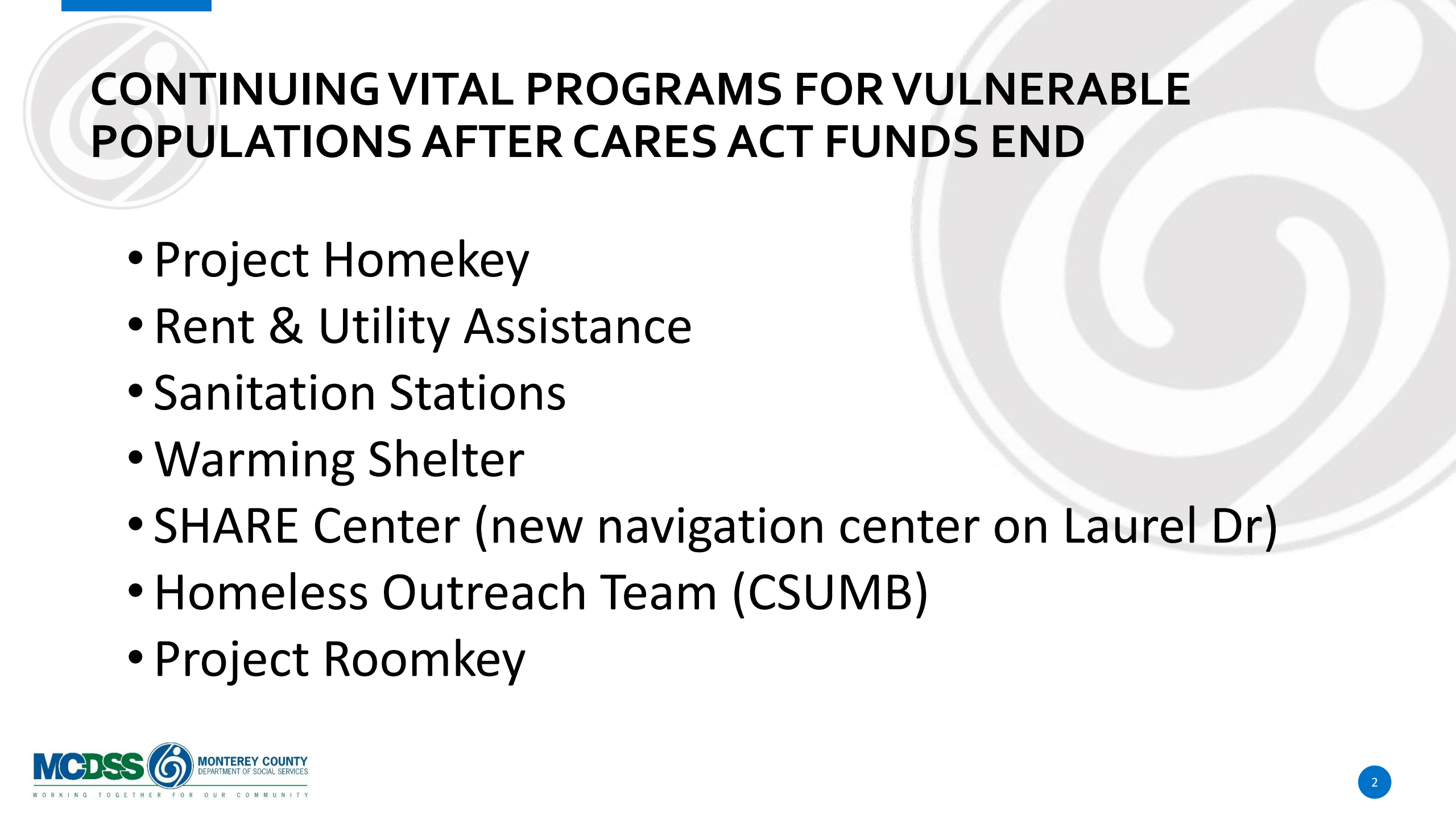
12/30/2020



MONTEREY COUNTY BOARD OF SUPERVISORS,
DECEMBER 9TH, 2020

ITEM #4.1

Presented by: Lori Medina, Director of Social Services
Lauren Suwansupa, DSS & Anastacia Wyatt, HCD
Roxanne Wilson, Coalition of Homeless Services Providers
Katy Castagna & Josh Madfis, United Way Monterey County



CONTINUING VITAL PROGRAMS FOR VULNERABLE POPULATIONS AFTER CARES ACT FUNDS END

- Project Homekey
- Rent & Utility Assistance
- Sanitation Stations
- Warming Shelter
- SHARE Center (new navigation center on Laurel Dr)
- Homeless Outreach Team (CSUMB)
- Project Roomkey

PROJECT HOMEKEY

- California awarded seven rounds of [Project Homekey](#) funds to local public entities to purchase and rehabilitate housing. This included hotels, motels, vacant apartment buildings, and other buildings to convert them into either interim or permanent housing including supportive housing.
- The City of Salinas was awarded \$9.2 million to acquire The Good Nite Inn will be converted to interim housing within 30 days and converted to permanent supportive housing in its second year.
- \$800,000 HHAP funding budgeted to support operations costs (*estimated total over 5 years*). Department of Health Committed \$100,000.
- City of Salinas estimates ~\$300,000/annually needed for ongoing operations costs starting in FY 21/22.



PROJECT HOMEKEY – DEVELOPMENT BUDGET

Rehabilitation	\$ 2,916,558.00
Architectural	\$ 125,000.00
Construction Interest & Fees	\$ 618,741.00
Site Acquisition	\$ 12,000,000.00
Financing Costs	\$ 91,919.00
Contingency	\$ 200,000.00
Other Project Costs	\$ 28,500.00
Developer Costs	\$ 160,000.00
TOTAL COSTS	\$ 16,140,718.00
State of CA – Project Homekey Grant Funds	\$ 7,000,000.00
Shangri-La Construction (Private Investment)	\$ 9,140,718.00
TOTAL FUNDING	\$ 16,140,718.00

PROJECT HOMEKEY – SERVICES/OPS FUNDING BUDGET

SERVICES

Revenue/Funding/Term	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	Five Year Total
Homekey Operating	\$ 1,100,000.00	\$1,100,000				\$ 2,200,000.00
ESG COVID-19 (Salinas)	\$ 788,000.00					\$ 788,000.00
PLHA (Salinas)			\$ 50,000.00	\$ 40,000.00	\$ 30,000.00	\$ 120,000.00
HHAP - Coalition			\$ 300,000.00	\$ 350,000.00	\$ 350,000.00	\$ 1,000,000.00
County HHAP + Health		\$ 150,000.00	\$ 220,000.00	\$ 300,000.00	\$ 230,000.00	\$ 900,000.00
Total	\$ 1,888,000.00	\$ 1,250,000.00	\$ 570,000.00	\$ 690,000.00	\$ 610,000.00	\$ 5,008,000.00

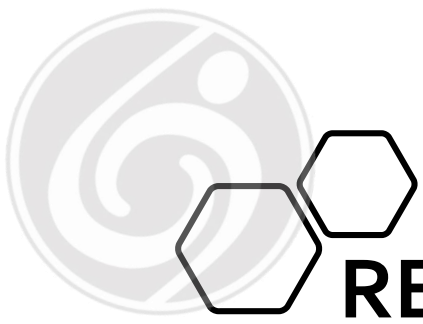
OPERATIONS

Project-based Vouchers ~\$1348/unit x 85 units for 20 Years	\$16,140,718
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PERMANENT LOCAL HOUSING ASSISTANCE STATE FUNDS (PHLA) (HOUSING FUNDS THROUGH SB 2)

Activity		Amount FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	
Trust Funds	301(a)(3)	\$291,771	\$300,000	\$300,000	\$300,000	\$300,000	\$1,491,771
Fiscal Incentives County to City	301(a)(10)						
Capitalized Reserves for Services	301(a)(5)		\$200,000	\$200,000	\$200,000	\$200,000	\$800,000
Homeless funding/Navigation Centers	301(a)(6)	\$324,190	\$269,885	\$269,885	\$269,885	\$269,885	\$1,403,730
Admin 5%		\$32,419	\$40,520	\$40,520	\$40,520	\$40,520	\$194,499
Total		\$648,380	\$810,405	\$810,405	\$810,405	\$810,405	\$3,890,000
		\$648,380	\$810,405	\$810,405	\$810,405	\$810,405	\$3,890,000

***Funding amounts will vary based on annual revenues to the Building Homes and Jobs Trust Fund**



RENT & UTILITY ASSISTANCE PROGRAM

United Way Monterey County

Katy Castagna, CEO

Josh Madfis, VP of Community Investments

Rental Assistance

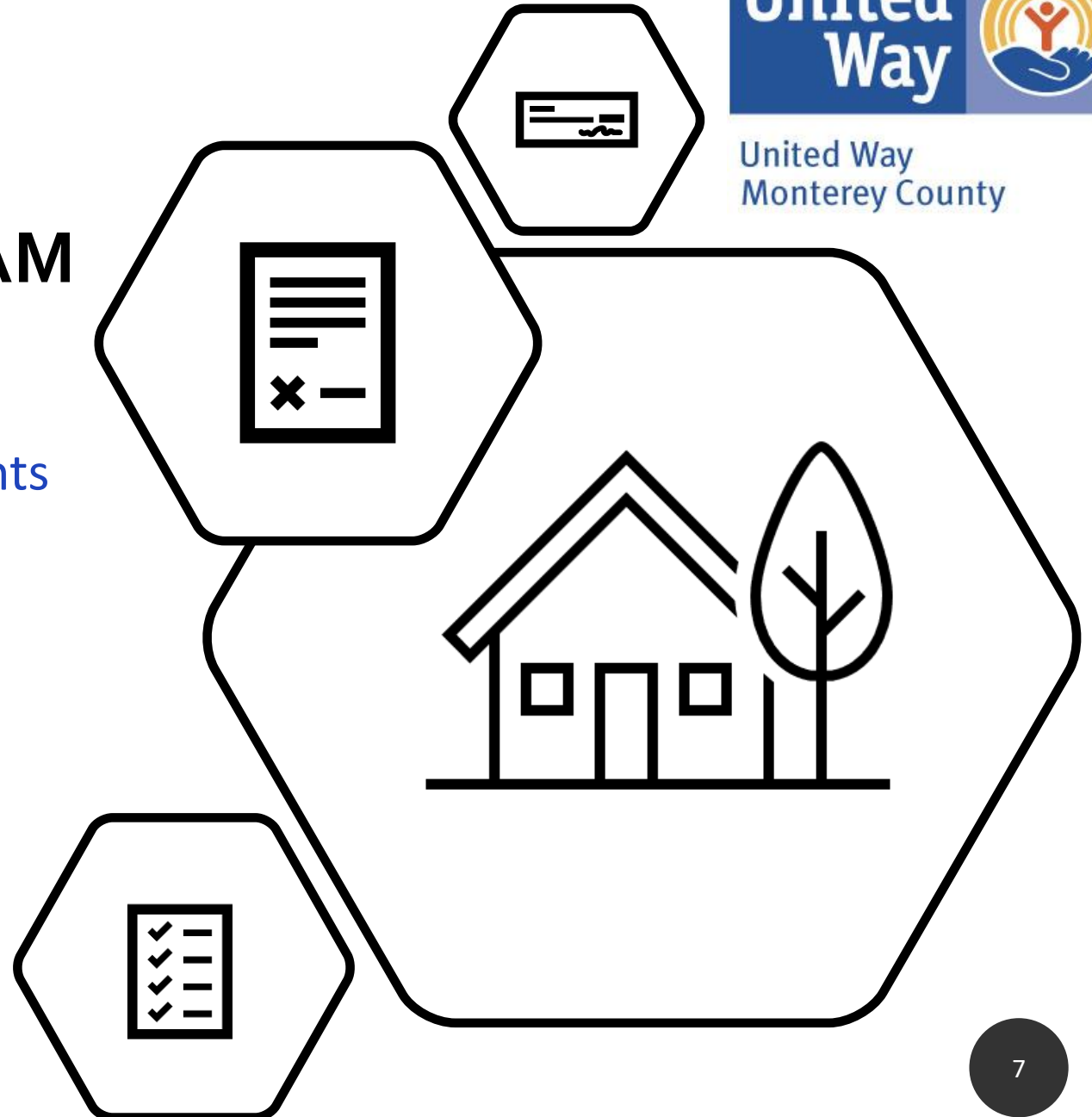
- Current program funded with \$1.25 County CARES Act Coronavirus Relief Funds.

Potential extension beyond 12/31/20

- Community Development Block Grant CARES \$1,049,326 (potential, needs Urban County Standing Committee recommendations)



United Way
Monterey County



RENT & UTILITY ASSISTANCE PROGRAM COMMUNITY PARTNERS



United Way
Monterey County





THE COALITION

OF HOMELESS SERVICES PROVIDERS

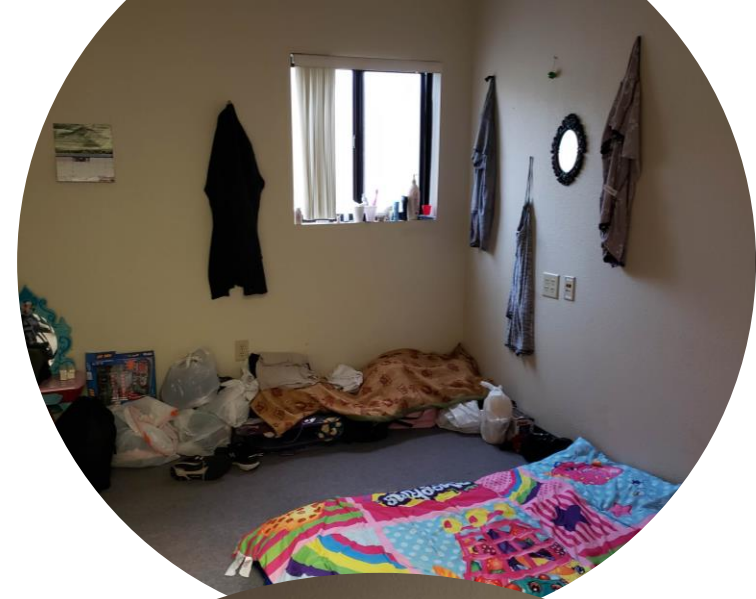
ROXANNE V. WILSON, EXECUTIVE OFFICER

SANITATION STATIONS

- Currently located in
 - City of Seaside (9 toilets, 8 washing stations i.e. Harcourt, Olympia, and Roberts Lake)
 - City of Monterey (5 washing stations i.e. NPS, downtown transit center, and El Estero)
 - City of San (2 toilets, 3 washing stations i.e. Rec trail near Playa, Calabrese Park and Bay Street)
 - City of Salinas (54 total units i.e. Carr Lake, Sanborn, downtown, Chinatown)
- Funded by HEAP Administration funds by Coalition of Homeless Services Providers
 - Funds will be depleted by March 2021

WARMING SHELTER

- 111 W. Alisal St, Salinas
- Congregate Shelter, 80 people per night
- Cost: Approximately \$80,000/month = \$1,000 per person, per month
- Funded in a partnership between City of Salinas and County of Monterey with HEAP, ESG Funds and General Fund
- Scheduled to transition to closure once new Navigation Center (the SHARE Center) becomes operational



NEW NAVIGATION CENTER

The SHARE Center

- Operations scheduled to begin in April 2021
- Congregate Shelter, *100 people per night
- SHARE (Salinas Housing Advancement, Resource, and Education) Center located at 845 E. Laurel Drive will serve Salinas and Monterey County residents who are unhoused and provide services in a housing navigation center model, including emergency shelter and wrap around services.
- Funding to continue under the County and City of Salinas partnership. HHAP and City administered regional funds identified for first year of operations.

*Accommodations for COVID may temporarily reduce capacity



HOMELESS OUTREACH TEAMS

- CSU Monterey Bay operates a county-wide mobile case management and field response to homeless encampments
- Currently 3 teams of 3 people, including a case manager, will expand to 5 teams in July
- Geo-mapping encampments to track progress

MOVING FORWARD:

- \$250,236 – County HHAP (JAN –JUN 2021)
- \$1.2M – City of Salinas ESG (JUL 2021-JUN 2022)



PROJECT ROOMKEY

- Non-Congregate sheltering in hotels
- CDC Recommended sheltering practice during COVID for most vulnerable populations-medically fragile
- Serving 300+ people since May 2020
- PRK Costs Average \$575,000/mo (since 9/14/20)
- Approximately \$4,800/client per month
- Funded by FEMA and the CARES Act
- Operated by CHSP through subcontractors Dorothy's Place, CCCIL, Sun Street Centers, Interim, inc., and CSUMB-CHE.
- Services include: Meals, transportation, substance use disorder treatment, mental health assessments, voter registration, vital document coordination, medical referrals, case management, housing navigation, homeless set-aside vouchers



PROJECT ROOMKEY LESSONS LEARNED

- Housing Navigation crucial to success and leading to outcomes
- Wrap around services delivered in a progressive method to allow chronically unhoused guests to acclimate to new shelter and customize services to meet individual needs
- New accelerated goals from PRK led to increased partnerships and collaborative approach to service delivery





TRANSITION STRATEGY

PROJECT ROOMKEY HOUSING PLAN REPORT

ROOMKEY CLIENT OVERVIEW

Total Households	91
# of individuals	118
Households with Children	4

HOUSING PLAN PER PERSON

Transitional Housing	7
Relocation	1
Market (Voucher holders/income)	12
Bridge Housing	8
Sprung Navigation Center	1
Permanent Supportive Housing	1
Homekey	52
Multiple Interventions	26
Housing Plans Not Yet Established	9
HOUSED	1

Quality Check 118



PROPOSAL: CONTINUE PRK

Current PRK guests are being assessed and placed into long-term housing options. For the small number of those who cannot be quickly placed, PRK may continue to serve a critical function.

- Reduced need assessed at 50 people/month
- 25-30 rooms at a cost of approx. \$240,000/month
- \$4,800/person/month

\$2,190,000 Estimated budget

For scaled down services from
January 1, 2021 – June 30, 2021

CONSIDERATION OF POTENTIAL FUNDING SOURCES FOR CONTINUED SERVICES – BEYOND CARES ACT FUNDS

- CARES Act Funds expires 12/30/20
- State Disaster Response Emergency Operations Account (DREOA)
 - \$62M one-time funds allocated based on PRK census numbers
 - Monterey County allocation is **\$456,994**
- FEMA: Reimbursement eligible for specific services and costs
- **GAP of \$1,733,006**

FUNDING SOURCES CONSIDERED

- HHAP Round 1, fully committed to services including Project Homekey, SHARE Center operation, Outreach team, etc)
- HEAP: Fully allocated to SHARE Center construction and Warming Shelter operations
- WPC: \$7M through Dec 2020 (medical & homeless case management, CARS, Rapid Rehousing, Landlord Engagement, Tenancy Support, Legal & Transportation Services)

UPCOMING HOMELESS/COMMUNITY DEVELOPMENT FUNDING

CDBG CV-2

CDBG CARES Act Round II

Intended for Rental Assistance

\$1,049,326

HHAP Round 2

Application Available November 13

Funds available late Spring 2021

\$1,207,830

RECOMMENDATIONS

Current PRK guests are being assessed and placed into long-term housing options, for the small number of those who cannot be placed, PRK will continue to be needed.

- **Option 1: Extend PRK for two months**

- Continue PRK with 25-30 rooms utilizing DREOA funds and FEMA reimbursement to continue for approximately 2 months, January 2021-February 2021 till funds are exhausted
 - Potential for additional state funds to become available
 - Would continue to claim all eligible costs to FEMA
 - Vulnerable homeless not placed, would have to leave the motel after funds are exhausted

OR

- **Option 2: Extend PRK for six months (Staff Recommendation)**

- Continue PRK with 25-30 rooms utilizing DREOA funds, Cannabis Funding, and FEMA reimbursement for approximately 6 months January 2021 – June 2021.
- **\$1,733,006 of additional county funds needed**
 - Would prioritize any additional appropriate funding that becomes available.
 - Would continue to claim all eligible costs to FEMA and reimburse the Cannabis Fund if FEMA funding is received.



QUESTIONS, COMMENTS, & DIRECTION
