

Permanent Housing Certification

Pursuant to Section 305 of the NOFA, this project meets all of the criteria for permanent housing.

Letter of Intent: Per section (i.)(e), the Eligible Applicant, the County of Marin, has a letter of intent executed by County of Marin, Department of Public Works expressly stating that without condition or reservation, upon successful application, the County of Marin shall purchase or otherwise acquire a sufficient legal interest in the property to accomplish the purpose of the award. The letter of intent has been acknowledged by the party selling.

Restrictive Covenant: Per section (ii.), the Eligible Applicant, the County of Marin, will extend a local covenant restricting the use and Target Population for 55 years.

Operations and Services Plan: Per section (iii.), the Eligible Applicant, the County of Marin, has a plan to cover operations and service costs with specific funding sources (government/philanthropic/private) for the proposed Project for five years, with a path to ultimate use of the site for ten years.

Specifically, for up to the first two years, the service and operational expenses for this project will be covered by a combination of Project Homekey operating subsidies, County of Marin's Health and Human Services Department through County General Fund dollars, and private funds raised by our operations partner, Homeward Bound of Marin. As soon as six months post-acquisition, individual units will receive housing vouchers through the Marin Housing Authority, as available, with supplementation by capitalized operating reserves funding from Marin County Health and Human Services through the State of California's Whole Person Care Program. We anticipate that the entire site will be voucher-supported within three years. Housing vouchers will provide long-term revenue (more than five and ten years) for service and operational expenses.

Services: Per section (iv.), the Eligible Applicant, the County of Marin, has developed a plan for services that will be available at the housing site including but not limited to case management, behavioral health services, physical health services, assistance obtaining benefits and essential documentation, and education and employment services.

While the project is operated as interim housing, Marin will be partnering with Homeward Bound of Marin, the primary provider of emergency shelter and interim housing for people facing a crisis of homelessness in Marin. Homeward Bound provides an array of supportive services to help people achieve self-sufficiency and advance on their journeys out of homelessness, including public benefits access, healthcare linkages, case management, housing navigation services, financial literacy education, nutrition assistance, and transit vouchers. Homeward Bound has also recently operated the Severe Weather Emergency Shelter for homeless adults in Marin County and is currently also operating a 60-bed Project Roomkey motel for homeless adults. Homeward Bound's interim housing staffing model provides for 24-hour staffing coverage, with two staff members on shift at all times, and a security plan. Homeward Bound case managers will provide weekly counseling on housing search, employment assessments including preparation, job development, employment referrals and job coaching as needed.

As the project transitions to permanent housing, Eden Housing will manage the property, providing on-site services related to housing retention following Housing First policies. These services would be funded through program income from rents. Additional case management for individual clients will be

provided by a combination of County Behavioral Health and Recovery Services (BHRS) and Whole Person Care (WPC) case management, which will be assigned through Marin's Coordinated Entry system. Support services will be provided unconditionally and use of services will not be a condition of the program. Rather, supportive services will be encouraged, and will be responsive to individual needs. Eden Housing, BHRS, and WPC leverage community resources to connect persons to mental health services, substance use disorder services, employment assistance, healthcare, mainstream benefits, and other support as needed to help them move to, and then stabilize in, housing. Ritter Center, Marin's homeless-designated Federally Qualified Health Center, will provide referrals to primary care services and substance use services, including outpatient, inpatient, and detox.

As with other programs that follow Housing First practices, there will be no rules or barriers relating to sobriety, good behavior, or justice system involvement; rather the approach will be to support the clients where they are and support their progress within the framework of obtaining stable housing. Onsite staffing will be available for these highly vulnerable residents and staff will be well-trained in crisis and de-escalation techniques and best practices. Recreational and social activities will be provided to help to connect tenants to the broader community and generate a sense of human connection and social participation that has been missing for some.

One for One Replacement: Per section (v.), the Eligible Applicant, the County of Marin, under the proposed project, will not need to provide one-for-one replacement of assisted housing. There is no assisted housing at the project site.

Displacement: Per section (vi.), the Eligible Applicant, the County of Marin, under the proposed project, will not displace any tenants.