

# **Marin: Overview of Project / Development Vision**

## **Re: Inn Marin, Novato**

Marin County's Homekey Project is to purchase a motel, Inn Marin, for Permanent Supportive Housing (PSH), occupy it within 30 days as interim housing, and then convert it to PSH at the end of 1-1 ½ years. Due to our work through Project Roomkey and collaboration with all of Marin County's homeless housing, service and outreach partners through Coordinated Entry, Marin has in hand the resources to move people experiencing homelessness and impacted by COVID-19 in immediately upon acquisition. We are able to meet the match requirements as well as the operational budget for five years, with a path to 10 years of operations.

The Marin Homekey project would have a multiplicative impact, not only creating 70 new units of PSH in the motel, but enabling the development of an additional 32 PSH units: this autumn, one of our shelters (Mill Street Center) begins the process of demolition and rebuilding to encompass two additional floors of PSH in addition to the emergency shelter. These new units will be allocated through Coordinated Entry, which has adopted its prioritization criteria to include COVID-19 vulnerabilities, aligned with Project Roomkey criteria.

Currently, no other location for shelter during the Mill Street Shelter remodel has been identified, making Project Homekey the only option for both creating new Permanent Supportive Housing and keeping COVID-vulnerable people off the street when Project Roomkey expires.

This acquisition would enable Marin to accelerate and expand several strategic initiatives in the County around racial equity and Housing First, while also protecting those persons experiencing homelessness who are COVID-19 vulnerable.

### **Prioritization**

Marin is submitting three proposals: 1) America's Best Value 2) 3301 Kerner (commercial conversion) and 3) Inn Marin. Our order of prioritization for funding is in that order.

Any of these wonderful opportunities would make an instant and important impact on the lives of hundreds of Marin County's most vulnerable residents. Without this funding our residents will continue to suffer the most inhumane living conditions and challenges. They will not get the chance as most Americans to experience safe and healthy conditions and will have no hope of a brighter future. The COVID-19 pandemic has expanded our understanding of the shamefulness of the homeless crisis and deepened our determination to improve the lives of those suffering the most and we need your help.

### **Phases:**

#### **Phase 1 (1-1.5 years)**

- A: (Immediate) Move COVID-19 vulnerable individuals into the Homekey property within 30 days for interim housing
- B: (Ongoing) Continue to move COVID-19 vulnerable individuals to permanent supportive housing through Coordinated Entry with available vouchers and other PSH units. The Marin County Coordinated Entry program has adjusted its prioritization protocols to reflect COVID-19 vulnerability, in accordance with HUD guidance.

- C. (In parallel, beginning Autumn 2020) Tear down the Mill Street Center Shelter and rebuild with two new floors/32 new PSH units on top of shelter

## Phase 2

- A: Move as many of the remaining persons in Homekey interim housing into rebuilt Mill Street 32 PSH units, as meet the qualifications, and otherwise into shelter as we continue our effort to house them.
- B. Refit Homekey units as Single Residence Occupancy units beginning at the 1.5 year mark or before
- C. Fill Homekey units with new COVID-19 vulnerable individuals experiencing homelessness through Marin's Coordinated Entry System.

## Meeting Homekey Goals

- **(4a) Tier 1** Our project qualifies as Tier 1: we can occupy within 30 days (and potentially sooner) and it will be converted to PSH.
- **(4b.) Reduction of PIT Count by at least 5%:** Our PIT Count in 2019 was 1034. Our project will enable us to reduce our PIT count by 10%, increase housing opportunities for protected classes and minorities, and continue our progress in reducing Marin's homelessness and further addressing inequity in Marin.
- **(4c)** Our project meets the 100 unit threshold since the motel will contain 70 units of permanent housing and will enable us to create an additional 32 units of PSH by rebuilding the Mill Street Shelter to include two new floors of 32 PSH units.
- **(4e.) Site Selection:** Our site meets the proximity to essential services, which is spelled out below under Property Description.
- **(3a) Equity:** As elaborated elsewhere in this application, this project will significantly help address Marin's legacy of inequity, which is visible in the significantly greater proportion of persons of color among those experiencing homelessness and in significantly lower proportions of persons of color experiencing homelessness accessing existing services.

## Narrative: Our Project Vision

### Step1: Move COVID-19 vulnerable individuals to Motel

Marin will acquire the Inn Marin, which has 70 units, and immediately fill the rooms with COVID-vulnerable persons who have been experiencing homelessness.

Along with a coalition of homeless housing and service providers, Marin has been actively working on permanently housing Roomkey participants; notably, nearly all families with children participating in Project Roomkey will be housed or placed in transitional housing by the end of August 2020.

Coordinated Entry is currently working on housing COVID-19 vulnerable single adults with available Section 811 mainstream vouchers and other PSH vacancies.

After the cessation of Project Roomkey, the balance of the Roomkey participants and other COVID-vulnerable individuals would be placed into the Homekey property as Marin continues working on their housing through available PSH placements in existing programs. Those who are not placed by the time Homekey converts to permanent housing will be candidates for the new Homekey PSH units.

## **Step 2: Build PSH above what was previously shelter only**

While the motel serves as interim housing for COVID-vulnerable persons experiencing homelessness, Marin will be close its Mill Street Center emergency shelter in order to rebuild it and add 32 units of PSH above what was previously shelter only. Mill Street Center constitutes approximately 25% of Marin's pre-COVID shelter beds.

The Mill Street Center demolition will begin in Fall 2020. Development schedules show the newly created Mill Street PSH units will be completed in 1-1 ½ years. At that point, the new PSH units will be filled by COVID-19 vulnerable single adults, including those who have been in the Homekey interim housing property, making the Homekey units available for conversion to additional PSH.

## **Step 3: Conversion of Homekey Interim Housing to PSH**

By Spring 2022, and possibly sooner, Marin will be ready to convert the Homekey interim housing to PSH. When the newly renovated Mill Street Center opens, Homekey participants will move to either one of the 32 new PSH units at Mill Street Center, or to the newly refurbished shelter beds at the same site, depending upon program eligibility. That will immediately free up the Homekey-acquired property to be converted to Single Room Occupancy units.

Marin will work with Marin Housing Authority to project-base vouchers (including Section 8, Section 811 Mainstream, Continuum of Care, and VASH vouchers) at the Homekey property. The motel units will be converted to Single Room Occupancy units as they are transitioned to PSH. These project-based vouchers will serve as a source of ongoing funding for staffing and operations.

## **Operations and Development for Homekey Housing**

The Mill Street emergency shelter will be closed while construction of the new PSH units takes place. As a result, its shelter provider, Homeward Bound, is available to operate the interim housing at the newly acquired property. Homeward Bound currently operates one of Marin's Roomkey motels. Homeward Bound is therefore uniquely suited to oversee the transition from the Roomkey motel into the Homekey acquired property. Homeward Bound will operate the interim housing at Homekey motel until the new Mill Street project is complete and they can reopen their shelter and two floors of PSH. At that point, Eden Housing will manage the Homekey property and the services will be provided by combination of case management support from Marin County Behavioral Health and Recovery Services, Whole Person Care, and other community-based organization support.

## **Property Description**

Inn Marin, at 250 Entrada Dr, Novato, CA 94949, meets the proximity requirements to essential services

- **Transit:** The property is located within ⅓ mile of a bus rapid transit station.
- **Grocery:** Within ½ mile to full-scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat and fresh product are sold
  - There are two groceries within that distance: Nugget Markets and Safeway.
- **Health facility /Medical Clinic–** within 1/2 mile (1 mile for projects in rural areas)
  - The property is within .8 m of the Sutter Walk-In Care Novato

- **Library:** The South Novato Public Library is 1.5 miles away. Public transportation is available there and we provide free bus passes as part of the program. Case managers also provide rides where needed
- **Pharmacy:** There is a pharmacy in the Safeway that is within 1/2 mile