



# Homekey Update

Lassen County Health and Social Services (LCHSS)

February 13, 2024



# Purpose of the Meeting

To provide information on Lassen County's Homekey Project.



# Outline

- Background
- Timeline
- The Project
- Resident Eligibility
- Resident Selection
- Background Checks
- Safety
- Development Details
- Supportive Services
- Community Benefit
- Next Steps
- Questions & Input
- Contact Information



# Background

- Project Homekey is a State program created to rapidly expand housing opportunities for persons experiencing homelessness or risk of homelessness.
- Project Homekey offers the opportunity for state, regional, and local public entities, in partnership with the private sector, to develop a broad range of housing types, including converting existing buildings to permanent housing for the target population.



# Timeline

- On May 23, 2023, Lassen County Health and Social Services (HSS) presented information to the Lassen County Board of Supervisors (Board) on the Homekey Program. The Board directed HSS to release a Request for Proposals (RFP) for potential Homekey Projects. HSS did so and received two proposals, including one from ColWest Investments, LLC, for the Diamond Mountain Living Center.
- On July 11, 2023, the HSS and ColWest presented information on the proposed project to the Board, and the Board directed staff to move forward with applying for Homekey funds for the project.



# Timeline Continued

- On July 25, 2023, the Board signed a resolution authorizing HSS and ColWest Investments to apply jointly for Homekey funds to convert the former medical facility at 560 Hospital Lane in Susanville into fifteen units of permanent housing for individuals experiencing homelessness with ten of these units to be specifically for young adults, ages 18-24 years old.
- On January 18, 2024, Governor Gavin Newsom announced grant awards and Lassen County and ColWest Investments were awarded a Capital Award of \$2,416,660.00 and an Operating Subsidy of \$500,794.00 for a total of \$2,917,454.00 for the project.



# Lassen County's Homekey Project

- The Project Homekey site in Lassen County is at a site, commonly known as the Old Hospital, located at 560 Hospital Lane in Susanville.
- This site will be converted into 15 units of Permanent Supportive Housing (PSH) and will be referred to as The Diamond Mountain Living Center.
- For the purpose of this Homekey Project, "Permanent Supportive Housing" is permanent housing that is linked to onsite or offsite services that assist residents in retaining housing, improving their health status, and maximizing their ability to live and, when possible work in the community.



# Resident Eligibility

- For people who are experiencing homelessness or risk of homelessness.
- 10 of the units are specifically for young adults, 18-24 years old.
  - On 2/5/23, there were 39 young adults on the Lassen County Coordinated Entry List
- 10 of the units are for households with incomes equal to or less than 30% of the Area Median Income
  - For a household of one 30% AMI is \$17,610.00
- 5 of the units are for households with incomes equal to or less than 50% of the Area Median Income
  - For a household of one 50% AMI is \$29,350





# Resident Selection

- A Coordinated Entry process will be used to prioritize individuals and households for the Homekey units.
- Coordinated Entry is a process through which a standard assessment is used to assess, prioritize and match people experiencing homelessness to housing opportunities efficiently and consistently.
- Individuals and families who complete the Coordinated Entry assessment are placed on a Coordinated Entry List and prioritized for services based on vulnerability.



# Background Checks

- Criminal background checks will be conducted on household members ages 18 and over to verify eligibility for residency.
- Convictions directly related to the safety of other residents, employees, neighbors, or the property will cause denial of tenancy.
- In determining whether a criminal conviction is directly related, staff will consider the nature and severity of the crime, the amount of time that has passed since the criminal conduct occurred, and any positive changes made since the conviction.



# Safety

- All exterior walkways, parking lots, and common areas will be lighted with dusk to dawn lighting.
- The exterior of the buildings and interior hallways will be under surveillance 24 hours a day.
- All residents must enter through a locked door to the building to gain access to their residence. There are no exterior access doors to any units.
- Studies have also repeatedly shown that permanent supportive housing projects do not increase crime rates.
- Staff are available to address any issues that come up and to support the residents in being successful tenants.



# Development Details

- Single-Story Building
- Interior access to units
- Each unit will include one full bedroom, one full bathroom, oven/range, and refrigerator
- On-site laundry/vending facility
- Open parking



# Supportive Services

- One full time housing case manager for 15 units
- Services include: peer support, employment assistance, educational support, connection to health care, support applying for benefits, transportation assistance, and activities that promote a sense of purpose and community participation
- Staff will use a variety of proactive strategies to engage participants in supportive services, but participation will not be condition of residency.



# Community Benefit

- This project meets a need for affordable, supportive housing.
- Improvement to an old, dilapidated building in the community
- ColWest Investments, LLC has a history of rehabilitating old-buildings in Lassen County and in doing so improving the communities those buildings are in.



# Next Steps

- Standard Agreement with State
- Project Development
- Capital expenditure must be completed within eight (8) months, or up to 15 months from the date of award if requesting an expenditure deadline extension
- Full occupancy must be achieved by 15 months from date of award letter



# Questions & Input





# Contact Information

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