

SUN ROSE HOUSING

New Permanent and Transitional Housing for Homeless Persons with Psychiatric Disabilities Opens Summer 2023 - Salinas, CA

Referrals of applicants for these units will come through CARS, also known as the Coordinated Entry System, which is maintained by the Coalition of Homeless Service Providers. CARS Referrals will be screened beginning July 17th, 2023.

INCOME RESTRICTIONS APPLY



Offering affordable housing to qualified households:

Permanent Housing Units – Nine studio and one - bedroom apartments housing one adult in each unit.

Transitional Housing – Housing for eight residents in shared housing unit. Residents have individual bedrooms and share common areas including living room, kitchen, baths, dining area.

Description of Housing: Sun Rose Housing is a new affordable supportive housing project in Salinas, California, providing both permanent and transitional housing totaling 17 residents and a resident manager. All units will house very low-income adults with psychiatric disabilities who are homeless, chronically homeless, or at-risk of chronic homelessness.

Supportive Services – Supportive services will be provided for all residents provided by staff who have offices on the site. Sun Rose is also within walking distance of the Pajaro Wellness Center and Annex, operated by Interim, where additional peer operated supportive wellness services, as well as supported employment, and education services are available.

Accessibility – All units are handicapped accessible.

Applicants – Applicants for this housing will be referred by the Coalition of Homeless Services Providers through the Coordinated Entry system (CARS). **To obtain a CARS Assessment, please contact the Interim MCHOME Program at (831) 883-3030.**

An Interim Housing application must be completed for Sun Rose Housing Apartments.

For more information, please contact Interim's Housing Department at (831) 649-4522 extension 324.



Sun Rose Housing

New affordable Permanent and transitional supportive housing in Salinas
Opening Summer 2023!

Sun Rose Housing, developed by Interim Inc., has 9 permanent housing units (studios and one bedrooms) and an eight bedroom transitional housing unit. The permanent housing units were developed under the California No Place Like Home Program and the transitional housing units are funded under various city and county funding sources.

If you have any questions about eligibility, the client should be entered into CARS and this application should be filled out and forwarded to MCHOME at 831-883-3030. Do not rule out applicants who might be eligible! Contact MCHOME for further information. Referrals will be screened beginning July 17, 2023.

Qualifications for both transitional and permanent housing units:

Income – Total household income for a tenant at the time of move-in shall not exceed the 30 percent AMI limit as published by the California Department of Housing and Community Development. As of May 2023, the maximum income for a single individual in Monterey County is \$23,900. There is no minimum income but tenants without income will be expected to work on development of income either through work or public benefits.

Age – All tenants must be over age 18 and all units are limited to one individual. The transitional housing is limited to one individual in each of the eight bedrooms.

Serious Mental Disorder – All tenants are required to have a “serious mental disorder or a serious emotional disturbance.” Documentation of a Serious Mental Disorder or of a Seriously Emotionally Disturbed Child or Adolescent must be done by a qualified mental health worker in accordance with the requirements of Welfare and Institutions Code Section 5600.3.

Homeless Status – All tenants must qualify as Chronically Homeless, Homeless, or At-Risk of Chronic Homelessness upon entry. This status must be documented.

Coordinated Entry- All applicants must be on the Coordinated Entry List, maintained by the Coalition of Homeless Services Providers.

Applicants not already on the Coordinated Entry list may apply by contacting MCHOME program at 831-883-3030.

Please note that the criteria and definitions for homelessness are not the same for this housing as the federal definition of homelessness which qualifies applicants for other programs under the HUD Continuum of Care (COC.) An applicant who may not have been eligible under the HUD COC may be eligible under the NPLH definition.



Services – All tenants will be eligible for supportive housing services through Interim Inc. Tenants must enroll with the Interim Inc. MCHOME program to receive services which are funded by Monterey County Behavioral Health and Medi-Cal. Clients do not have to be a current client of Interim/ MCHOME or MCBH to apply.

To Qualify as “At Risk of Chronically Homeless”

IMPORTANT - New for the Sun Rose Housing - Clients may qualify as “at risk of chronic homelessness” Persons qualifying under this definition are persons who are at high-risk of long-term or intermittent homelessness, including: (1) Pursuant to Welfare and Institutions Code Section 5849.2, **persons exiting institutionalized settings, such as jail or prison, hospitals, institutes of mental disease, nursing facilities, or long-term residential substance use disorder treatment, who were Homeless prior to admission to the institutional setting;** (2) Transition-Age Youth experiencing homelessness or with significant barriers to housing stability, including, but not limited to, one or more evictions or episodes of homelessness, and a history of foster care or involvement with the juvenile justice system; and others as set forth below; (3) **Persons, including Transition-Age Youth, who, prior to entering into one of the facilities or types of institutional care listed herein, had a history of being Homeless as defined under this subsection (f)(3): a state hospital, hospital behavioral health unit, hospital emergency room, institute for mental disease, psychiatric health facility, mental health rehabilitation center, skilled nursing facility, developmental center, residential treatment program, residential care facility, community crisis center, board and care facility, prison, parole, jail or juvenile detention facility, or foster care.**

Having a history of being Homeless means, at a minimum, one or more episodes of homelessness in the 12 months prior to entering one of the facilities or types of institutional care listed herein.

There is no limitation on the length of stay in the institution. Although persons exiting an institution must have a history of homelessness in the 12 months prior to entering the institution, this criteria can be satisfied if, in the 12 months prior to entry into any of the facilities or types of institutional care listed above, have resided at least once in any kind of publicly or privately operated temporary housing, including congregate shelters, transitional, interim, or bridge housing, or hotels or motels.

To Qualify as Homeless – Applicant must meet one of the following:

- 1) The applicant is living in a place not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings.
- 2) Applicant is living in a supervised publicly or privately operated shelter or a motel in which the individual has no tenant rights (examples include but are not limited to Manzanita House, YWCA Women’s Shelter, I-HELP, Shelter Outreach Plus Women’s Shelter, Victory Mission, SHARE Center, Salinas, Community Homeless Solutions Shelter in Chinatown, Dorothy’s hotel placement by Salvation Army, MCHOME, church group, etc.). Note: If the applicant is residing in a Project Homekey permanent hotel, the applicant is not eligible.
- 3) Transition-age youth (TAY), as defined in Welfare and Institutions Code Section 5847(c) and in Title 9,



California Code of Regulations, Section 3200.80, exiting the child welfare or juvenile justice systems.
TAYs must be 18 or older;

- 4) Individuals discharged from institutional settings including acute psychiatric hospitals, psychiatric health facilities (PHF), skilled nursing facilities (SNF) with a certified special-treatment program for individuals with mental illness (STP), and mental health rehabilitation centers (MHRC) and who were homeless at time of institutionalization **who have been there less than 90 days**
- 5) Individuals coming from crisis and transitional residential settings (less than 90 days) or transitional housing for homeless persons;
- 6) **An individual or family who will imminently lose their primary nighttime residence provided that: CA Department of Housing and Community Development NPLH October 2020 Program Guidelines Page 6 i. The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance, ii. No subsequent residence has been identified, and iii. The individual or family lacks the resources or support networks, such as family, friends, faith-based or other social networks, needed to obtain other permanent housing.**

To Qualify as Chronically Homeless- “Chronically Homeless” for this Program means an adult or older adult with a Serious Mental Disorder or Seriously Emotionally Disturbed Children or Adolescents who meet the criteria below according to 24 Code of Federal Regulations Section 578.3, as that section read on May 1, 2016: a. A “homeless individual with a disability,” as defined in section 401(9) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(9)), who

Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and ii. Has been Homeless and living as described in paragraph (1) (A) of this definition continuously for at least 12 months, or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months, and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described in paragraph (1). Stays in institutional care facilities for fewer than 90 days will not constitute a break in homelessness, but rather such stays are included in the 12-month total, as long as the individual was living or residing in a place not meant for human habitation, a safe haven, or an emergency shelter immediately before entering the institutional care facility; b. An individual who has been residing in an institutional care facility, including a jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria in paragraph (1) of this definition, before entering that facility;





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Sun Rose Housing **Fact Sheet**

Sun Rose Housing operates under affordable housing programs for individuals or families with low, very low, and extremely low incomes and is managed by Interim, Inc. This program is operated by **Interim, Inc.** without regard to race, color, sex, creed, religion, national origin, physical or mental status, familial status, age, ancestry, marital status, source of income, sexual orientation, gender, or any other arbitrary personal characteristic.

This fact sheet is only an outline of the requirements necessary to qualify for a home in this community. There may be other restrictions which apply to this community. Please refer to the **Housing Management Plan** for a complete list all eligibility requirements. The Housing Management Plan can be sent electronically by request to HousingTeam@InterimInc.org.

Introduction

The Sun Rose Housing project is located at 439 Soledad St. in Salinas, California. The project will provide 11 units of affordable housing on property that Interim owns in Salinas, CA. **Referrals will be screened beginning July 17th, 2023.** To obtain a CARS assessment, please contact the Interim MCHOME Program at 831-883-3030.

- Nine units will be **permanent supportive housing** for very low-income adults with psychiatric disabilities who are homeless, chronically homeless, or at-risk of chronic homelessness. Seven 1-bedroom and two studio apartments will house one individual each.
- One unit will be **transitional housing** for eight residents who are homeless or at-risk of homelessness who have psychiatric disabilities.
- One unit will be a studio apartment to house a resident manager.

All housing will be “special needs housing.” It is intended to benefit persons with disabilities and will have supportive services on site. All units will be for very low-income individuals with disabilities who are homeless, chronically homeless, or at-risk of chronic homelessness (with exclusion of resident manager unit.)

Its development will be funded via a combination of funds from: California HCD No Place Like Home (NPLH), local sources and grants and donations provided by Interim.

The project consists of one three-story building with an elevator. It includes a common area where regular community-building activities will take place, a community kitchen, community laundry room, two staff offices, IT closet, a restroom, and a mechanical room. Outdoor space will include two patios (one covered) to promote tenant interaction. Eight parking spaces will be provided.



The project was designed to assist adults with serious psychiatric disabilities in developing and maintaining optimal living skills and to provide a residential living situation conducive to developing those skills. Supportive mental health services are provided by Interim, Inc.

Sun Rose Housing will be owned by Sun Rose Housing LLC and developed and managed by its sponsor corporation, Interim, Inc. This property management plan will be reviewed by the Management Agent's Housing Department periodically and updated as needed.

Low Barrier Tenant Selection, Housing First, Reasonable Accommodations

Sun Rose Housing permanent housing units funded under NPLH will use the coordinated entry system selected in 2016 by Monterey County's Continuum of Care, operated by the Coalition of Homeless Services Providers, to identify the most vulnerable Monterey County individuals in order to link them to housing programs and related services. The transitional eight-bedroom housing unit tenants will be selected in accordance with the contract for the Interim, Inc. MCHOME program, which is a full-service partnership, funded under the Mental Health Services Act (Prop 63), through a contract with Monterey County Behavioral Health. This contract requires Interim to provide intensive integrated services for adults who are homeless. A portion of that contract is designated for the operation and services for transitional housing.

Due to the size of our Continuum of Care (CoC), a coordinated entry process (rather than a centralized database) was selected as the best possible tool. The CoC selected the family and individual VI-SPDAT, an evidence-based tool, as the standardized assessment for all households entering government-supported programs. Counselors use the Vulnerability Index (VI) to determine the duration of homelessness and medical vulnerability of homeless individuals and the Service Prioritization Assistance Tool (SPDAT) as an intake and case management tool. Referrals are also screened for serious mental illness. Clients sign a Release of Information upon intake.

The Coalition has developed and manages a master list of homeless individuals based on the standardized assessment and prioritization process. The CoC has also secured funding to permit grassroots programs that do not receive government funding to participate in the homeless management information system.

Interim outreach staff complete the Vulnerability Index (VI)-Service Prioritization Decision Assistance Tool (SPDAT) for Coordinated Entry during outreach to ensure that homeless individuals are placed on the housing waitlist based on need.

Housing First

For the permanent units funded under NPLH, Sun Rose Housing will follow the requirements of California's Welfare and Institutions Code Section 8255(b), including:

- (1) Tenant screening and selection practices promote accepting applicants regardless of their sobriety or use of substances, completion of treatment, or participation in services. However, as per state and federal law, illegal drug use is not allowed on the property and no smoking or vaping of marijuana is allowed anywhere on the property. Tobacco use only allowed in designated areas.
- (2) Applicants are not rejected on the basis of poor credit or financial history, poor or lack of rental history, criminal convictions unrelated to tenancy, or behaviors that indicate a lack of "housing readiness."



- (3) Acceptance of referrals directly from shelters, street outreach, drop-in centers, and other parts of crisis response systems frequented by vulnerable people experiencing homelessness.
- (4) Supportive services that emphasize engagement and problem solving over therapeutic goals and service plans that are highly tenant-driven without predetermined goals.
- (5) Participation in services or program compliance is not a condition of permanent housing tenancy.
- (6) Tenants have a lease and all the rights and responsibilities of tenancy, as outlined in California's Civil, Health and Safety, and Government codes.
- (7) The use of alcohol or drugs in and of itself, without other lease violations, is not a reason for eviction.
- (8) Tenant selection plans prioritize eligible tenants based on criteria other than "first-come-first-serve," including, but not limited to, the duration or chronicity of homelessness, vulnerability to early mortality, or high utilization of crisis services.
- (9) Case managers and service coordinators are trained in and actively employ evidence-based practices for client engagement, including, but not limited to, motivational interviewing and client-centered counseling.
- (10) Services are informed by a harm-reduction philosophy that recognizes drug and alcohol use and addiction as a part of tenants' lives, where tenants are engaged in nonjudgmental communication regarding drug and alcohol use, and where tenants are offered education regarding how to avoid risky behaviors and engage in safer practices, as well as connected to evidence-based treatment if the tenant so chooses.
- (11) The project and specific apartment may include special physical features that accommodate disabilities, reduce harm, and promote health and community and independence among tenants.

SELECTION CRITERIA SUMMARY

Age Eligibility: One member of the household must be 18 years of age or older.

Income Eligibility: Household income must be below the maximum limits indicated for this community's housing programs included on the income limit table on the back of this document. Minimum income limits also apply.

RESIDENT SELECTION PROCESS

Interim, Inc. will fill vacant units via the Coordinated Entry System receives the first name from the CARS Master List, calls and mails the applicant and/or contacts their Case Coordinator as per the procedures outlined in the CARS policies and procedures (<https://chsp.org/coordinated-entry/>). If the Owner does not reach the applicant within a reasonable period, the Owner will contact the next person on the list and so on. When an applicant is available to rent the unit, arrangements are made for him/her to update their income information and sign the proper paperwork. If the applicant declines the unit, it will be offered to the next eligible individual on the list.



A full, detailed **Resident Selection Criteria** describing application and qualification processes is available to all applicants in the Housing Department Office or electronically by request to HousingTeam@InterimInc.org.

INCOME REQUIREMENTS

(a) **Affordability Requirements.** The County-Assisted Units shall be rented to, and occupied by or, if vacant, available for occupancy by Low-Income Households, Very-Low-Income Households, or Medi-Cal Eligible Households, as follows:

Unit Type	Number of Units	Affordability Requirement
Permanent Units (studio)	2	The lower of Low Income or Medi-Cal Eligible
Permanent Units (one bedroom)	7	The lower of Low Income or Medi-Cal Eligible
Transitional Units	8	The lower of Very Low Income or Medi-Cal Eligible

PARKING AVAILABILITY

Please be advised that there will be limited availability of parking at Sun Rose Housing. We will have approximately 8 assigned parking spaces, with some additional unassigned street parking available. Once we determine the parking needs for our intended residents at Sun Rose Housing, we will decide how parking will be assigned.

