

SUBMISSION PORTAL OVERVIEW

Is the Application a "Test" Submission?

No, this is my official Submission.

Part 1: ADMINISTRATIVE INFORMATION

Application Window

This application is being submitted in the following application window:
Window #3, 5/1/2023 - 6/30/2023

Eligible Applicant

Select the eligible applicant's jurisdiction type.
County

What is the name of the city or county?
County of San Joaquin

Implementing Organization

Implementing Organization
STAND Affordable Housing

Specific Unit or Office Within the Implementing Organization
N/A

Implementing Organization's Address
1209 East 8th Street

| | | |
|-------------------------|--------------------------|-----------------------------|
| City Stockton | Zip Code 95206 | County California |
|-------------------------|--------------------------|-----------------------------|

Implementing Organization's Tax ID
Number
94-3179776

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⚠️ This Application uses character limits ⚠️

Reaching these limits is not required. Competitive responses may fall well short of these limits.

Part 2: PROPOSAL OVERVIEW

People Served

Number of people currently residing in prioritized encampment site

300

Of people currently residing in prioritized encampment site, how many will be served by this proposal?

200

Given the potential for inflow of people into the prioritized encampment site, how many people are projected to be served across the entire grant period?

300

Of people projected to be served across the entire grant period, number of people projected to transition into interim shelters

150

Of people projected to be served across the entire grant period, number of people projected to transition into permanent housing

150

Is the prioritized encampment site part of a larger encampment area?

Yes

Approximately how many people are residing in the entire larger encampment area, including the prioritized site?

300

Briefly describe the prioritized site in relation to the larger encampment area. (1000 character limit)

Between 200 - 500 individuals may be residing in the larger encampment area, depending on the season and conditions. The Mormon Slough encampment includes portions of the Interchange Complex encampment and extends in both directions from there. The Mormon Slough is a dry channel, except in rainy weather, that extends from the Calaveras River and cuts eastward across the middle of Stockton,

roughly paralleling Highway 4. Sections of the slough are on undeveloped land a distance away from populated areas. Being somewhat off the beaten path, the encampment has proliferated in recent years, yet in no way is intended for human habitation.

Encampment Information

1. Briefly describe the characteristics of the people residing within the prioritized encampment site. The description must include demographics and may include household compositions, disabilities, and projected service and housing needs. (1500 character limit)

The prioritized encampment site targeted for ERF-2 funding is Caltrans District 10's highest priority encampment: SJ 4 EB/WB at SB/NB SJ 5 Interchange Complex (PM 16.21), part of the Mormon Slough encampment. It is located in Stockton, California, and is immediately adjacent to St. Mary's Dining Room, one of the project partners. St. Mary's provides food, showers and an array of other services for the homeless. In addition they will operate the Pathways Project, a new non-congregate emergency shelter, which will provide 300-bedroom units to those currently living in the encampment. The encampment population includes individuals with serious mental illness, migrant workers that provide labor for San Joaquin County's commercial agricultural industry, single adults, couples, and families living in tents and makeshift shelters. In San Joaquin County's Point In Time Count 2021, 69% of respondents identified as White, 30% are Latinx, 20% are Black, 6% are multi-racial, 3% are Asian, and 2% are Indigenous. 58% are unsheltered. Respondents disclosed common experiences with substance abuse (33%) and mental health impact (33%). A recent study of unsheltered homeless conducted by United Way of San Joaquin found that 47% have been homeless for three years or longer, 52% have encountered negative life experiences such as domestic violence or trauma, and 44% indicated that they can't find work because they were injured or disabled.

2. Briefly describe physical characteristics of the prioritized encampment site in which the people you are proposing to serve are residing. The description must include the specific location, physical size of the area, the types of structures people are residing in at the site, whether vehicles are present, and any other relevant or notable physical characteristics of the site. (1000 character limit)

The Interchange Complex is a very dangerous living situation. It is near the intersection between Interstate 5 and California Highway 4 (Ort. J. Loftus Freeway), in the vicinity of the Crosstown Freeway. The Mormon Slough is a dry channel, except in rainy weather, roughly paralleling Highway 4. Being somewhat off the beaten path, the encampment has proliferated in recent years, yet in no way intended for human habitation. The Interchange Complex lacks clean drinking water, sewage, garbage and debris removal service, electricity, and code-enforced dwellings. The area is filled with discarded debris, such as mattresses, broken furniture, wooden pallets, littered food containers, plastic bottles, tires, tarps, and human waste. Dilapidated RVs, cars, vans, and trucks line the area, which serve as dwellings for some. The majority of individuals residing in the encampment are in tents and makeshift structures built from scavenged materials.

3. Why is this particular encampment site being prioritized? (1000 character limit)

The Interchange Complex is one of the largest encampments in Stockton. It has been used as a homeless encampment site for decades and in recent years, is drawing increased municipal emergency services intervention due to uncontrolled fires, violence, and crime. This past summer, an intentional fire set by one of the encampment's residents in the Mormon Slough led to the death of a tent-dwelling neighbor. Fires, in general, are common. Encampment residents burn wood pallets and other materials to cook and keep warm. Unsafe flooding occurs regularly in periods of high rain, contributing to unpredictable and potentially life-threatening conditions. Apart from safety and sanitation issues, the Interchange Complex is being prioritized because there is an existing relationship with encampment residents and St. Mary's. ERF-2 will allow St. Mary's to expand its current capacity to move encampment residents out of homelessness and into permanent housing.

Attachment: Map

SJC Interchange Complex Description and Site Map.pdf

4. Is the prioritized site on a state right-of-way?

Yes - entirely

Attachment: Caltrans Letter of Support

2023-05-18 Letter of Support - CA Inter-Agency Council on Homelessness.pdf

FINAL SJC Caltrans ERF Letter of Support 06.01.23 (003).pdf

Proposal's Outcomes

5. What are the outcomes this proposal seeks to accomplish by the grant close (6/30/2026)? If funded, what are the primary activities you are planning to implement to achieve the proposal's outcomes? (1000 character limit)

This project will move 150 individuals out of the encampments and place up to 72 individuals in permanent housing. San Joaquin County will use ERF-2 funding to increase permanent supportive housing via a scattered site approach through creating 54 permanent supportive housing units for this population. The County will partner with STAND, a nonprofit affordable housing developer, to purchase 18 homes, renovate them, house an average of 4 individuals per house, and provide property management for the housing units. Interchange Complex residents will begin to be placed as early as Fall 2023. St. Mary's Dining Room, which already serves the majority of individuals residing in this encampment, will serve as the social service provider for this project. They will conduct outreach as well as provide service coordination, case management, housing readiness, housing navigation, and housing stabilization support services.

6. How will the applicant measure progress towards the proposal's outcomes? (1000 character limit)

Goals and measurements for the project from October 2023 through October 2026 are as follows. (1) Improve current conditions at Interchange Complex through regular on-site outreach by St. Mary's Dining Room, as measured by outreach logs. (2) 150 individuals in the encampment will receive outreach services and 100% of those expressing interest in obtaining resources to address social needs will be provided support through St. Mary's Dining Room, as measured by case records. (3) 18 homes will be purchased and renovated by STAND and used exclusively for Interchange Complex encampment housing placements, as measured by real estate closing statements and deeds of trust. (4) 56-72 individuals, including families and couples, will be placed in ERF-2 funded permanent supportive housing, as measured by tenant rental agreements. (5) Among those placed, 50% will remain housed for six months or longer, as measured by housing tenancy records.

7. Are there any local ordinances, resources, or other factors that may hinder achieving the proposal's outcomes? If so, how will the applicant navigate these challenges? (1000 character limit)

Local ordinances have been established to support the work among the homeless, including the City of Stockton declaring homelessness to be an emergency and adopting appendix O of the building code. San Joaquin County is investing in necessary resources, including \$3.7 million in funding to STAND to develop some of the housing needed to serve this population. The City of Stockton is also investing additional resources to support homeless service provision, including the hiring of a consultant and creation of a new position of Homeless Program Coordinator. Fluctuations of the real estate market and high demand for housing give rise to competition from other housing buyers. STAND has a proven track record of overcoming this barrier through utilizing a network of local real estate agents that are familiar with the area, identify availability of properties recently available for purchase, and understand the needs of the homeless population.

8. Is this proposal a standalone project or part of a larger initiative?

Larger initiative

8. a) How would this larger initiative be categorized?

Part of a larger project for encampments in general

Please describe. (1000 character limit)

This proposal will coincide with St. Mary's Dining Room larger initiative to address unsheltered homelessness. This includes building 300 interim modular bedroom units on its campus for the Pathways Project, providing non-congregate emergency shelter for individuals currently residing in the encampments. This will augment ERF-2 efforts as staff will have interim housing placement immediately available for Interchange Complex encampment residents in addition to permanent housing placements. As most encampment residents have a trusting relationship with St. Mary's Dining Room and already receive services there, they may be more willing to accept placement in the interim housing units. Case managers can then partner with clients to identify housing preferences and needs, and match them with the best permanent housing unit. In addition, permanent housing partnerships are being built to establish exit strategies for individuals that stay in the Pathways Project.

Part 3: IMPLEMENTATION

Core Service Delivery and Housing Strategies

9. Describe the proposed outreach and engagement strategy, case management, and / or service coordination for people while they are continuing to reside within the encampment site. Quantify units of service to be delivered including the ratio of staff to people served, frequency of engagement, and length of service periods. (2000 character limit)

St. Mary's Dining Room will lead outreach and engagement strategies, case management, and service coordination efforts for the ERF-2 Program. St. Mary's currently serves unsheltered individuals and families living in the Interchange Complex encampment and will continue to do so for ERF-2. The prioritized encampment near the Crosstown Freeway is immediately adjacent to St. Mary's Dining Room campus. Encampment residents supplement daily subsistence needs at St. Mary's. Many are regular guests who come for meals and use St. Mary's shower and clothing facilities, and telephone and mail room services. Many seek care for their medical, dental, and behavioral health needs, which are available onsite at no cost. Through partnerships with other agencies, there is also childcare onsite for families in the encampments through Early Start and Head Start Services. Last year, over 5,000 unduplicated individuals were served at St. Mary's. Beyond meeting immediate essential needs, St. Mary's social work team provides extensive case management, crisis response, and individualized care planning. This includes a specialized housing team that assesses and overcomes barriers to housing, identifies available housing options, enrolls individuals in programs for subsidized housing, provides financial assistance with security deposits, assists client with move-in, and provides house visits. The frequency of case management engagement is based on client needs and level of stability. Daily visits will be offered for those at highest need and drop-in services are available anytime if urgent needs arise. During the housing navigation process, case managers will meet weekly with clients, and once stably housed case management will continue at a minimum of a monthly basis. The length of service for case management and housing assistance ranges from six months to eighteen months, depending on an individual or family's needs, and can be extended as needed. The social worker case ratio is 1 to 25.

10. Describe the role of Coordinated Entry in the context of this proposal and how Coordinated Entry policies or processes will support and / or hinder the implementation of this proposal. (1000 character limit)

Coordinated Entry System (CES) in San Joaquin County is operated by Family Resource Center, which utilizes a no-wrong-door policy. Referrals come from direct calls to 2-1-1, self-referrals and agencies, including St. Mary's. These individuals are then linked with supportive housing, as they become available. St. Mary's will conduct the VSPDAT screening and enroll the client through the CES system, thereby giving them access to all housing opportunities. CES supports prioritized placement of individuals through a variety of options, from Rapid Re-Housing to Permanent Subsidizing Housing. Currently there is not enough housing available for all those who are enrolled in the CES, so this project will greatly increase access to housing for the most vulnerable. Policies developed by the Continuum of Care for the CES are well developed to support the implementation of this project.

11. Please describe the interim shelter and permanent housing opportunities proposed to support this proposal and provide evidence of the applicant's demonstrated ability and commitment to deliver permanent housing for people residing in the prioritized encampment. (2000 character limit)

The two largest shelter facilities in San Joaquin County, with a total of 450 beds, are located near the encampment and are sometimes utilized by encampment residents – especially during rainy, windy and cold nights. St. Mary's partners closely with both of these organizations and provides meals for residents of one of the shelters, located next door. To respond to the need for non-congregate interim housing, St. Mary's is developing individual modular bedroom units. These units are anticipated to be completed in 2024 and will provide immediate interim placement for 300 individuals, including those residing in the encampments. The Continuum of Care in San Joaquin County has a demonstrated commitment to the

delivery of permanent housing, as evidenced through its Strategic Plan and investments to develop permanent housing for the homeless.

The partnering non-profit agencies for this proposal are equally committed to permanent housing for this population. STAND Affordable Housing has been providing permanent housing for the homeless in Stockton since 2019. Their ability is demonstrated through their successful creation and operation of 22 units for permanent housing placement for homeless individuals, many of whom previously resided in encampments, including those in the prioritized encampment. St. Mary’s partners closely with STAND and other affordable housing developers to place homeless individuals from the encampments into permanent housing through housing navigation and stabilization services. Recently STAND and St. Mary’s partnered together to obtain funding for at least 16 permanent housing units for the homeless, which are expected to be completed and occupied this year. ERF-2 funding will increase the permanent supportive housing supply through the purchase and renovation of 18 additional homes, which will be used to house Interchange Complex encampment residents.

12. Describe how this proposal is tailored to meet the needs and preferences of people residing within the prioritized encampment. (1500 character limit)

St. Mary’s has extensive experience serving the people residing within the prioritized encampment. In 2022 48% of those served (2,100 individuals) were staying in the surrounding encampments, in cars or in other places not meant for human habitation. The recent Unsheltered Encampment Report by the United Way of San Joaquin County found that 38% of those living in the encampments did not use a shelter because either they couldn’t bring their pet or they couldn’t stay with their partner. St. Mary’s has a Guest Advisory Committee, made up of homeless individuals, who meet weekly with the CEO and other senior staff to provide input on needs and services. They have stressed what has been found in other studies, that the four common barriers for use of shelters and housing are pets, partners, privacy and possessions.

This project addresses all four barriers – both in the Pathways shelter as well as in the permanent housing sites. The Pathways project allows for pets and the houses also accommodate pets with backyard areas. Half of the Pathways units will be doubles, to allow for partners to stay together. The houses will also have rooms for couples, as each house will have a master bedroom. The Pathways units are each private with a door and key. Residents in the houses will each have their own bedroom with lock and key. Pathways will allow for people to keep their possessions safe in their room 24/7, as will the houses.

Table 1: Projected Living Situations Immediately Following the Encampment

| Briefly Describe Each Projected Living Situation Immediately Following the Encampment | Is This Permanent Housing? | Quantify The Capacity (e.g., number of beds/units, frequency of bed/unit availability) | Prioritized or Set-Aside for ERF-2-R? | Is this living situation funded by ERF-2-R and / or Leveraged Funds? | % of Served Persons Projected to Fall Within This Living Situation |
|---|----------------------------|--|---------------------------------------|--|--|
| Permanent Housing | yes | up to 72 individuals; approximately 50% turnover in year 1 | prioritized | ERF | 50 |
| Interim Housing | no | 300 | prioritized | Lev | 25 |

| | | | | | |
|-------------|----|-----|-----|-----|----|
| Unsheltered | no | N/A | N/A | N/A | 25 |
|-------------|----|-----|-----|-----|----|

Table 2: Projected Housing and Service Pathways to Permanent Housing

| Describe Projected Housing and Service Pathway to Permanent Housing | Quantify the Capacity of the Housing and Service Pathway | Is this Housing and Service Pathway Funded by ERF-2-R and / or Leveraged Funds? |
|---|--|---|
| 18 houses, each with an average of two single bedrooms and one double bedroom for independent tenancy | 72 individuals | ERF |
| Pathways – 300 interim modular bedroom units; 50% single units and 50% double/ADA units | 300 individuals | Lev |

Table 3: Strategies to Mitigate Displacement

| Strategy | Is this Strategy Funded by ERF-2-R and / or Leveraged Funds? |
|--|--|
| Provision of essential needs resources at St. Mary’s. | Lev |
| Referral to Emergency, Interim, and Permanent Housing resources. | both |

Table 4: Strategies to Mitigate Returns to Unsheltered Homelessness

| Strategy | Is this Strategy Funded by ERF-2-R and / or Leveraged Funds? |
|---|--|
| Case management and habilitative service supports via St. Mary’s Dining Room. | both |

13. Describe how this proposal considers and plans for the dynamic nature of encampments including potential inflow of people into the geographically served areas. (1000 character limit)

As new people move into the encampments, one of their first connections is often seeking essential resources offered at St. Mary’s. With ERF-2 funding, St. Mary’s Social Work team can expand capacity to conduct onsite outreach at the encampment. St. Mary’s theory of change is built around a harm reduction and low barrier to entry approach. These best-practice methods are coupled with evidence-based procedures, including motivational interviewing, trauma-informed care, and culturally attuned care. This fosters a supportive environment and builds trust with the guests served. As permanent housing is being brought on-line, individuals from the encampment can stay in the Pathways interim bedroom units. When someone moves from Pathways to permanent housing, a unit in Pathways will be opened-up for a new client from the encampment to be served. In this way there will be a pipeline to housing to accommodate the potential inflow of people into the area.

14. Describe how this proposal will support individuals with continued access to and / or the

storage of their personal property. (1000 character limit)

In Pathways individuals will have their own 8'x8' bedroom which they can lock and can access 24/7. They can store their personal property there, including important documents, clothing and other essential items. A locked bike storage area will also be available. In the permanent housing units residents can store items in their own bedroom, which they can lock and can access 24/7. In addition they can utilize shared space in the house for storage, such as the basement, attic and yard.

15. Describe how this proposal will support individuals with service animals and/or pets. (1000 character limit)

The motivation to change one's circumstance can be influenced by the presence of service animals and pets. The power of pets in their ability to provide companionship, warmth, safety, and unconditional love will be respected in the program design. The Pathways units will accommodate pets in the bedrooms and also provide pet relief areas. In the permanent housing units, clients are welcome to bring their pets where they can be kept in the house or in the yard, depending on circumstances.

Budget and Resource Plan

16. State the total amount of ERF-2-R funds requested.

\$11,500,000.00

17. State the estimated dollar value of secured, non-ERF-2-R resources that will help meet this proposal's outcomes.

\$21,888,000.00

18. Identify and describe these non-ERF-2-R resources. (1000 character limit)

This project will leverage over \$21 million in secured, non-ERF-2-R resources to help meet this proposal's outcomes. St. Mary's receives funding for food, clothing and shower services through private donations, ESG and CDBG funds, family foundations and grants. The annual budget for these services is \$2 million, and approximately half of the individuals served at St. Mary's are from the encampment. This results in \$1 million in expenditures each year, totaling \$2 million over the course of the grant term. CalAIM funding is estimated at \$500 per person per month served with an expected caseload of 100 individuals receiving these services, totaling \$1.2 million. In addition St. Mary's has secured \$14.1 million in funding for the Pathways modular bedroom units, which will be coming online in 2024. STAND is also providing \$3.7 million in leveraged housing units. Caltrans is providing \$240,000 in leverage through its in-kind land use for St. Mary's service center.

19. Describe how the proposal is a prudent and effective use of requested funding relative to the number of people it seeks to serve and the types of services and housing to be provided in the proposal. Include an explanation of how the requested ERF-2-R amount was determined. (1000 character limit)

This project is a cost-effective strategy to effectively serve the long-term needs of individuals in the encampments. Due to the high rate of mental illness, substance use disorder and disabilities in this population, it is likely that they are high utilizers of costly emergency services, acute medical care, and crisis response. The average cost per unit of permanent housing through this grant is \$212,962. This

was calculated by taking the total cost of the project (\$11.5 million) divided by the number of units being created (54). During the grant term 300 individuals will be served at a cost of \$38,333 per client. This was calculated by taking the total cost of the project (\$11.5 million) divided by the total number of people served (300). It is projected that these units will continue to serve formerly homeless individuals permanently, resulting in an even larger impact over time, beyond the grant period.

Attachment: Standardized Budget
 SJC ERF budget updated 5-13-23d.xlsx

Key Entities and Staff

20. First, describe the implementing organization and specific unit or office within the implementing organization that would administer ERF-2-R. Then, describe their role and primary responsibilities for this proposal. Finally, if these entities have managed a complex homelessness project or grant, describe how those experiences informed this proposal. (1500 character limit)

Table 5: Key Staff

| Title | Currently Filled Position? | FTE of Staffing for This Proposal | Funded by ERF-2-R and / or Leveraged Funds? | Brief Description of Duties |
|--|----------------------------|-----------------------------------|---|---|
| County of San Joaquin Management Analyst | yes | .25 | lev | Coordinate funding allocation, monitor contract compliance and submit reports |
| STAND Housing Locator | yes | .75 | lev | Identify appropriate available housing and complete purchase |
| STAND Housing Rehabilitation Team Lead | yes | .75 | lev | Oversee contracts for rehabilitation of selected houses, including budget and timeline |
| STAND Resident Manager | no | 1.0 | ERF | Conduct site visits of each home on a monthly basis, oversee contracts for maintenance and repairs, collect rent payments |
| St. Mary's Service Coordinator | no | 3.0 | ERF | Link clients with resources in the community |
| St. Mary's Outreach Worker | no | 3.0 | ERF | Conduct street outreach |

St. Mary's
Project Director

no

1.0

ERF

Supervise staff and oversee the
project

21. First, describe key partners that will collectively pursue the proposal's outcomes. Then, describe their role and primary responsibilities for this proposal. Finally, if these entities have managed a complex homelessness project or grant, describe how those experiences informed this proposal. (1500 character limit)

San Joaquin County will serve as the lead agency and be responsible for fiscal and administrative oversight. They will coordinate with Caltrans and San Joaquin Continuum of Care regarding progress of this project. San Joaquin County will also monitor progress and contract compliance of STAND and St. Mary's. Since 1991, STAND, a local Stockton nonprofit organization, has earned a reputation as an effective affordable housing developer. STAND transforms blighted neighborhoods by acquiring homes and converting them into homeownership and rental opportunities for low-income residents. STAND will serve as the key partner responsible for housing acquisition, rehabilitation and property management. STAND has extensive experience with similar, complex homeless projects including 110 apartment units for the very low-income, 3 rental single-family homes for very low-income families, and purchased, rehabbed and sold to low-income families over 325 homes. St. Mary's will serve as the primary social service partner leading outreach, engagement, retention, and case management efforts. Experience with similar complex homeless projects has informed the development of this proposal in the need to use a Housing First strategy as well as the success of individual bedroom units to meet the needs for privacy, accommodation for partners and pets, and property.

22. Describe specific examples of how Local Jurisdiction(s) and the CoC have collaborated on the design and implementation of this proposal. (1000 character limit)

San Joaquin County has collaborated with the City of Stockton, the San Joaquin Continuum of Care, and Caltrans on the design of this proposal. Community partners and Caltrans meet together each week to plan for management of encampments. Caltrans District 10 has identified this as a priority as provided in a letter of support, which is included with this application. The Continuum of Care has provided guidelines that have been incorporated in the design of this proposal, including the importance of a Housing First strategy with the provision of robust wrap-around support services that are voluntary. The City of Stockton has provided a letter of support, which is attached. The County of San Joaquin has provided recommendations based on their experience with similar scattered site models that have been implemented successfully by the County of San Joaquin Department of Mental Health Services. Based on the success of that model they recommend pursuing replication.

Optional Upload: Evidence of Cross-Jurisdictional Collaboration

23. Identify any entities that have a right to and/or control of the property upon which the encampment site resides and discuss whether each of these entities committed allowing the implementation of this proposal. If they have not committed, please explain how you have or plan to engage with this entity to implement your proposal. Additionally, describe how you collaborated with Caltrans on your program design, implementation plans, and timeline. (1000 character limit)

Caltrans has control of the encampment area near the Crosstown Freeway prioritized for this ERF-2 funding. They have committed to allowing the implementation of this proposal.

Centering People

24. How were persons with lived experience meaningfully incorporated into the planning and proposed implementation of this proposal? Please identify whether any perspectives were incorporated from persons that are currently unsheltered and / or formerly or currently residing within the prioritized encampment. (1000 character limit)

St. Mary's CEO and senior staff meet weekly with the Guest Advisory Committee, which is a diverse group of homeless clients from various ethnic groups, and includes individuals with mental, physical, and

developmental disabilities. Committee members are either staying in the shelter or are unsheltered, including several with lived experience residing within the prioritized encampment. In addition, St. Mary's solicited input from staff and volunteers with lived experience of homelessness in the Interchange Complex encampment. They shared that most landlords will not rent to individuals who are currently homeless and that the amount of income required is beyond what they are able to afford with their SSI payments or low-wage jobs. With this in mind, the current proposal aims to bring the control of property into the hands of non-profit providers who can prioritize this population for housing and provide the wrap-around support services that they need to maintain that housing.

25. Briefly describe how the proposal exemplifies Housing First approaches as defined in Welfare and Institutions Code section 8255. (1000 character limit)

This proposal is perfectly aligned with the housing first approach per California Welfare and Institutions Code, Section 8255. The project will accept tenants regardless of their sobriety status, credit history, rental history, or criminal history. STAND accepts housing homeless housing applicants directly from shelters, the streets, and other places, and in this project will ensure housing for those residing in the prioritized encampments. Importantly, supportive services from St. Mary's are person-centered and voluntary, and delivered in a non-judgmental manner integrating evidence-based approaches such as motivational interviewing and harm reduction tenets. Our aim is to achieve a successful pathway to permanent supportive housing for individuals and families living in the Interchange Complex encampment, and to do so in a trauma-informed, person-centered manner.

26. Briefly describe how this proposal will center an individual's choice and provide trauma informed services and supports. (1000 character limit)

St. Mary's Dining Room provides low-barrier entry to services. This openness is crucial to creating an accepting environment for vulnerable populations. The trauma of chronic poverty, homelessness, and exposure to violence is endemic among guests served. Guests initially drop in for meals or a shower. Over time, as trust builds, even the most difficult-to-engage guests often begin opening up and seeking additional support. St. Mary's Social Work team is adept at providing client-driven support. They help guests identify their goals and support problem-solving. St. Mary's social services team help with a range of needs, based on the individual's choice and what they identify as their needs and priorities. All staff have been trained in trauma-informed care and help link clients to trauma recovery services such as mental health support and domestic violence support group. Compassionate and nonjudgmental support forms the basis for St. Mary's success.

27. Describe how this proposal will operationalize harm reduction and provide services that improve a person's health, dignity, and safety while they continue to reside within the prioritized encampment site. (1000 character limit)

St. Mary's is a trusted provider, one that integrates harm reduction and trauma-informed tenets. St. Mary's social services staff are adept at meeting people where they are at and supporting them to reach whatever goals they have identified. St. Mary's welcomes everyone and does not require abstinence from substances nor maintenance of mental health medication in order to receive any of their services. Community Medical Centers is located on-site with a full-scope primary care clinic open five days a week as well as on-site behavioral health services. St. Joseph's Behavioral Health Center also provides behavioral health services onsite, including individual therapy and group sessions. All behavioral health services are voluntary and not required in order to access any of the other services provided at St. Mary's.

28. For encamped locations that are objectively dangerous, describe how the proposal will seek to prevent harm for people experiencing unsheltered homelessness in these locations. (1000 character limit)

This encampment location is objectively dangerous as it is adjacent to a nearby freeway and is prone to flooding. In addition there is a high amount of violence that is reported from residents to staff. This proposal will seek to prevent harm for current residents in the Interchange Complex by networking with existing clients and conducting targeted outreach. In recent months St. Mary's has responded directly to several

incidents in the encampments, which were reported by clients. This included a domestic violence incident as well as an individual who was unwell and unable to leave their tent. In both these instances St. Mary's alerted emergency personnel of the incident and guided them to the location where their assistance was needed. St. Mary's will continue to engage clients in the encampments, raise their awareness regarding available services, and connect them with support.

29. Identify what controls are or will be in place to ensure that all ERF-2-R funded parties will not penalize homelessness. The term "penalize homelessness" means to impose, by a governmental unit, criminal or civil penalties on persons who are homeless in a manner that is related to those persons' engagement in necessary human activities, including sleeping, resting, and eating. (1000 character limit)

San Joaquin County and non-profit agencies work collaborative on the Homeless Outreach Team (HOT). HOT meets weekly and goes out to the encampments to connect with those in the encampments, provide for any immediate needs such as food or medical care, and inform them of existing services. In addition, when Caltrans or the City of Stockton need to conduct an encampment clean-up for safety reasons, residents are informed at least three days in advance and the county's homeless outreach personnel go to the encampments to share about available services and offer assistance. ERF-2-R funded parties do not penalize homelessness. San Joaquin County is making every effort to remedy the increase in homelessness by adding additional shelter beds and permanent housing.

30. Describe how this proposal considers sanitation services for people residing in the prioritized encampment. This may include but is not limited to non-intrusive, curbside waste removal and access to clean and available bathrooms. (1000 character limit)

Non-intrusive curbside waste removal is conducted regularly for residents in the encampment areas through Ready To Work, a non-profit agency that is contracted with the City of Stockton for this service. In addition, bathrooms are available both at St. Mary's as well as in nearby parks. Previous attempts to provide additional bathroom facilities failed due to a high level of vandalism. In response the City is installing bathroom units that are tamper-proof.

Accelerated Timeline

31. How is your community currently supporting and / or engaging with people residing within the prioritized encampment? (1000 character limit)

St. Mary's serves hundreds of people residing in the Interchange Complex year-round. This includes provision of three hot meals served daily, shower, clothing, telephone and mail room services. For people living in and around the Interchange Complex Encampment, St. Mary's Dining Room is a trusted resource. Many community agencies, faith-based groups, and individuals provide support and engage with people residing in the encampments by volunteering at and donating to St. Mary's. This includes thousands of regular donors, multiple grants from family foundations, and large bequests from supporters. Hundreds of community members volunteer each month, feeding encampment residents who come to St. Mary's, and providing them with day activity and socializing services. At a recent dinner for donors there was a huge outpouring of support for the Pathways modular bedroom project and a recognition of the need to create a pipeline to housing for the unhoused.

32. If this proposal is selected, in advance of receiving funding, what steps will your community take to support the people living in the encampment and swift implementation of this proposal? (1000 character limit)

Once selected for funding, San Joaquin County will move quickly to prepare contracts with the non-profit partners. STAND will begin identifying appropriate housing for purchase and start recruitment for new staff positions. St. Mary's will begin notifying clients and staff of the upcoming project and finalize protocols for expanded outreach. San Joaquin County will use ERF-2 funding to expand permanent support housing, which is in tight supply. Working with STAND, houses purchased will be converted into shared permanent supportive housing units throughout the county. The County will engage St. Mary's Dining Room, which

has an established connection to the prioritized encampment, to provide case management support to Interchange Complex residents. St. Mary’s will support housing readiness, placements, and retention through ongoing support to participants.

Table 6: Projected Milestones

| Outreach to the people residing in the prioritized encampment site began / will begin in month ____. | This proposal will reach full operating capacity in month ____. | The first planned exit of a person or household from the prioritized encampment will occur in month ____. | The last planned exit of a person or household from the prioritized encampment will occur in month ____. |
|--|---|---|--|
| October 2023 | September 2025 | February 2024 | August 2025 |

Attachment: Standardized Timeline
 SJC ERF-2-R Project Timeline.xlsx

Applicants must use the [ERF-2-R Timeline Template](#) available on [box.com](#)

CERTIFICATION

Before certifying, applicants are strongly encouraged to review the NOFA.

I certify that all information included in this Application is true and accurate to the best of my knowledge.

Name

Adam Cheshire

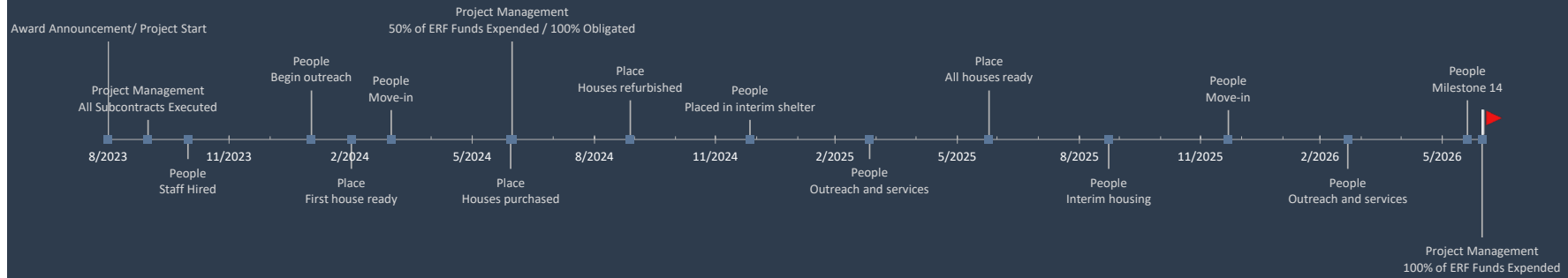
Title

Program Administrator - Homeless Initiatives

Email

acheshire@sjgov.org

ERF-2-R Project Time JURISDICTION



Project Milestones

| Date | Milestone | Category | Vertical Position | Additional Detail for Milestone |
|------------------|---|---------------------------|-------------------|---|
| 8/31/2023 | Award Announcement/ Project Start | | 50 | |
| 9/30/2023 | All Subcontracts Executed | Project Management | 10 | Contracts signed |
| 10/30/2023 | Staff Hired | People | -10 | 7 staff hired |
| 1/31/2024 | Begin outreach | People | 25 | |
| 3/1/2024 | First house ready | Place | -15 | First house purchased and refurbished |
| 3/31/2024 | Move-in | People | 15 | First 3 clients move into permanent housing |
| 6/29/2024 | Houses purchased | Place | -15 | Ten houses purchased |
| 6/30/2024 | 50% of ERF Funds Expended / 100% Obligated | Project Management | 50 | Statutory Deadline for 50% of ERF funds to be spent and 100% Obligated |
| 9/27/2024 | Houses refurbished | Place | 20 | Half of houses refurbished |
| 12/26/2024 | Placed in interim shelter | People | 10 | 50 encampment residents housed in interim shelter |
| 3/26/2025 | Outreach and services | People | -10 | Outreach and service coordination services provided to 150 encampment residents |
| 6/24/2025 | All houses ready | Place | 25 | 18 houses purchased and refurbished |
| 9/22/2025 | Interim housing | People | -15 | 100 encampment residents move into interim shelter |
| 12/21/2025 | Move-in | People | 15 | 54 individuals from the encampments moved into permanent housing |
| 3/21/2026 | Outreach and services | People | -15 | Outreach and service coordination services provided to 300 encampment residents |
| 6/19/2026 | Milestone 14 | People | 20 | All 18 houses are fully occupied |
| 6/30/2026 | 100% of ERF Funds Expended | Project Management | -50 | Statutory Deadline for 100% of ERF funds to be spent |

PROJECT TIMELINE TIPS

1. Fill in the light blue cells to customize this template with your project's specific milestones.
2. Insert entire rows to the Project Milestones table to add additional milestones.
3. Column B should be a date
3. Column C should be the milestone name- however your team refers to it.
4. Column D provides a dropdown menu with options to help categorize milestones into broad groups. To add an option, go to sheet 1 and add the option in one of the green calls at the bottom of the list.
5. Column E Indicates the *Vertical Position* of milestone markers in the Project Milestones table at the top of the sheet. Changing this number allows you to change the vertical position of the milestone relative to the horizontal axis. Use positive numbers to position them above the axis and negative numbers to position them below.
6. Column F is a space to provide additional context, detail, or description for a specific milestone.

| | ELIGIBLE USE CATEGORY | 5-WORD DESCRIPTION | NAME OF ENTITY OR PART OF PROPOSAL | ERI-2-R PROPOSED BUDGET | LEVERAGED FISCAL SUPPORT | 2 SENTENCE DESCRIPTION | | |
|--|-----------------------------------|--|---|-------------------------|--------------------------|--|----------------------|--|
| Guidance and Intended Use | Use drop-downs. See NOFA, III. A. | Enables Cal ICH to immediately understand the line item. | Enables Cal ICH to associate the line item with specific entities or parts of a proposal. | Only ERF-2-R Funds | Non-ERF-2-R Funds | Enables Cal ICH to better understand the line item, context, and / or other pertinent information related to the proposed line item. This WILL be used to Support this Proposal. | | |
| | | | | | | | | |
| | | | | | | | | |
| PERSONNEL COSTS | | | | SALARY | FTE | MONTHS | | |
| | Delivery of Permanent Housing | Resident Manager | STAND | 50,000.00 | 1.00 | 24 | 100,000.00 | This position helps new residents settle into the homes, facilitates communication between residents, and liaisons with neighbors. |
| | Services Coordination | Service Coordinators | St. Mary's Dining Room | 52,000.00 | 3.00 | 24 | 312,000.00 | This position identifies needed services and assists clients in obtaining identification, healthcare, behavioral health, and other community services. Service Coordinators provide the necessary support to access available eligibility programs and services. |
| | Street Outreach | Outreach Workers | St. Mary's Dining Room | 45,000.00 | 3.00 | 24 | 270,000.00 | This position visits clients in the encampments on a daily basis, building rapport, identifying needed services, and encouraging clients to engage in services. Outreach workers are the first step to gaining trust and helping clients envision other options for where to live. |
| | Services Coordination | Project Director | St. Mary's Dining Room | 75,000.00 | 1.00 | 24 | 180,000.00 | This position supervises the Service Coordinators and Outreach Workers, tracks data and outcomes, and submits reports. The Project Director also coordinates with all the project partners and ensures fidelity to the vision and goals of the project. |
| | | Fringe Benefits and Employer Taxes, 25% | All | 55,500.00 | 1.00 | 24 | 111,000.00 | |
| Subtotal - Personnel Costs | | | | | | | 943,000.00 | \$ - |
| NON-PERSONNEL COSTS | | | | UNIT | RATE | TIME | | |
| | Delivery of Permanent Housing | Purchase single-family homes | STAND | 18.00 | 425,000.00 | 1 | 7,650,000.00 | State allocated ERF funding for the purchase of eighteen 3 bedroom homes, resulting in 54 additional units to house encampment residents. |
| | Delivery of Permanent Housing | Rehabilitation of single-family homes | STAND | 18.00 | 75,555.00 | 1 | 1,359,990.00 | State allocated ERF funding for the rehabilitation of eighteen 3 bedroom homes purchased with ERF funding, resulting in 54 additional units to house encampment residents. |
| | Delivery of Permanent Housing | Home Furnishings | STAND | 18.00 | 30,000.00 | 1 | 540,000.00 | State allocated ERF funding for the rehabilitation of eighteen 3 bedroom homes purchased with ERF funding, resulting in 54 additional units to house encampment residents. |
| | Delivery of Permanent Housing | Developer Fee | STAND | 18.00 | 30,000.00 | 1 | 540,000.00 | State allocated ERF funding for the developer fee of eighteen 3 bedroom homes purchased with ERF funding, resulting in 54 additional units to house encampment residents. |
| | Delivery of Permanent Housing | Purchase single-family homes | STAND | 4.00 | 500,000.00 | 1 | 2,000,000.00 | County allocated ARPA funding for the purchase of four 4 bedroom homes, resulting in 16 additional units to house encampment residents. |
| | Delivery of Permanent Housing | Purchase single-family homes | STAND | 4.00 | 425,000.00 | 1 | 1,700,000.00 | County allocated CDBG funding for the purchase of four 4 bedroom homes, resulting in 14 additional units to house encampment residents. |
| | Services Coordination | Rental Assistance, Vouchers | Housing Authority | 54.00 | 500.00 | 24 | 648,000.00 | It is projected that rental assistance vouchers will be available and utilized by clients. As a large percentage of encampment residents are chronically homeless, they will be prioritized for some special rental assistance programs. |
| | Services Coordination | Food, Clothing and Shower services | St. Mary's Dining Room | 1.00 | 1,000,000.00 | 24 | 2,400,000.00 | Basic survival services needed by the encampment residents includes food, clothing and showers. Funding for these services comes from numerous sources, including ESG, CDBG, donations, family foundations, and grants. |
| | Services Coordination | Housing Navigation & Case Management services | St. Mary's Dining Room | 1.00 | 90,000.00 | 24 | 1,200,000.00 | CALHM funding for case management and housing navigation is estimated at \$90 per client per month x 100 clients who are eligible for CALHM billing. This new funding stream will be leveraged in this project. |
| | Interim Sheltering | Health Plan of San Joaquin | | 1.00 | 5,400,000.00 | 1 | 5,400,000.00 | St. Mary's was awarded capital funding for construction of Pathways. The first payment has been received and development is underway. |
| | Interim Sheltering | Pathways modular bedroom units | County of San Joaquin | 1.00 | 6,300,000.00 | 1 | 6,300,000.00 | St. Mary's was selected by the City of Stockton to receive the County's funds set-aside for a project in the city of Stockton. Capital funding for construction of Pathways has been allocated and the MOU is being finalized. |
| | Interim Sheltering | Pathways modular bedroom units | City of Stockton | 1.00 | 2,400,000.00 | 24 | 2,400,000.00 | St. Mary's was awarded \$1.2 million per year for the first two years for operating support for Pathways. Pathways is projected to open in October 2024. |
| | Interim Sheltering | Arpahee lease for kitchen and showers | CallTrans District 10 | 1.00 | 10,000.00 | 24 | 240,000.00 | The existing lease to will continue with St. Mary's Dining Room for services, including food, clothing, showers, case management, and housing navigation. The in-kind donation value is an estimate. |
| | Street Outreach | Equipment and supplies | St. Mary's Dining Room | | | | 9,391.00 | |
| Subtotal - Non-Personnel Costs | | | | | | | 18,009,281.00 | 21,888,000.00 |
| ADMINISTRATIVE COSTS | | | | | | | | |
| Subtotal - Administrative Costs | | | | | | | \$ - | \$ - |
| | Administrative Costs | Administrative Costs 5% | County of San Joaquin | | | | 547,619.00 | |
| TOTAL BUDGET | | | | | | | 11,500,000.00 | 21,888,000.00 |

California Department of Transportation

OFFICE OF THE DISTRICT 10 DIRECTOR
P.O. BOX 2048 | STOCKTON, CA 95201
(209) 948-7943 | FAX (209) 948-7179 TTY 711
www.dot.ca.gov



June 6, 2023

California Business, Consumer Services, and Housing Agency
500 Capitol Mall, Suite 1850
Sacramento, CA 95814

Dear California Interagency Council on Homelessness:

Caltrans District 10 is supportive of and committed to the County of San Joaquin for their proposal of the Encampment Resolution Funding request. The County of San Joaquin and partnering agencies have been providing services such as identification vouchers, case management, food, clothing, showers, housing navigation, permanent housing, and other services to individuals living in the homeless encampments along SJ 4 EB/WB at SB/NB SJ 5 Interchange Complex (PM 16.21) for the last several years, ever since the encampments in this area began. They are committed to the region and have shown their willingness to partner to improve the accessibility of those most in need by providing housing and other resources.

Caltrans District 10 has been working closely for decades with one of the main partners on this project, St. Mary's Dining Room, including leasing land for homeless services. St. Mary's has been a great partner, providing needed services and assisting individuals to move out of the encampments into shelters or permanent housing.

Caltrans District 10 has worked closely with County of San Joaquin and their partnering agencies in the development of this proposal, identifying the area for this project. The selected area is the highest priority area for the district, as it is a "high-return probable" site and one of the largest encampments in the district. There are significant safety concerns for those using this space for encampments, including flooding along Mormon Slough. Funding is necessary as this is such a large encampment, with many individuals who are chronically homeless and have significant needs for supportive services, including physical and behavioral health concerns.

Caltrans will commit the following resources to support this effort:

- Expertise on encampment trends
- Partnership for encampment clean-ups
- Continuation of the airspace lease for the homeless service center at St. Mary's Dining Room
- Identify additional space that may be available for lease as needed to support program expansion

In addition, we confirm that we are aware of and in support of the ERF project, including the projected timeline, and will only take action on that encampment site in collaboration with and with at least two weeks-notice to the ERF grantee, unless critical circumstances exist when an encampment poses an imminent threat to life, health, safety, or infrastructure and must be immediately addressed.

Caltrans District 10 is eager to be part of the County of San Joaquin partnership so we can strengthen and expand the resources to connect homeless with new opportunities in the community.

Sincerely,



Charly Modrell

Deputy District Director (A), Caltrans District 10

cc: Rick Estrada, Homeless Encampment Liaison, Caltrans

cc: Bob Highfill, Homeless Encampment Coordinator



CITY OF STOCKTON

ECONOMIC DEVELOPMENT DEPARTMENT

Housing, Economic Development, Asset Management, and Parking Authority

400 East Main Street, 4th Floor • Stockton, CA 95202-3000 • 209/937-8539 • Fax 209/937-5099

www.stocktonca.gov • www.advantagestockton.com

May 15, 2023

California Inter-Agency Council on Homelessness
Attn: ERF Grants Director
801 Capitol Mall, Suite 601
Sacramento, CA 95814

RE: SAN JOAQUIN COUNTY ENCAMPMENT RESOLUTION FUND GRANT APPLICATION – LETTER OF SUPPORT FOR INTERCHANGE COMPLEX ENCAMPMENT PROJECT IN STOCKTON, CALIFORNIA

The City of Stockton is pleased to provide this **letter of support** for the ERF-2 proposal from the County of San Joaquin and its partners for the Interchange Complex encampment. This letter also confirms that the City of Stockton does not intend to apply for ERF funding for the identified encampment.

The City of Stockton is working aggressively to prevent and end homelessness. To this end the City has:

- Declared a local homeless shelter emergency (2019);
- Adopted the regional strategic plan embracing a collective framework for the response to homelessness (2020);
- Funded a major study of unsheltered encampment residents (2021);
- Developed a Local Action Plan to serve as a roadmap for City funding priorities across multiple federal and state allocations (2022); and
- Realized incremental success in the first years of Plan implementation – including a 13% decline in the number of unsheltered homeless individuals counted in 2022, compared to the 2019 Point in Time Count.

Our core approach is housing first. Over the last three years the City has allocated nearly \$20 million in federal and state funds towards the development of over 200 homeless housing units for five projects (4 in construction, 1 under application review). However, with over 800 unsheltered persons in Stockton, this investment only addresses a small portion of the need.

Additionally, the City is working to expand and enhance sheltering and transitional housing. The City supports low-barrier shelters employing a housing first approach, by providing 24/7 campuses with optional day programming, supportive services, health and behavioral health care, and housing navigation services. Jointly the City, County, Managed Care Plans, and local foundations are investing an additional \$20 million for the Pathways Project at SMDR – a planned campus of over 200 modular temporary dwelling units for homeless individuals. The City also allocated \$1.8 million to STAND for the development of shared infill housing, through HUD HOME allocations, to further grow out the exit pipeline to permanent housing.

This Encampment Resolution Fund grant is an important component of our local efforts to address homelessness. ERF grant funds will fill two remaining gaps:

1. Intensive teams to work with encampment residents to engage them into services, provide temporary stability through the Pathways project, and provide housing navigation services (such as compiling vital records and completing applications for CES and housing vouchers) which will enable placement in permanent housing.
2. Rapidly provides a 30% increase to homeless housing using a nimble scattered site approach *and* provides intensive case management and stabilization services so newly housed residents get the support they need to successfully remain in their new homes.

Thank you for your consideration of this application for Encampment Resolution Funds to work with the homeless community members living unsheltered in the vicinity of the Hwy 5 and Hwy 4 interchange rights-of-way. The ERF funds are a critical link in our local plan to address unsheltered homelessness.



CARRIE WRIGHT, DIRECTOR
ECONOMIC DEVELOPMENT DEPARTMENT

CW:KR:ME:slw

Interchange Complex

The following complex of sites has been identified by Caltrans District 10 staff as “high-return Probable” sites which are quickly repopulated by people experiencing homelessness following encampment removals.

The reason these sites are repopulated quickly is due to a variety of factors. These can include the presence of features that make them attractive for those seeking shelter (adjacent or near sites that provide services; provide additional cover or shelter from the elements; provide other attractive elements including water or shade; etc.).

These are also sites that do not lend themselves to engineering solutions to deter repopulation such as fencing, hard scaping or other measures (e.g., area is too large; adjacent to water where structures are not feasible; or for other reasons).

SJ 4 EB/WB at SB/NB SJ 5 Interchange Complex (PM 16.21)

Overview: There are different locations with different geography and issues.

Mormon Slough: Narrow banks above meandering waterway at the SR-4/I-5 Interchange, with camps under and near structures. Green wrought-iron security fencing is intended to keep people from accessing banks.

Weber Street: A large dirt parcel under structure and across street from the Stockton Channel, a high-visibility location.

Washington-Lafayette Complex: Encampments on the embankments, behind chain-link ROW fencing.

The Structure Itself: Flat land under structure and in the Punch Bowl (triangle on west side of interchange).

