

HOMEKEY+ APPLICATION

CARRIAGE COURT

OVERVIEW

Placer County is applying for a grant of up to \$20 million from the state for Homekey+. The unincorporated mid Placer site would feature up to 52 units—less than two-thirds the size of the Sun Rose Apartments in Roseville. Like Sun Rose it would provide on-site property management and tenancy support services. This project aims to promote regional distribution. South and eastern Placer County have already received Homekey awards and launched related projects.

FAST FACTS

Site Selection: The two-year regional homelessness response initiative established siting criteria that guided site selection and the process for choosing AMI Housing as the recommended owner and operator.

Ownership & Management: If approved, the site will be deed-restricted, owned, and operated by AMI Housing, a trusted provider of PSH with a proven track record in Placer County.

Community Relations: AMI Housing's "Good Neighbor" Policy, developed collaboratively with jurisdictions, law enforcement and other stakeholders, helps ensure minimal reports of concerns or complaints at their properties.

Funding: State Homekey+ funds will cover most acquisition and rehabilitation costs, with federal and state resources available to address any gaps.

Transparency: The Board of Supervisors voted at a recent public meeting to authorize submission of a Homekey+ application, with AMI Housing as a coapplicant.

Property Redevelopment: The site, currently an underused motel, will be revitalized with significant improvements, transforming it into visually appealing housing.

RHNA Compliance: The proposed site contributes to the County's Regional Housing Needs Allocation units, helping avoid state penalties.

ABOUT TENANTS OF PERMANENT SUPPORTIVE HOUSING (PSH)

Placement: Tenants are selected through a coordinated entry system, interviewed by operators, and sign rental agreements — addressing conduct — if both parties agree. County behavioral health coordinates with AMI Housing to support residents' success.

Demographics: Residents may include veterans, older adults, young adults transitioning from foster care, and individuals experiencing chronic homelessness. Those with violent histories or who are registered sex offenders are not referred for placement.

Supportive Services: The site will not be a shelter but a supportive apartment community where tenants sign rental agreements, contribute 30-40% of their income toward rent, and access job training, employment assistance, mental health support and other services.

Calls for Service Trends: PSH properties typically experience few calls, with most related to medical emergencies due to tenants' chronic health conditions.