

7 Pines Motel, Kings Beach FAQ:

Background: The State of California made Project Homekey funding available to local governments for the acquisition, rehabilitation and conversion of motels/hotels or other structures into permanent supportive housing for people experiencing homelessness or at-risk of homelessness. Placer County applied for funds and worked with the 7 Pines Motel owner to secure a purchase agreement for the motel. On October 6th, the Placer County Board of Supervisors approved the purchase agreement and on November 12th, the property will close escrow and rehabilitation will commence on units that are currently vacant. The funding for this project requires 30% of the units be in use by December 30th. The acquisition of the 7 Pines Motel for permanent supportive housing aligns with the goal of the Homeless Coalition of Tahoe Truckee to end homelessness in the Tahoe Truckee region.

What will change with the 7 Pines Motel?

There will not be significant changes to how the property is currently use. Use of this property will be defined as Permanent Supportive Housing. Existing tenants will continue to have tenant rights and be allowed to stay as long as they comply with standard tenant responsibilities. As tenants move out, those units will receive necessary upgrades and new tenants will be selected to move into this property. On-site property management and supportive services will provide support and oversight for the tenants of this property.

What is Permanent Supportive Housing?

This successful model is based on research regarding how those with significant challenges who have experienced homelessness can avoid future episodes of homelessness. Permanent Supportive Housing, also referred to as Supportive Housing, combines affordable housing with best-practice services for individuals and families with disabilities and a lengthy history of homelessness. This model has been demonstrated to permanently keep the majority of persons who enter the program from ever becoming homeless again.

Is Permanent Supportive Housing just another word for “homeless shelter”?

No, Permanent Supportive Housing is not a homeless shelter. In fact, a shelter is not housing. A shelter is designed to provide a transitional or temporary place to sleep or live. Permanent Supportive Housing is designed to help people permanently avoid homelessness. Generally, a shelter automatically sets a limitation on the time that someone can live there and may limit the hours when a person can be onsite. If housing cannot be found during this time, the person is likely to return to his/her homeless condition. Many shelters are only open during the nighttime hours and people must exit the premises during the daytime hours. As a result, many communities that provide a shelter may see homeless individuals wandering through the neighborhood during the day.

Does Permanent Supportive Housing become a magnet for more homeless individuals?

No, there is no evidence that Permanent Supportive Housing attracts more homeless people to a city, a specific neighborhood, or to the property itself.

Does the presence of Permanent Supportive Housing increase loitering in the neighborhood?

Unlike shelters, where individuals are required to leave the shelter during the daytime, residents in Permanent Supportive Housing can remain onsite to enjoy their own home and the many services and programs offered in the neighborhood. As a result, increased loitering in the neighborhood is unlikely. Many residents re-establish personal goals related to education, employment and independence and become engaged in positive activities within the community

Does Permanent Supportive Housing have a property manager live onsite?

Yes, Permanent Supportive Housing properties typically have onsite staff that includes a community manager and maintenance technician hired by the owner. Community managers are hired with expertise in working with this specific population of residents.

Who will be providing property management for the 7 Pines Motel?

Placer County has partnered with AMI Housing who will provide property management, onsite services, and 24/7 supervision on the premises. AMI is an experienced provider that has similar Supportive Housing properties through Placer and Nevada County.

How will new tenants be selected for the 7 Pines Motel?

Individuals will be selected from the Tahoe Truckee coordinated entry system. This system represents a best practice for creating an assessment and triage system to match unsheltered individuals to housing options in our community. Individuals wanting to register with the Tahoe Truckee coordinated entry should contact 2-1-1 or 1-833-DIAL211. Once an individual is selected from coordinated entry, they will complete a tenant application, including a background check, before they are offered a unit at the 7 Pines Motel.

Will sex offenders live at the 7 Pines motel?

No, registered sex offenders are not entitled to live in the properties.

Are illegal substances allowed onsite?

No, illegal substances (based on federal definitions) are not permitted on the properties and usage is grounds for criminal prosecution and eviction.

For more information or questions contact Jennifer Price, CEO of AMI: (530) 308-0507 or jprice@amihousing.org

<https://www.amihousing.org/>