



Larkin Place Frequently Asked Questions

1. What is going to be built on Harrison just east of Larkin Park?
Jamboree Housing Corporation has purchased land from Pilgrim Place to build permanent, supportive, and affordable housing in Claremont that will serve formerly homeless households. Jamboree has developed and manages Courier Place, another affordable housing project in Claremont. Those eligible to live at Larkin Place will make no more than 30% of the Area Median Income (AMI), or $\$86,100 \times 30\% = \$25,830$.
2. How is Pilgrim Place involved with this development?
To support Claremont's effort to develop affordable housing, Pilgrim Place made an empty lot available to Jamboree for building *Larkin Place*. Jamboree will own and operate *Larkin Place*.
3. Is this a homeless shelter or a Drug Rehabilitation Center?
No. *Larkin Place* is permanent, supportive, and affordable housing. There will be no walk-up services or housing available to non-*Larkin Place* residents. Each resident will sign a lease and be required to follow the rules outlined in their lease.
4. What is Permanent Supportive Housing?
Permanent Supportive Housing links subsidized housing with access to flexible, voluntary supportive services to help people with disabilities maintain stable housing and live productively in the community. The services are designed to build independent living and tenancy skills and connect people with community-based health care, treatment, and employment services.
5. Who will be housed? Families, groups or individuals?
Larkin Place will serve formerly homeless adults (singles and couples). *Larkin Place* is not a shelter - each resident will sign a lease, pay rent, and follow normal rules associated with living in an apartment building.
6. Who will decide who gets to live at *Larkin Place*? Can agencies or the city refer clients? Which agencies?
Tenants will be identified through a county-wide intake and referral system that links to a wide range of service providers across the county. It is administered by the Los Angeles Homeless Services Authority. Property management will work closely with Housing with Heart and the referral agency to complete the application and approval processes. Applicants will not only undergo an extensive vetting process from the County but will also need to go through a secondary vetting process by the property management team. Management will request that local law enforcement agencies perform a criminal background check for all adult members (age 18 years or older) of the applicant's household. Applicants who have been convicted of a violent or drug related crime or are registered sex offenders will not be approved for residency.

7. What are the usual mix of sources of funding to build and maintain this kind of affordable housing?
This development will use a combination of federal and state funds, but the majority of *Larkin Place* will be financed using “tax credits” issued through the federal Low Income Housing Tax Credit program (LIHTC). These tax credits are sold to private investors which then generates funding for the development. The remaining funding will be a mix of state and local housing funding programs, including some regional housing funds allocated by the city of Claremont. Government programs will supplement the rents paid by tenants for low-income residents.

8. What experience and reputation does Jamboree have?
Jamboree is an award-winning, mission-driven nonprofit community development organization with properties throughout California. Jamboree has engaged in dozens of successful cross-sector partnerships to develop nearly 10,000 units of affordable housing, including 1,000+ permanent supportive housing units. As one of the top 10 nonprofit affordable housing developers in the nation, Jamboree develops, acquires, renovates, and manages affordable rental housing, and delivers a range of supportive housing options for families, seniors, veterans, and previously homeless. More than 19,000 Californians from San Diego to the Sacramento Area currently call Jamboree home and among them are 2,100 seniors, 700 veterans, and 475 persons with a history of mental health disabilities and experience with homelessness.

Founded in 1990, Jamboree Housing Corporation was created to expand housing opportunities for low-income families and seniors in Irvine, California. We launched Housing with Heart (HwH) in 2004, an innovative services initiative tailored to residents’ needs. In 2010, HOMES, Inc. merged with Jamboree to create a true hybrid of Permanent Supportive Housing (PSH) vitally important to Orange County’s Ten-Year Plan to End Homelessness – a bold undertaking to develop permanent housing options linked to a range of supportive services – and an initiative that our staff helped to develop.

The Jamboree/HwH staff team is responsible for direct services to formerly homeless and mental health clients as well as the coordination of interdisciplinary teams of care and service providers. These third-party agencies include behavioral health services staff, physical and mental health licensed practitioners, VA case managers and a wide range of other agency representatives. Care coordination is a core responsibility of the case management team as they are responsible, in many cases to be the lead service provider while in other cases they must manage cases where the lead role is legally held by others. Outcome and performance data measures the team’s adherence to evidence-based practices regarding Housing First and Permanent Supportive Housing as well as clinical standards and outcome-monitoring where appropriate.

As the developer and owner of the facilities in operation serving these populations Jamboree/HwH has implemented these case management systems and practices with our experience spanning more than a decade. Jamboree/HwH has adopted the standards of Housing First in Permanent Supportive Housing and believe our expertise will aid in the successful development and operation of *Larkin Place*.

9. What does it mean that the housing is “permanent”?
Permanent refers to the type of housing that is being built. *Larkin Place* is not a homeless shelter, group/congregate housing, or transitional housing—rather a permanent apartment building that will provide ongoing housing opportunities and supportive services to residents.

10. Will the tenants be good neighbors?
Yes. Jamboree has a strong “Good Neighbor” Policy for all of our communities and residents. That includes specific rules that residents must follow as a part of their lease. As with any community,

neighborhood issues can occur and can be quickly addressed by bringing them to the attention of the onsite staff, which every Jamboree project requires. Unlike many other rental communities, onsite staff has specific expertise with permanent supportive housing and are committed to being good neighbors. Jamboree, as a community developer, takes a long-term interest in the neighborhoods where our communities are located and will own the property for at least 55 years. It is in Jamboree's own best interest to keep the property properly maintained and operated.

11. Why should our community offer access to decent, safe, and affordable mainstream housing for individuals who have been homeless or with disabilities? Why help such individuals maintain long-term, stable, and successful tenancies?

Permanent Supportive Housing is a national best practice because it is proven to be extremely successful in keeping formerly homeless disabled residents housed. National sources describe various retention rates, with some reporting that 85% of residents remain stably housed. In Jamboree's collective of housing options, we have seen that more than 90% of our residents remain stably housed and most live in our apartment communities for an average of at least five years.

Permanent Supportive Housing ends homelessness, while also leading to a reduction in chronic hospital visits, police calls for service, and reliance on state welfare programs.

12. Will there be on-site staff?

Yes. There will be a 24/7 onsite property manager. Jamboree's Community Impact team will also provide onsite support coordinators to help connect residents to resources.

13. What security measures will the property have?

Site security is incorporated into the design through measures that contemplate the needs of the residents, staff, visitors, and general public. These considerations include a secured building entrance and vehicular access along with technological infrastructure that allows for video surveillance, controlled fob access, and voice down abilities. The project will have a voice down system that monitors the property in real time. The building's layout was designed to allow for visual access to the public area from the management and services offices. Cameras will be installed in various locations throughout the property to deter any type of delinquent behavior and ensure that residents and the neighborhood alike are kept safe. Additionally, there will be an onsite manager living at the property to address any safety concerns and a 24-hr emergency response team is available to residents and management alike. Property Management will also implement and enforce a strict overnight visitor policy that will limit the number of guests allowed to stay each night and prevent non-approved individuals from moving in.

14. What does it mean that there will be "supportive services" and "case management"?

Jamboree will connect residents with needed resources such as arranging access to counseling and health services, nutrition programs, adult enrichment and education classes, civic engagement, career counseling, assistance in obtaining necessary benefits, etc.

Each resident will have access to case management services onsite. A comprehensive assessment conducted upon move-in and a written treatment plan will be developed based on the information generated during the assessment. The treatment plan will be modified periodically as the needs and conditions of the person changes. The treatment plan focuses on the participant's strengths and identified areas of need. While all services are voluntary, all participants will be encouraged, supported and engaged so that their personal goals are in focus as well as the primary goal of maintaining their housing and successfully remaining in community. There is a 1:20 staff to resident ratio to provide

appropriate level of services. Staff will make the following services available to residents through individual meetings and onsite workshops:

1. Case management
2. Peer support activities
3. Mental health care that includes assessment, crisis counseling, individual or group therapy, and peer support groups.
4. Substance use services, such as treatment, relapse prevention, and peer support groups.
5. Support in linking to physical health care, including access to routine and preventative health and dental care, medication management, and wellness services.
6. Benefits counseling and advocacy, including assistance in accessing SSI/SSP, enrolling in Medi-Cal.
7. Basic housing retention skills (such as unit maintenance and upkeep, cooking, laundry, and money management).
8. Community building activities, creation activities, health and wellness workshops.

15. What spaces will be in the building?

Larkin Place will include 32 affordable apartment homes (singles and couples), a community room with a kitchen, an onsite management/leasing office, and offices for support coordinators and resident services.

16. What will the building look like viewed from Harrison?

The front massing is broken into multiple volumes to bring the building down to a pedestrian oriented scale at Harrison. The design is a nod to mid-century modern architecture with an emphasis on horizontal lines achieved through the canopies, massing decisions, and material composition. The neutral, earth tone colors create a warm, inviting material palette which helps ground the building and tie into the materials of the neighborhood.

17. What will the parking and outdoor landscaping be like?

There will be 18 on-site parking spaces. There will be drought-tolerant, native landscaping with comfortable outdoor spaces for residents.

18. Does the City of Claremont have any say in how this project is built?

Jamboree worked closely with City staff throughout the entire design process. The design went through several iterations, in which we received feedback from various city departments such as building, planning, and fire. Likewise, we received feedback from both the Architectural Commission and City Council and ensured that their comments were incorporated into the design to address the safety, privacy and massing concerns. On January 26th, the Architectural Commission approved the design.

19. Please identify some locations with funding and clients like *Larkin Place* that demonstrate success and good neighbor relations.

Jamboree encourages all interested neighbors to review our full range of permanent supportive housing at <https://www.jamboreehousing.com/pages/what-we-do-housing-development-supportive>

20. If I want more information about *Larkin Place*, who should I contact?

Jamboree welcomes comments! Please visit this link for detailed information on *Larkin Place*, as well as an opportunity to sign up for any related news and future open forum discussions.

<http://www.jamboreehousing.com/LarkinPlaceSupportiveHousingPlans>