

EXHIBIT A

SUPPORTIVE SERVICE PLAN AND BUDGET

Target Population

The target population is adult men experiencing chronic/homelessness with complex health and social service needs. This population is at or below 15% of the area median income. The US Department of Housing and Urban Development (HUD) defines chronically homeless as individuals who are disabled and live in a place not meant for human habitation, a safe haven, or an emergency shelter; AND who have been homeless and living in one of these places continuously for at least 12 months, OR who on at least 4 separate occasions have been living in these places during the last 3 years for at least 7 consecutive nights each time.

Tenant Selection Criteria

Upon entry to the campus, residents will undergo a thorough intake process to gather essential information, identify needs, and determine eligibility for services. Age 18 or over, male, chronic/homeless, resident of San Bernardino County, cognitively alert and oriented to name, place, date, and situation. Case managers will use standardized assessment tools, such as the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT), to evaluate residents' vulnerabilities and support needs, enabling the development of individualized service plans tailored to their unique circumstances. Tenant Selection Criteria draw from the formal standardized process of the Coordinated Entry System (CES) using the County of San Bernardino Homeless Data Integration System (HDIS). Housing First and Harm Reduction principles are followed to ensure individuals are not disqualified because of substance use disorders or other personal struggles. Placement is not contingent on sobriety, minimum income requirements, lack of a criminal record, completion of treatment, participation in services, or any other unnecessary condition not imposed by the terms of funding.

Tenant Selection Prioritization

The CES is intended to facilitate access to the most appropriate housing Intervention for each household's immediate and long-term housing needs and ensure that scarce permanent housing resources are targeted to those who are most vulnerable and/or have been homeless the longest. An initial Pre-screening will be conducted by all CES Partners (the Subrecipient is an authorized CES partner), and then an intake and assessment will be completed by first entering persons who are homeless into HMIS which will include administering the VI-SPDAT.

Subrecipient must complete and sign intake documents to be considered for occupancy. Applicants will be considered conditionally eligible for housing based solely on statements given on the intake form and any third-party verification forms. Background checks (i.e. criminal, credit, or tenant history) shall not be used to screen applicants for housing eligibility or readiness.

Each resident will be assigned a dedicated case manager, who will provide ongoing support and guidance in accessing services and achieving personal goals. Case managers will employ a strengths-based approach, focusing on residents' capabilities and resources to foster self-sufficiency and empowerment. Housing Assistance Supportive Services will include housing search and placement assistance, landlord mediation, and eviction prevention strategies to help residents secure and maintain stable housing. For those in need of additional support, case managers will provide ongoing rental assistance and housing stabilization services, helping residents to navigate the challenges of independent living. Regular case conferencing and supervision will ensure

that case managers remain responsive to residents' evolving needs and that service delivery is consistent and coordinated.

Referrals

The Subrecipient will utilize United Way, the designated management entity for Coordinated Entry Services (CES) in San Bernardino. Upon entry to the campus, residents will undergo a thorough intake process to gather essential information, identify needs, and determine eligibility for services. Case managers will use standardized assessment tools, such as the VI-SPDAT, to evaluate residents' vulnerabilities and support needs, enabling the development of individualized service plans tailored to their unique circumstances.

Substance Use Policy

The Subrecipient employs a harm reduction model that offers a non-judgmental approach that attempts to meet tenants "where they are at" with their substance use. However, tenants may be asked to leave for substance use that is disruptive to site services, tenants, or staff. Services to support recovery will be offered with opportunities for the tenant to minimize the harms associated with substance use but may be mandated for those who have a substance use problem and wish to stay. While drugs and alcohol are not allowed on the campus, the Project will house many tenants who are actively using these substances.

Staffing

The Subrecipient will maintain staffing, including security, 24/7 on the property. All shifts will have two staff on duty. Maintaining the safety and security of clients and staff is paramount at the Community Wellness Campus. Shifts will rotate out at regular intervals, and updates will be provided to incoming staff, so they are aware of any emerging issues for/among the tenants. All staff will treat tenants with kindness, and client issues will be managed with confidentiality and respect.

The Program Manager will, under the leadership of the Area Director and Senior Director, be responsible for the day-to-day implementation of the program. The Program Manager will develop, implement, and provide supervision for the Project's programs. The Program Manager will work with the Director to establish program budgets and ensure that the programs operate within the established budget.

Eviction Protection

Support services staff will assist tenants in abiding by housing rules and Project policies. This may include helping a tenant understand the appropriate way to communicate concerns, and write requests, responses, or complaints to the Project Director. Tenants will also be encouraged to attend housing meetings to voice their concerns and ideas and will be provided with Project updates.

Required Services

Case Management
Peer Support Activities
Substance Use Services
Behavioral Health Services

Support Services will be offered primarily on-site, with drop-in appointments, individual case management, workshops, and community-building activities. Programs are delivered by program staff, partner agencies, and volunteer groups. The Subrecipient staff will assist tenants with linkage (including transportation assistance) to various resources, services, and providers that are not available on-site.

Tenants will be provided with assistance in identifying, applying for, and establishing appointments with available services such as food programs, medical clinics, in-home support, and transportation services.

Encourage Services

Care Coordinators/Case Managers will assess tenants' skills and goals at intake and encourage all tenants to participate in educational and employment services.

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SUPPORTIVE SERVICE BUDGET

		Total Salaries and Value of Free Rent Units	\$1,275,000
	6711	Payroll Taxes	\$88,090
	6722	Workers Compensation	\$70,802
	6723	Employee Benefits	\$202,784
		Employee(s) Payroll Taxes, Workers Comp. & Benefits	\$361,676
		Total Employee(s) Expenses	\$1,636,676
			\$0
Acct. No.	Expenses		
	Utilities Expenses: 6400		\$0
6450	Electricity		\$166,950
6451	Water		\$149,800
6452	Gas		\$94,500
6453	Sewer		\$45,500
	Other Utilities: (specify)		\$20,000
6400T	Total Utilities Expenses		\$476,750
	Operating and Maintenance Expenses: 6500		\$0
6510	Payroll -- from above		\$85,680
6515	Supplies		\$72,000
6520	Contracts		\$168,000
6546	Heating/Cooling Repairs and Maintenance		\$96,000
6590	Miscellaneous Operating and Maintenance Expenses		\$120,000
6500T	Total Operating & Maintenance Expenses		\$541,680
	Taxes and Insurance: 6700		\$0
6711	Payroll Taxes (Project's Share) -- from above		\$88,090
6720	Property and Liability Insurance (Hazard)		\$24,000
6700T	Total Taxes and Insurance		\$385,676
6900	Supportive Services Costs:		\$0
	Security		\$374,400
	Mental Health Specialist (2)		\$348,400
	Life Skills Training		\$107,898
6990	Tenant Transportation (per SSP)		\$16,008
6990	Staff training (per SSP)		\$100,000
6990	Other Supportive Services Costs: Indirect Costs 8.4%		\$349,230

6990	Other Supportive Services Costs: Meals	\$1,111,038
6900T	Total Supportive Services Costs	\$1,576,276
		\$0
	Total Operating Expenses	\$5,000,000

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