**Project Homekey – FAQ**

1. **What is Project Homekey?**
   Project Homekey is a State program created to rapidly expand housing opportunities for persons experiencing homelessness or at risk of homelessness. Project Homekey offers the opportunity for state, regional, and local public entities, in partnership with the private sector, to develop a broad range of housing types, including converting commercial properties and other existing buildings to permanent or interim housing for the target population. More information can be obtained here: [https://www.hcd.ca.gov/grants-and-funding/homekey](https://www.hcd.ca.gov/grants-and-funding/homekey)

2. **Where is the Project Homekey site in Redondo Beach?**
   The Project Homekey site in Redondo Beach is at the former Pacific Coast Inn Motel located at 716 S. Pacific Coast Highway. This site will be converted into 20 units of Permanent Supportive Housing (PSH) and is referred to as The Moonstone.

3. **Who manages and operates The Moonstone?**
   Century Villages Property Management (CVPM) and Century Oasis Residential Services (CORS), affiliates of Century Housing Corporation (Century) will be managing the property and providing services, respectively.

4. **How was The Moonstone funded?**
   Century Affordable Development and the County of Los Angeles jointly applied to the State of California Housing & Community Development Department for Project Homekey Funding in January 2022. Century received funding to acquire, rehabilitate and operate the property. The total award amount from the State was $7,334,396.

5. **What services will be provided at The Moonstone?**
   Intensive Case Management Services (ICMS) will be provided by Century’s ICMS staff. Additionally, there will be a property manager on-site 24-hours a day. ICMS services include the following:
   - **Behavioral Health**: Century staff will maintain relationships with the LA County Department of Mental Health and other partners for behavioral health services, including substance abuse treatment, relapse prevention and support groups.
   - **Physical Health**: Century staff facilitate connecting clients with appropriate health care partners for physical health care, including routine, specialized and preventative care, and dental care.
   - **Income and Benefits Support**: Century staff will assist clients with applying for benefits they are entitled to. Century staff will also provide employment support such as job skills training, job readiness, job placement, job retention services, and resume help to support clients seeking employment.
   - **Tenant Education and Housing Retention Support**: Century staff will connect clients to appropriate agencies to assist with legal issues and family support as needed. Century staff will provide additional support and resources should a client’s housing be jeopardized by behavioral or financial issues.

6. **What other Permanent Supportive Housing does Century operate within the Los Angeles region?**
   Century operates the Century Villages at Cabrillo in Long Beach and will operate a recently completed project in Wilmington known as The Banning. Additional information on these sites can be found here: [https://centuryaffordable.org/affordable-development/](https://centuryaffordable.org/affordable-development/)

7. **Will Redondo Beach residents experiencing homelessness benefit from Project Homekey & The Moonstone?**
   Century has built a relationship with the pallet shelter operator, Harbor Interfaith Services. Century’s goal is to create an internal continuum of housing within the City of Redondo Beach from the pallet shelter and homeless court into the Permanent Supportive Housing offered at The Moonstone. Additionally, the Redondo Beach Housing Authority is developing a Project-Based Voucher program to attach Federal rental assistance to the units at Moonstone so that residents will pay no more than 30% of their income towards rent. This Project-Based Voucher program will allow individuals experiencing homelessness from Redondo Beach to receive preference to this housing.

8. **What role did the City of Redondo Beach play in the application for funding of The Moonstone? What role will the City play in the management of the site?**
   The City was not part of the application process, nor is it involved in the development of The Moonstone. However, to ensure some local oversight of The Moonstone is maintained, the Redondo Beach Housing Authority is revising its Housing Administrative Plan to include a Project-Based Voucher program that will give preference for placement to eligible Redondo Beach residents.

9. **Who can I contact with more questions?**
   For any additional questions regarding the PHK site, please contact Kyle Fecik (kfecik@century.org), Development Associate with Century.