



Joint Application to State Project Homekey Program

Proposed
Acquisition/Rehabilitation of
Nimitz Motel (555 Lewelling
Blvd) into Interim and
Permanent Housing for the
Homeless

City Council
April 18, 2022



Project Homekey Team

Lead Homekey Applicant

- City of San Leandro

Homekey Co-Applicant

- Building Futures with Women and Children

Nonprofit Developer for Permanent Supportive Housing Phase

- Eden Housing, Inc.



Proposed Plan for Nimitz Motel (for Project Homekey)

Phase 1 (Interim)

- Purchase the motel
- BFWC & City operate the motel for 2 to 4 years as a navigation center and shelter

Phase 2 (Permanent)

- Work with Eden to secure public financing to convert to permanent supportive housing for the homeless
- Work with BFWC to find stable public operating funding for the center/shelter
- Find new permanent location for the center
- Eden Housing develops & operates the motel as permanent supportive housing

Proposed Renovations



- *Convert approx. 4 of existing 33 motel units into management and services offices, meeting/conference spaces, community room, and laundry room*
- *Necessary life safety (such as fire safety), electrical, mechanical, plumbing and accessibility improvements*
- *Resurfacing parking lot for accessibility and added open space usable by clients*

Proposed Interim Navigation Center/Drop-In Program

- *Open 5 days a week (9 am -5 pm)*
- *2 on-site services staff and a case manager*
- *On-site facility property manager*
 - *outsourced and managed by the City*
- *Food for homeless clients to go or on site*
- *Mailing address for homeless clientele*
- *Supplies and clothing*
- *Showers*
- *Laundry facilities*
- *Community room & courtyards)*
- *Mental health & substance abuse provider services*

Proposed Interim Shelter Program

- *Approx. 29 shelter units*
- *25-30 clients at a time*
- *One manager + 2 staff on duty at all times*
- *Stay until housed (up to 2 years)*
- *1-2 case managers*
- *Shelter Coordinator supervised by a Manager & Director*
- *Three meals a day.*
- *Community/dining room*
- *Kitchen to store and cook/heat food*
- *Security (video cameras, guard, driveway gate)*
- *Access to services including mental health and substance abuse*

Available Funding Sources for City Homekey Match

City Match (approx. \$2.9 mil)

- *City*
 - *Affordable Housing Trust Fund (\$250K)*
 - *Low Mod Housing Fund (TBD)*
 - *General Fund (\$1.6 mil acq/operations/services)*
- *State*
 - *Permanent Local Housing Allocation (\$350K)*
 - *Homeless Housing, Assistance & Prevention (HHAP) (\$500K)*
- *Federal*
 - *American Rescue Plan Act (ARPA) (\$750K)*
 - *Community Development Block (\$300K)*
 - *HOME (\$550K)*

State

- *Project Homekey (approx. \$7.3 mil)*



May 2, 2022

Project Homekey Round 2
deadline

Highly competitive



June 2022

State announces approval/denial
of Project Homekey applications



Fall/Winter 2022

If City awarded Round 2 funding,
then project may be operational
by end of 2022/early 2023 or

State releases Project Homekey
Round 3 Request for Proposals
(RFP)

- Round 3 = City alternative plan
if Round 2 is denied

Timeline



Staff Recommends

City Council approve and Authorize joint application to Project Homekey for the proposed acquisition and rehab into interim and permanent housing at the Nimitz Motel