

George's Hideaway Permanent Supportive Housing - Predevelopment



**Sonoma County
Community Development Commission**

Recommended Actions

- A) Authorize the Sonoma County Community Development Commission to execute a Professional Services Agreement with Burbank Housing Development Corporation to provide pre-development and project management services for the renovation and development of George's Hideaway in to a 21-unit permanent supportive housing project for an amount not to exceed \$1,265,700.
- B) Authorize the Commission to enter an Exclusive Right to Negotiate a Property Transfer Agreement with West County Community Services for the George's Hideaway property.
- C) Adopt a Resolution authorizing the Commission to execute all Project Homekey documents for the George's Hideaway project, Standard Agreement on behalf of the County of Sonoma for participation in the Project Homekey Program and take any other actions necessary to effectuate the terms and conditions of the Standard Agreement and Homekey Program.
- D) Make findings that the Professional Services Agreement and Exclusive Right to Negotiate Agreement are exempt under Section 15262 of the CEQA Guidelines (feasibility and planning studies).
- E) Adopt resolution adjusting the Commission's FY 2022-23 budget by \$1,465,700 to program \$1,095,700 of Round #2 Project Homekey Award and \$370,000 of Measure O funding for pre-development and capital costs of George's Hideaway.

George's Hideaway, Guerneville



George's Hideaway Existing Site

- Site comprised of three parcels at 18084 (main lodge) and 18072 (duplex), on Highway 116
- Located in unincorporated community of Guerneville
- Approximately 2.04-acre site
- Formerly a bar and motel, with a 2-story main lodge and a residential duplex, built in 1915
- The bar and hotel were shuttered in 2016
- Two parcels are zoned Rural Residential and the other Neighborhood Commercial, with Permanent Supportive Housing a permitted use on all parcels
- Sonoma County Community Development Commission completed purchase on April 18, 2022

Background and Project Description

- The west area of Sonoma County is disproportionately lacking in permanent supportive housing with a current unit count of 14
- To meet this urgent need, the Board approved the purchase George's Hideaway and the Commission secured Project Homekey-2 and other funding to convert it to permanent supportive housing
- Once conversion is complete the property will include:
 - 21 permanent supportive housing units for homeless and chronically homeless
 - 1 on-site managers unit
 - An on-site navigation and supportive services center
- The conversion of the property to permanent supportive housing is currently in the predevelopment stage

Permanent Supportive Housing

The project's goal is to provide safe and secure permanent supportive housing following a Housing First model for people experiencing homelessness. This goal will be achieved with the conversion of the property and ongoing supportive services that assist clients in exiting homelessness and provide support in preventing a return to homelessness.

The supportive services will include but are not limited to:

- Intensive case management
- Mental health services
- Physical health services
- Robust wrap around services
- Property management services

Long term operational funding will be provided by multiple sources including but not limited to:

- Project Homekey funding
- 21 project-based vouchers committed to the project by the Sonoma County Housing Authority
- Homeless, Housing, Assistance and Prevention (HHAP)

Project Partners



**Sonoma County
Community Development Commission**

Current property owner



Project developer



**Permanent supportive housing
manager, navigation center operator
and planned future owner**

Project Milestones/Timeline

- December 21, 2021: Homekey-2 application submitted
- April 5, 2022: Board approval of purchase
- April 18, 2022: Purchase completed
- July 28, 2022: Awarded Homekey-2 funds
- September 26, 2022: Received joint proposal from Burbank Housing and West County Community Services
- June 30, 2023: Predevelopment completion
- July 1, 2023: Construction/renovation to commence*
- October 15, 2023: Construction/renovation completion*
- October 28, 2023: Occupancy*

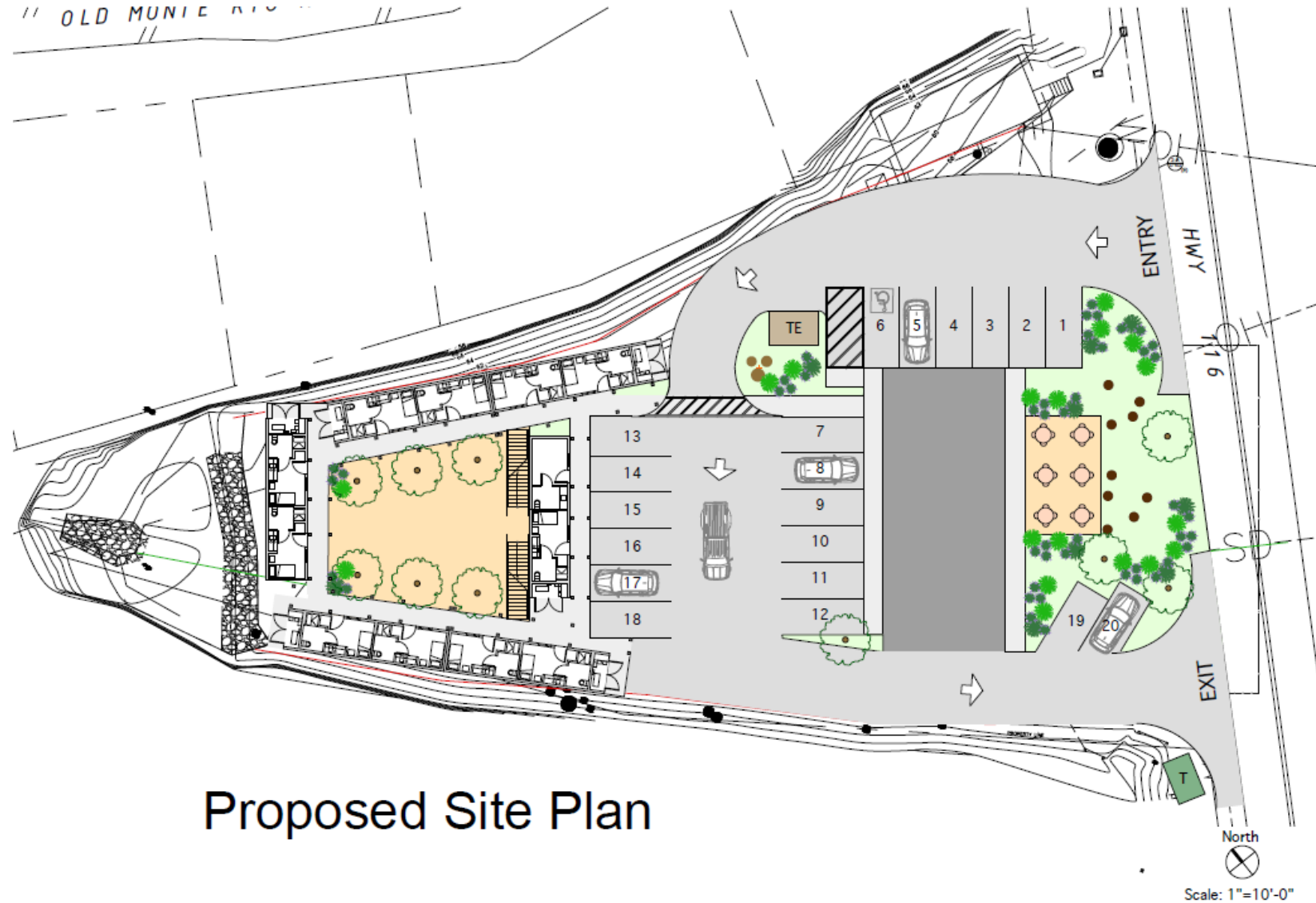
**HCD Standard Agreement milestone deadlines. Staff is requesting a 12-month extension from HCD due to the permit process timeline, and additional work necessary to complete the conversion to permanent supportive housing.*

Projected Milestones and Timeline

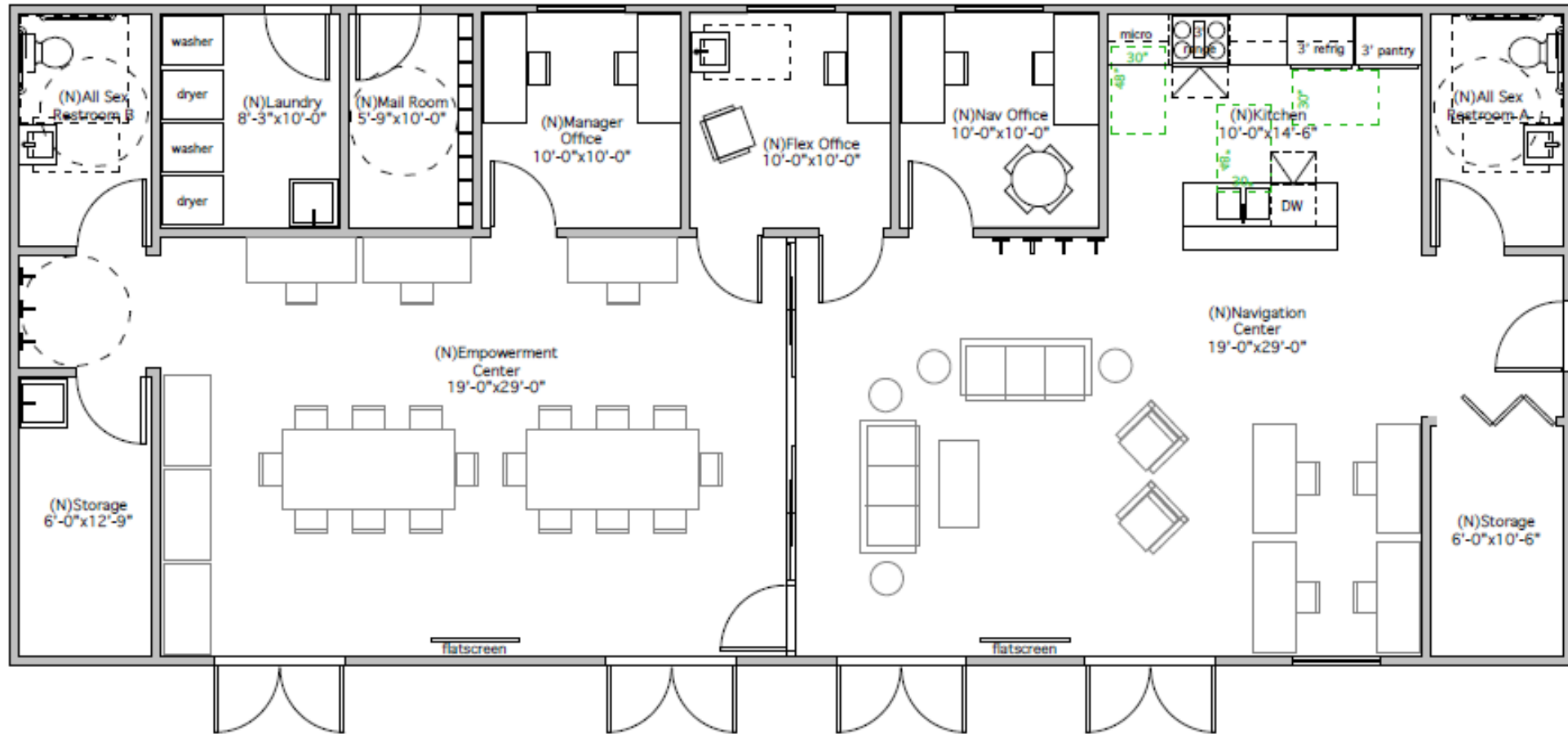
Upon approval of the 12-month time extension from HCD and execution of the Professional Services Agreement (PSA) with Burbank Housing, the predevelopment and subsequent construction work necessary to complete the conversion to permanent supportive housing will follow the schedule detailed below:

- March 8, 2023: Execute PSA - predevelopment to commence
- October 31, 2023: Predevelopment complete – building permits issued
- November 7, 2023: Commission returns to Board for authorization to proceed with work and transfer to West County upon completion
- November 13, 2023: Construction/renovation to commence
- October 15, 2024: Construction/renovation completed
- October 28, 2024: Occupancy

Proposed Site Plan



Proposed Navigation Center Renovation Plan



Proposed Modular Units



Proposed Modular Units



Modular efficiency units with private rooms with private ADA baths and kitchenettes. Each sleeping room with individual air controls and filtration.

Predevelopment Project Funding



California Department of
**Housing and Community
Development**

Grants &
Funding

Homekey

A statewide effort to sustain and rapidly expand housing for persons experiencing homelessness or at risk of homelessness.

Homekey Program (State HCD funds)	\$1,095,700
--------------------------------------	-------------

Measure O	\$370,000
-----------	-----------

Total	\$1,465,700
-------	-------------

Staff Recommendations

Board of Commissioners:

- A) Authorize the Sonoma County Community Development Commission to execute a Professional Services Agreement with Burbank Housing Development Corporation to provide pre-development and project management services for the renovation and development of George's Hideaway in to a 21-unit permanent supportive housing project for an amount not to exceed \$1,265,700.
- B) Authorize the Commission to enter an Exclusive Right to Negotiate a Property Transfer Agreement with West County Community Services for the George's Hideaway property.
- C) Adopt a Resolution authorizing the Commission to execute all Project Homekey documents for the George's Hideaway project, Standard Agreement on behalf of the County of Sonoma for participation in the Project Homekey Program and take any other actions necessary to effectuate the terms and conditions of the Standard Agreement and Homekey Program.
- D) Make findings that the Professional Services Agreement and Exclusive Right to Negotiate Agreement are exempt under Section 15262 of the CEQA Guidelines (feasibility and planning studies).
- E) Adopt resolution adjusting the Commission's FY 2022-23 budget by \$1,465,700 to program \$1,095,700 of Round #2 Project Homekey Award and \$370,000 of Measure O funding for pre-development and capital costs of George's Hideaway (4/5th Vote Required).

Thank you