



Sonoma County – Project Homekey

Board of Supervisors Meeting
November 10, 2020

Barbie Robinson, CDC Interim Executive Director, DHS Director
Tina Rivera, DHS Assistant Director

Homeless Crisis

- California accounts for almost half (**47%**) of the U.S. homeless population.
- Sonoma County has the **4th** highest number of homeless.
- Affordable housing, permanent supportive housing, and transitional housing is critical to addressing the housing needs of the most vulnerable in the County.



Project Homekey as a Solution

- **Project Homekey** aims to protect homeless Californians from COVID-19.
- **\$1.3 billion** made available to counties to acquire and rehabilitate various housing options.



Project Homekey as a Solution



Hotel Azura

44 recently remodeled rooms located in the center of Santa Rosa can accommodate up to 66 individuals.



Sebastopol Inn

31 newly remodeled rooms can accommodate 31+ individuals.



Alliance Redwood Census

Alliance Redwood Census	Percentage (%) of Individuals to date
Guerneville	5%
Healdsburg	5%
Longview	2%
Novato	2%
Petaluma	10%
Rohnert Park	8%
Santa Rosa	57%
Sebastopol	3%
Sonoma	6%
Unknown	3%

*This is out of 63 individuals placed at the Redwood Alliance to date.



Hotel Azura



Healdsburg Avenue

Lincoln Street



Hotel Azura



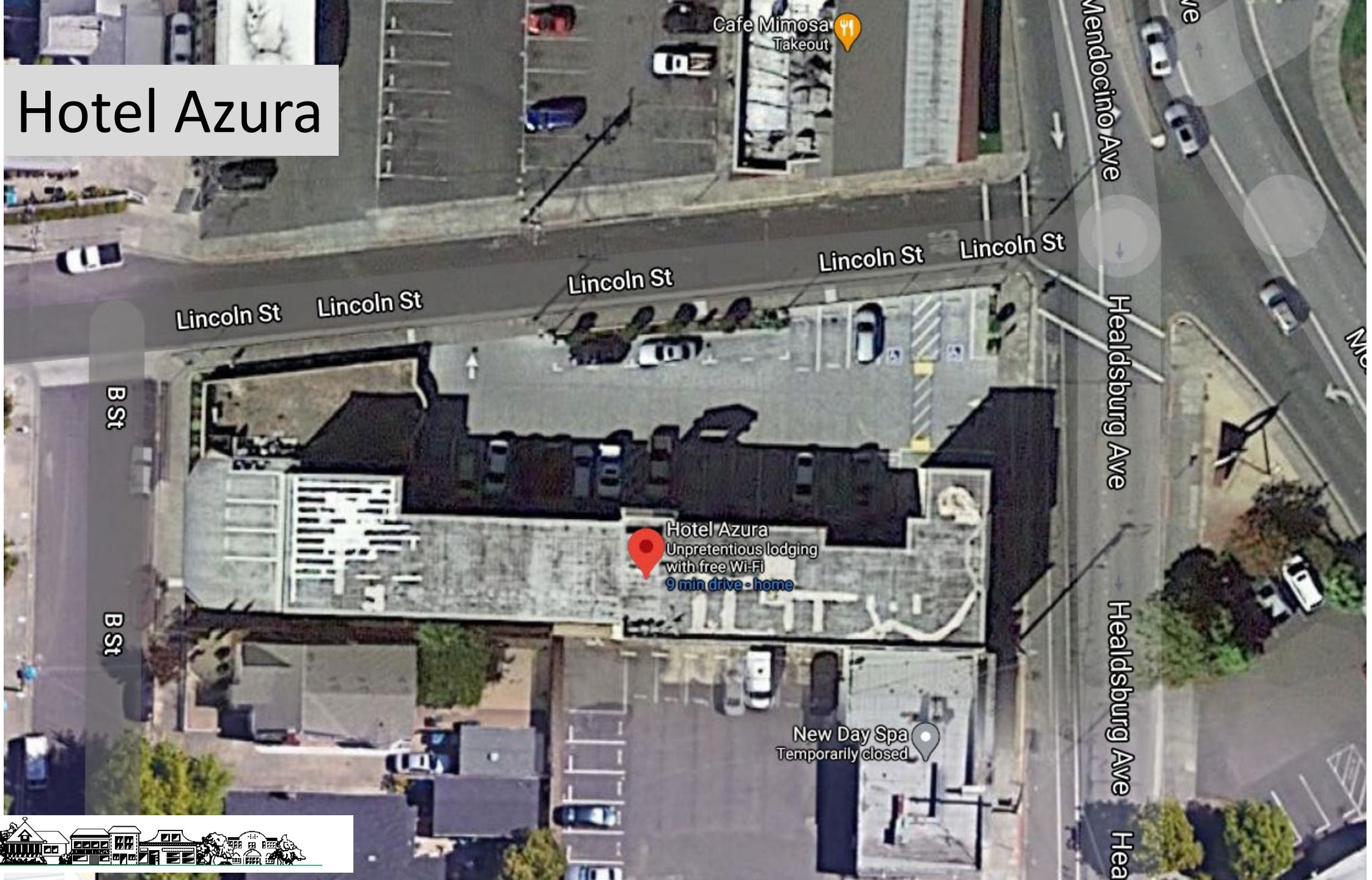
Art Wall

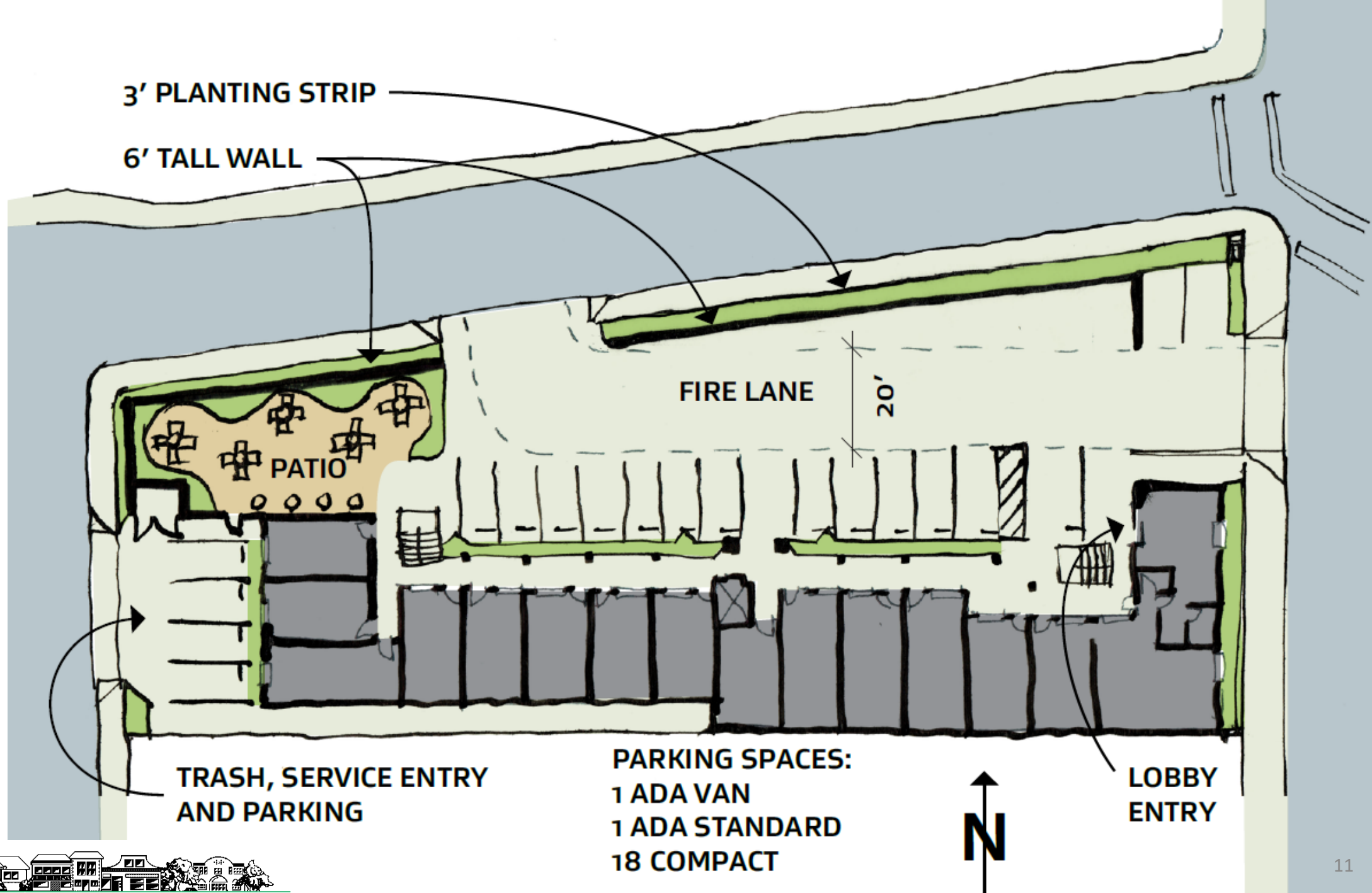


Green Screen

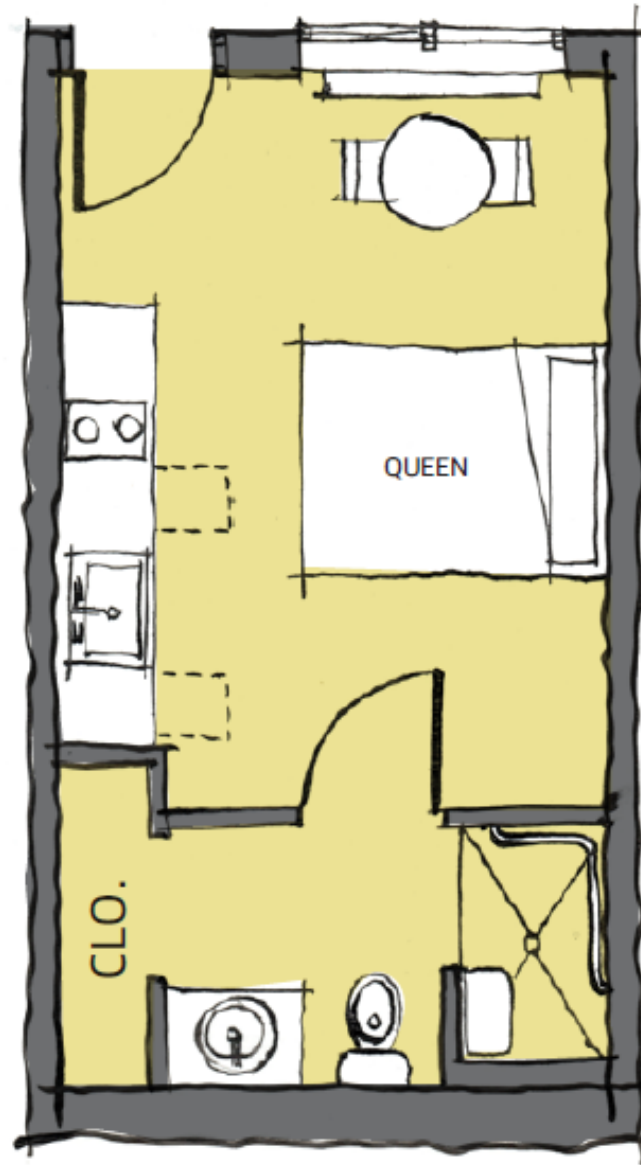


Hotel Azura

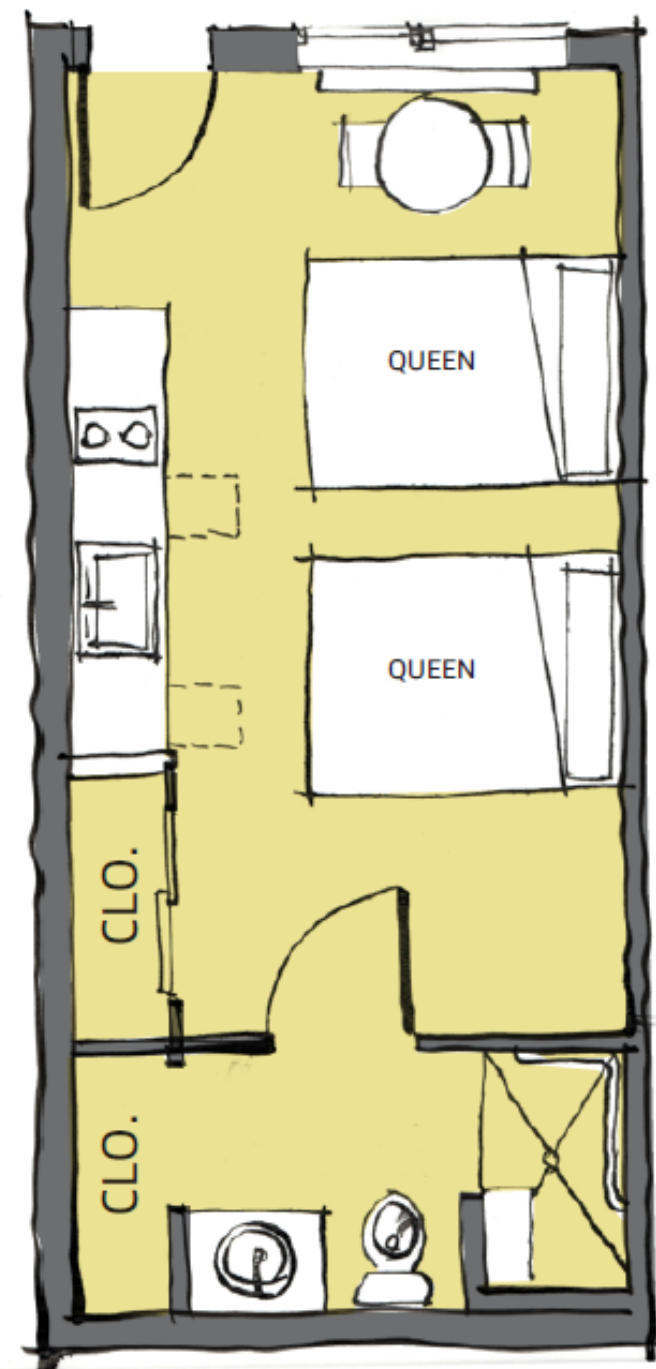




Single bed unit with kitchen



Double bed unit with kitchen



Funding for Hotel Azura

- \$16,474,549 – Overall project costs
- \$8,800,000 – approved application for capital and acquisition funds
- \$1,056,000 – operating funds from Project Homekey
- \$6,637,005 – in matching funds
- \$1.6 million per year average over the first five years
- \$7,950,000 – purchase price



Funding for Sebastopol Inn

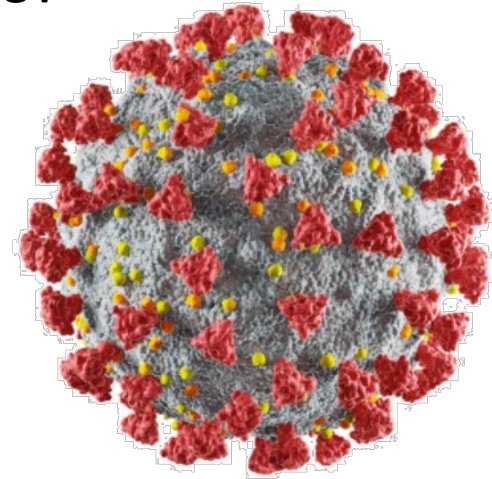
- \$10,302,704 - Total project cost
- \$6.375 million in acquisition
- \$744,000 in operating subsidies

The Sebastopol Inn is currently on the waitlist for Homekey funding.



COVID-Vulnerable Residents

- COVID-vulnerable: 65 years or older and/or with chronic or acute health conditions
- Homeless sheltered at Non-Congregate Sites (NCS) qualify for placement at the hotels.
 - Approximately 260 individuals have been served at the NCS
 - Approximately 177 individuals are currently being housed at:
 - Alliance Redwood in Occidental
 - Astro Motel in Santa Rosa
 - Trailers at the Fairgrounds in Santa Rosa



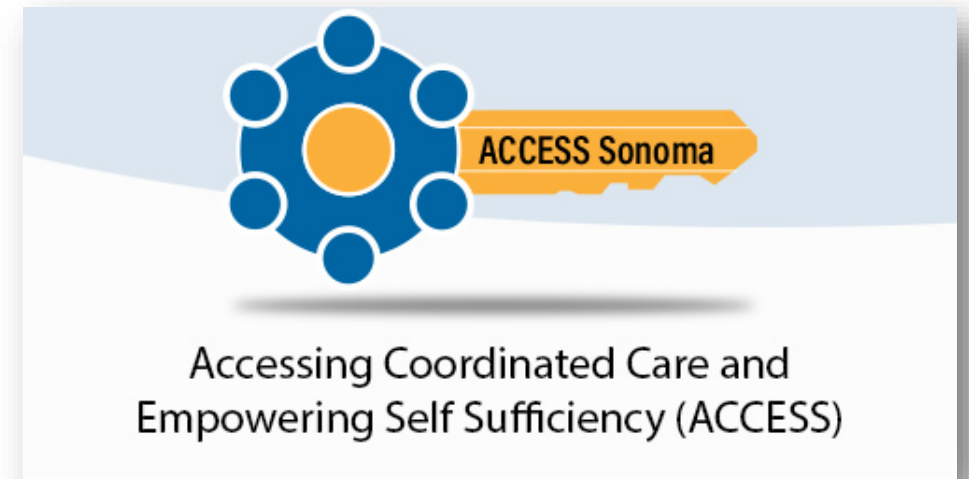
Community Engagement & Due Diligence

- **Santa Rosa:** Three rounds of meetings with residents near the Hotel Azura and one including CA-District 2 Senator Mike McGuire.
- **Sebastopol:** Meetings with the business community, City of Sebastopol leadership, stakeholders and residents.
- The CDC has conducted all required **due diligence** on both hotels, including a Phase 1 environmental report, lead and asbestos survey, title report and other investigations.



Services at these Permanent Supportive Housing Solutions

- The ACCESS Sonoma Initiative provides **individualized, integrated services** to homeless individuals based on their needs.
 - Primary healthcare
 - Behavioral health services and supports
 - Economic assistance
 - Food assistance
 - Transportation to appointments
 - Employment training
 - Other supportive services
- Food, medical, and security will also provided on-site.



Next Steps

- Continue community engagement sessions.
- Move individuals on interim basis.
- Begin a phased renovation process.



Recommended Actions

- A. Adopt a resolution granting the Interim Executive Director of the Sonoma County Community Development Commission, or designee, authority to execute purchase and sale agreements for the Hotel Azura at 635 Mendocino Avenue in Santa Rosa in the amount of \$7,950,000 and the Sebastopol Inn at 6751 Sebastopol Road in Sebastopol in the amount of \$10,302,704 in the event this project is removed from the waitlist and receives funding.
- B. Approve the funding plan of the Hotel Azura with sources of funding for the purchase of \$8,800,000 from California State's Homekey Program, \$2,000,000 in matching funding from one-time discretionary General Fund designated during the FY 2020-21 September Budget Hearings, matching funding of \$200,000 from Whole Person Care Housing Pilot Program, and \$1,056,000 in operating subsidies from the Homekey Program.
- C. Adopt a budget resolution amending the Community Development Commission FY 2020-21 Adopted Budget in the amount of \$9,856,000 for the receipt of Homekey State funding and expenses associated the purchase, capital improvements, and operations of the Hotel Azura. (4/5th Vote Required)



Recommended Actions

- ~~D. Authorize resolution accepting Homekey funding from State of California in the amount of \$9,856,000.~~
- E. Authorize the Interim Executive Director of the Sonoma County Community Development Commission to execute and record All Documents Necessary To Accomplish The Sales.
- F. Authorize the Interim Executive Director of the Sonoma County Community Development Commission to file Notices of Exemption in compliance with the California Environmental Quality Act.
- G. Authorize the Interim Executive Director of the Sonoma County Community Development Commission to Execute the STD 213 Standard Agreement from the Department of Housing and Community Development and any amendments thereto.

