



## **Community Meeting**

**Proposed Acquisition/Rehabilitation of  
Nimitz Motel (555 Lewelling Blvd) &  
State Project Homekey Application**

***May 24, 2022  
Main Library***

## Meeting Agenda

### May 24, 2022 - Main Library (Karp Room)

- Staff/Project Team Introductions
- Presentation on Proposed Project Homekey Application Project at Nimitz Motel
- Questions/Comments from Public
  - *Please give all attendees a chance to speak*
  - *Please be respectful of those who speak*
  - *If you wish to comment via Zoom, raise your hand.*
  - *If you wish to comment via phone, press \*9*

# Background

## **February 2021**

- Homeless/Short Term and Long Term - Navigation Center & Housing Presentation to Council
- Council directed staff to find properties

## **April 2021**

- Hired realtor to conduct property searches

## **April 2021 - Present**

- Weekly meetings with realtor
- Regular staff meetings to review properties
- Research/consultation

# Background

## **Fall 2021**

- Began negotiations with Nimitz Motel
- Memorandum of Understanding with Eden Housing & Building Futures
- State Project Homekey 2.0 Request for Proposals

## **November 2021-February 2022**

- Negotiations with motel owner
- Prepared Purchase Agreement

## **March 21, 2022**

- City Councils approves entering into purchase agreement (\$6.15 million)

## **April 18, 2021**

- City Council approves applying for State Project Homekey & local match



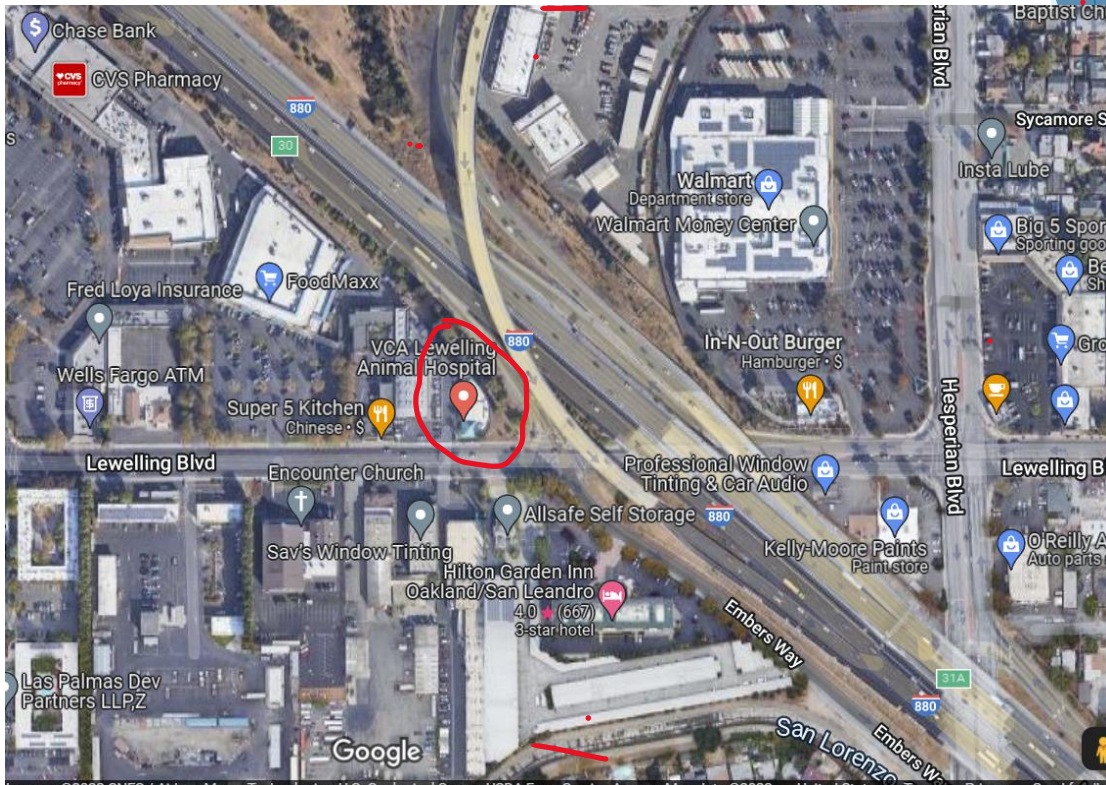
# Project Team

- City of San Leandro
- Building Futures
- Eden Housing, Inc.





# Nimitz Motel



33 studio units

Ground floor office & retail

On-site parking

On-site laundry

Proximity to encampments

Opportunity to achieve City priority for both short-term navigation center/shelter & long-term homeless housing

# Proposed Plan for Nimitz Motel & Project Homekey Application

## Phase 1 (Interim)

- Purchase the motel
- Building Futures (BF) & City operate the motel for 2 to 4 years as a navigation center and shelter

## Phase 2 (Permanent)

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

# Proposed Renovations

- *Convert 3 motel units into management and services offices, meeting/conference spaces, community room, and laundry room*
- *Necessary life/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

- *30 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*

# Funding Sources

## City Match (approx. \$8.35 million)

- *City Affordable Housing Trust Fund*
- *City Low Mod Housing Fund/ former Redevelopment*
- *City General Fund*
- *State Permanent Local Housing Allocation*
- *State Homeless Housing, Assistance and Prevention (HHAP)*
- *Federal*
  - *American Rescue Plan Act (ARPA)*
  - *HUD Community Development Block Grant (CDBG)*
  - *HUD HOME Program*

## State Funding

- *Project Homekey (approx. \$10.7 million)*

# Key Dates

## May 2, 2022

- City/Building submit Project Homekey application to State

## May 24, 2022

- Community Meeting #1 on Proposed Project

## June 2022

- State decision on Project Homekey applications

## July 2022

- Public presentation to Council on Project Homekey status

## Summer/Fall

- Building permits \*
- Contract with Building Futures, general contractor, etc \*

*\* If funded by Homekey Round 2*

# Key Dates

## Fall/Winter 2022

- State releases Project Homekey Round 3 Request for Proposals (RFP) - *City alternative plan*
- Community Meeting #2
- Construction \*

## February-April 2023

- Open and operate interim Navigation Center/shelter

*Project team will engage service providers and homeless population from June 2022 thru January 2023 to assess needs*

*\* If funded by Homekey Round 2*

For more information and if you wish to follow the Nimitz Motel/Homekey project, go to:

[www.sanleandro.org/slnavcenter](http://www.sanleandro.org/slnavcenter)