



Habitat
for Humanity®
Yuba/Sutter

“Ending Homelessness & Substandard Housing”
HOMEKEY 2: BONANZA INN

1. Habitat for Humanity Yuba/Sutter



- We Build, Maintain and Provide Housing
 - Families Become Homeowners
 - Home Renovations for Homeowners
 - Permanent Housing
 - Disaster Relief
- We are not a Homeless Services Provider but we partner with them
 - Hands of Hope & the Life Building Center
 - Sutter-Yuba Homeless Consortium
- We provide a Hand-Up approach to services
 - Providing individuals the opportunity to rebuild their lives



2. Homekey Program NOFA



- From the 2020 Cares Act Funding
- \$1.45 Billion set aside in California for the Homekey Round 2 Funding
- Money made available to purchase and recondition hotels and build permanent housing facilities with supportive services
- Goal is for Cities and/or Counties to partner with Non-Profits to submit an application
- No local funding required (an opportunity to bring millions into the community to provide additional needed housing)

3. Problem Facing the Yuba-Sutter Region (Part I)



- Increased rents and lack of affordable housing
 - We are seeing an increase in elderly individuals losing their homes
 - Rental rates have risen to between \$1,200 to \$1,500 and the average individual receiving disability or living on Social Security makes around \$1,100
- Regulations regarding those experiencing homelessness
 - Law enforcement is restricted in addressing homelessness due to the lack of shelter space and available housing
 - Increased concerns for businesses and community members, from dwellings in parks and business areas

3. Problem Facing the Yuba-Sutter Region (Part II)



- Volume of Need
 - 11,509 of 65,258 Residents in Yuba City live in Poverty (1 out of 5.7 Residents or 17.6%)
 - The Yuba-Sutter area has a homeless population that ranges from 500 to over 1,000 unsheltered (of those tracked through our data systems; 92% show to be long term residents)
 - Our Family Services Department at Habitat for Humanity has 714 housing applications on a waiting list as of the end of November and some of these listed have been on the waiting list for years

4. PREVIOUS HOMEKEY & PERMANENT HOUSING PROJECTS



We have successfully implemented two Permanent Housing Projects in our area

- Harmony Village (A 63-Unit Facility on Hwy 99 in partnership with Sutter County Health & Human Services)
- Prosperity Village (A 62-Unit facility behind Wal*Mart in Linda in partnership with Yuba County Health & Human Services and Hands of Hope)

5. THIS PROGRAM (Part I)



- We would provide 130 units of low income apartments (mostly studios for singles individuals and couples)
- This is not a homeless shelter (It's permanent housing and the tenants would be expected to pay rent and often have an income through Disability, Social Security or Veteran's Benefits)
- There is no length of stay limits
- Individuals living at the facility would sign a rental agreement and be bound by the same restrictions as typical renters in California
- The Project will focus on individuals who are elderly, disabled and veterans
- We estimate that 25% of our renters will be veterans

5. THIS PROGRAM (Part II)



- We will have a gated community that will require guest to check in to help keep the area safe for our residents (very similar to retirement communities)
- The site will have 24/7 on-site staffing
- All vehicles on the property must be registered and insured and no RV parking will be allowed at the facility
- Residents will come from the local area residents
 - The one allowance would be fore those escaping domestic violence; though we don't anticipate this number being very high as it has not occurred at our other locations
- The site will provide supportive services which will include; case management, counseling, medical services
- The Convention Center would retain its current use for events, meetings and training

6. THE BONANZA ACQUISITION



- Three months ago we engaged city staff in Yuba City to discuss the possibility of providing a permanent housing facility in Yuba City to help provide additional low income housing
- We determined the location of the Bonanza Inn would be great as it is in close proximity to services and already had apartments behind it serving low income individuals
- We reached out to the property owner and were able to enter into an agreement to purchase the facility
- The property owner had to shut down the Convention Center and Restaurant and had low volume of customers (due to economy with COVID and the increase of new hotels coming into the area)
- With funding through Homekey we would be able to purchase, renovate and provide additional funding to cover program services.
- Additions would include a decorative fence, solar and ADA upgrades

7. PROGRAM PARTNERS



- **HANDS OF HOPE** would operate the onsite supportive services component of this program
- We would work with **SUTTER COUNTY HHS** and the **SUTTER-YUBA HOMELESS CONSORTIUM** to provide referrals
- **ADVENTIST HEALTH** currently provides nursing at are other facilities and we would establish the same program at the Bonanza Inn
- We would work with the **HOUSING AUTHORITY** to establish our facility as a Section 8 housing provider as we did with both Harmony Village and Prosperity Village as a number of our applicants hold these vouchers.
- The **VETERAN'S AFFAIRS** office would provide Case Management for their clients at our facility and work with use to provide VASH Vouchers that would help provide rental assistance



8. GRANT SUBMISSION (Project Cost)



- HABITAT would apply with YUBA CITY for funding through a competitive grant process requesting \$25,000,000
- Funding Would Cover:
 - The Property Acquisition = \$13,250,000 (nearly \$1 million below appraised value)
 - Rehabilitation = Approximately \$4,000,000 (and include the addition of Fire Sprinklers and ADA upgrades and corrections)
 - Supplemental Program Funding (based upon a 20 year breakdown) = Around \$2,500,000
- Additional Funding Provided by Habitat for Humanity Yuba/Sutter
 - \$750,000 in in-kind materials for the renovations, which would include furniture from our ReStore and materials from our corporate donors: Whirlpool appliances, Valspar paint, GAF roofing, IKEA kitchen cabinets and Global furniture
 - Habitat would utilize ReStore funding to cover any gaps not covered by grants
- The Facility will generate approximately \$780,000 annually from rental income



8. GRANT SUBMISSION (Project Schedule)



- **JANUARY 18, 2022** – Meeting where the Resolution to approve project would go before the City Council
- **JANUARY 18, 2022** – If approved at the City Council Meeting the packaging of the grant would begin and the project would be submitted before the January 30, 2022.
- **LATE MARCH, 2022** – Estimated Award Notification Date
- **MAY 2022** – Bonanza Inn Acquisition (Rehabilitation Commences)
- **OCOTBER 2022** – Completion of Rehabilitation
- **NOVEMBER 2022** – Bonanza Inn Occupancy



9. COMMUNITY BENEFIT



- The project helps the city towards meeting low income housing numbers in their Housing Element giving the opportunity to be eligible for additional funds from the state
- The project is estimated to serve between 140-160 people in need of housing and reduce the financial impact on City and County Services
- Provide necessary maintenance and upgrades to an aging building
- Reduce the impact of law enforcement pertaining to the Bonanza
- The project will bring more than \$6,000,000 into the community through programmatic funding and rehabilitation

10. Long Term Care of Facility



- Habitat for Humanity has a long-term obligation to this facility and plans to provide a maintenance reserve for this project as we have done with other projects in the past
- This would be Habitat's 6th facility and we have an Operations Team of 8 staff (which includes licensed contractors)
- Though our goal is to maintain this property throughout the term of this agreement; if we were to dissolve in the future we would agree to deed restrictions that would return the property to the City of Yuba City to sell or utilize under another provider



11. Community Involvement & Tours (Part I)



- The program works and we would love to provide tours of our other facilities for those who would like to get involved
- We can also provide a copy of our Management Plan to businesses and community members who would like to review it
- We would like to establish a committee of residents or business owners around the Bonanza to help structure a program that will address community issues and become a great community partner
- Our previous Homekey project was Highlighted by HCD as one of the top 3 Homekey projects in the state and we have provided a copy of this report for the meeting

11. Community Involvement & Tours (Part II)

TEAM HABITAT CONTACT INFORMATION:



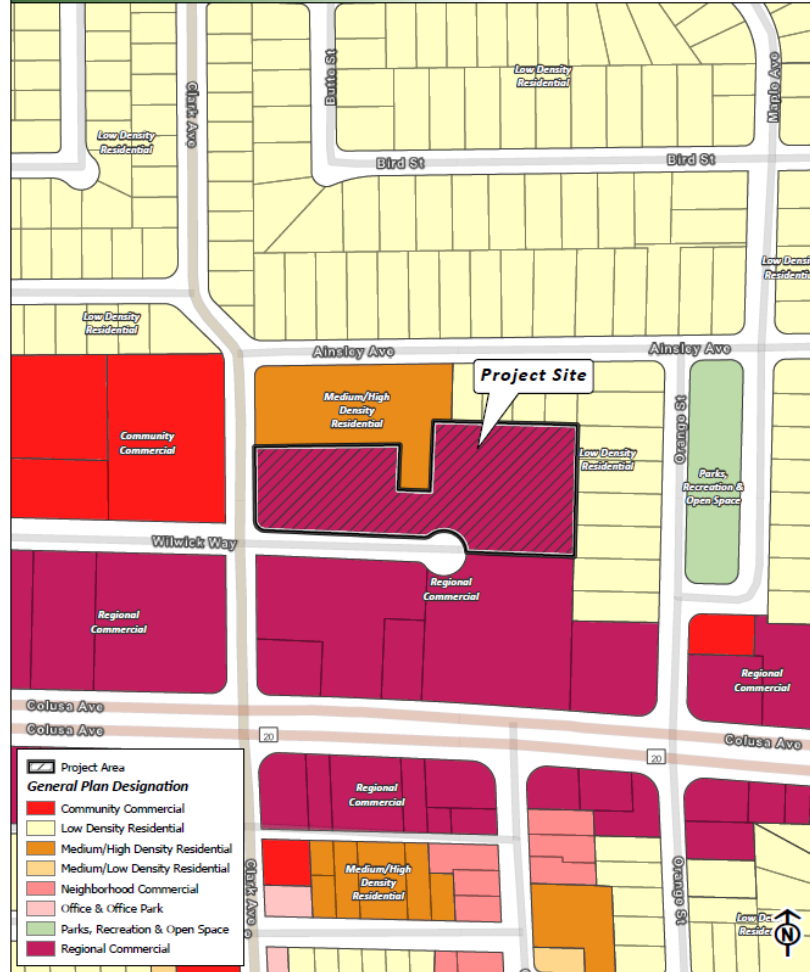
- JOINING THE COMMITTEE – CAMILLE THOMAS
 - 530-742-2727, Ext. 201
 - cami@yubasutterhabitat.org
- SITE TOURS – JOHN NICOLETTI
 - 530-742-2727, Ext. 207
 - jnicoletti@yubasutterhabitat.org

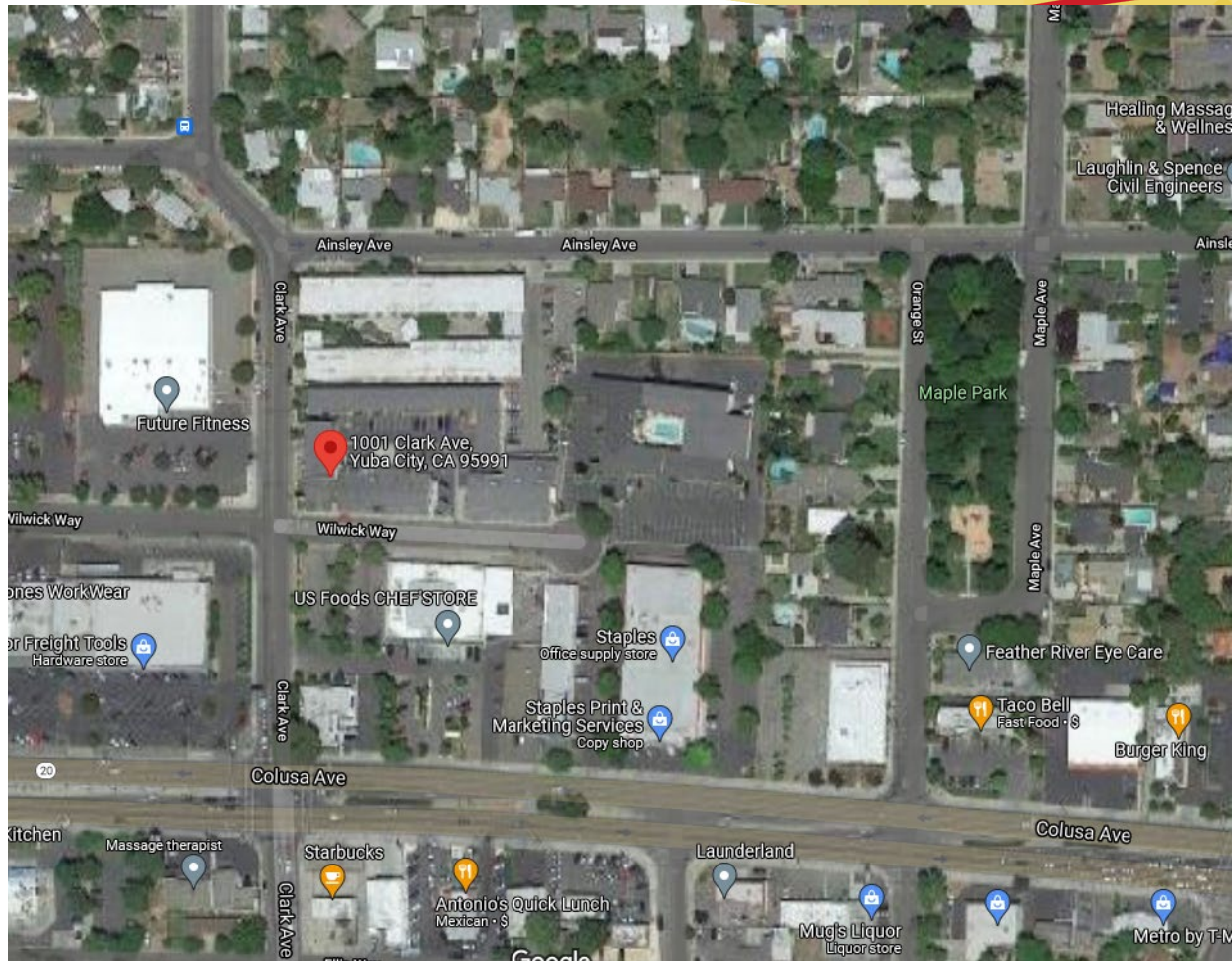
QUESTIONS?



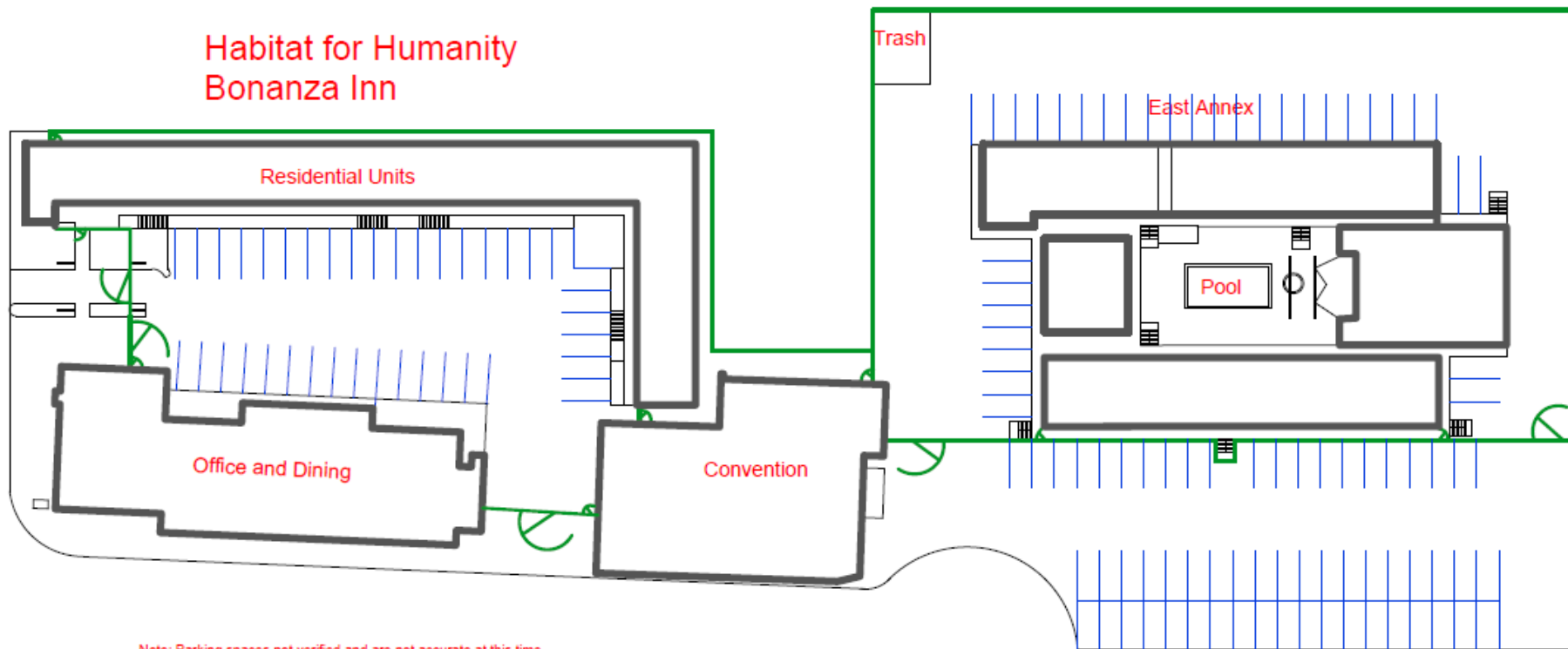
Project Vicinity Map

Bonanza Inn (1001 Clark Ave)





Habitat for Humanity Bonanza Inn



Note: Parking spaces not verified and are not accurate at this time
Fence and gates are drawn in for discussion