



Robert H. McConnell · Office of the Mayor · 555 Santa Clara Street, Second Floor · Vallejo, CA 94590 · 707.648.4377

November 15, 2022

To: Honorable Solano County Board of Supervisors
Birgitta E. Corsello, County Administrator

RE: City of Vallejo American Rescue Plan Act Funds Request for the Vallejo Navigation Center and an Affordable Housing Homekey Project – Broadway Project

Dear Honorable Board of Supervisors and County Staff,

The City of Vallejo is pleased to provide the Board of Supervisors with an update on the request for County's American Rescue Plan Act (ARPA) funding for the Navigation Center and Broadway Project (Homekey). Both projects have construction gaps that can be closed with the assistance of County ARPA funds.

We appreciate that County Staff reached out to inquire about affordable housing and homeless related projects that may benefit from the County's direct allocation of ARPA funds. The City of Vallejo first heard about the opportunity on December 22, 2021, when we were contacted by County staff and presented with an opportunity to submit a proposal for affordable housing projects and homeless related projects for the Board of Supervisor's consideration. At that time, we were informed that the Board wanted to explore areas of partnership that may exist to provide mutually beneficial affordable housing to Disadvantaged Communities, underserved populations and/or those with very low/low incomes.

The summary of our projects and request are outlined in this letter. Additionally, we have included an executive summary of the City's request that has been provided to the Supervisors and County staff.

The Vallejo City Council strongly urges the Board of Supervisors to review Vallejo's request and consider funding these projects, so that we can bring both well needed projects online in Solano County.

Navigation Center

The Vallejo Navigation Center is a 125 bed homeless Navigation Center that will be a "one-stop-shop" for services critical to helping address homelessness. The structures have been purchased and built. City staff has received approval from Council to negotiate site acquisition and will be bringing and item to Council before the end of the calendar year for purchase. The City will be releasing an RFP for a service provider who will provide personalized case management, job training and employment services, eviction

protection, outreach, medical and dental services, housing navigation, meals, and other services to the individuals during their time at the Navigation Center.

The City's request is for: \$7,600,000. This includes \$2,000,000 towards construction and \$5,600,000 for two years of operations.

The overall construction cost of the project is \$6.6M. The City has \$4,709,448 of existing funding that has been allocated to the construction of the Navigation Center. Additionally, the City has received \$6,100,000 in grants from Healthcare Partners (Kaiser, North Bay, and Sutter Health) which will provide approximately 2.5 years of operations.

Broadway Project (Homekey)


The City of Vallejo received \$12.1 million from the Department of Housing and Community Development Division for their Homekey grant. Vallejo's Broadway Project will be 47 permanent supportive housing units and 1 manager unit. The Broadway Project will be located on Broadway and Mini Drive and has broken ground for construction. The City is partner with Firm Foundations Community Housing, Shelter Inc., and Factory OS to develop, build, and operate the facility, which is anticipated to open in early 2023. Shelter Inc. will be the service provider for the project and provide on-site case management. Outside service coordination, life skills classes (including budgeting, stress management, computer skills, job training, nutrition, and hygiene) and public transportation assistance.

The City's request is for: \$4,050,000. This includes \$3,000,000 towards construction and \$1,050,000 for one time furnishings, two years of operations and lease-up support.

The overall construction of the project is \$21,926,795 of which the City has allocated \$13,614,606 of existing grant and City funds towards the project. The City has also applied for additional HUD grants and philanthropic donations to bring the project to completion. The services for this project will be sustained through the Project Based Voucher, which will provide an annual amount of \$633,936.

Thank you for the consideration. Please contact City staff member, Natalie Peterson (natalie.peterson@cityofvallejo.net) if you have any questions regarding either project.

Sincerely,



Robert H. McConnell

Mayor, on behalf of the Vallejo City Council

Enclosures:

City of Vallejo – County ARPA Request Executive Summary

er:RHM

cc:file

City of Vallejo – County ARPA Request

Vallejo Navigation Center

Project: 125 bed homeless Navigation Center. This will be a “one-stop shop” for services critical to helping address homelessness.



Request: \$7,600,000

- Construction: \$2,000,000
- Services: \$5,600,000

Project Amount: \$6.6M (construction)

Existing Funding: \$4.7M (construction))

- Construction:
 - City ARPA: \$2,000,000
 - City’s CDBG: \$913,210
 - State PLHA: \$1,796,238
- General Fund: \$112,937
- Services: \$6,100,000 from Healthcare Partners (Kaiser, North Bay and Sutter Health)

Update: Structures have been purchased and built

Site: 1937 Broadway, on 11/1/22 Council approved the License and Purchase Agreement for Navigation Center location

Services: Personalized case management, job training/employment services, eviction prevention, outreach, medical and dental services, housing navigation, meals

Broadway Project (Homekey)

Project: 47 Permanent Supportive Housing units anticipated to open Spring 2023.



Request: \$4,050,000

- **Construction:** \$3,000,000
- **Services:** \$1,050,000 (furnishings, 2 years & lease-up)

Project Amount: \$21,926,795 (total development budget)

Existing Funding: \$13,614,606

- Homekey Award: \$11,621,866
- City ARPA: \$192,740
- HOME ARP: \$1,800,000
- Services: \$633,936 – Yearly Project Based Vouchers

Update: Groundbreaking occurred September 2022

Partners: Firm Foundations Community Housing, Shelter Inc., Factory OS

Site: 2440 Broadway Street

Services: On-site case management, outside service coordination, life skills classes (including: budgeting, stress management, computer skills, job training, nutrition, hygiene) public transportation assistance