



7 a. Resolution Authorizing the Submission of a Joint Application to and Participation in the Homekey Program for the Regional Project Reclamation Program

State of California – Homekey Program Overview

- Homekey program created by the State of California in 2020
- Goal of Homekey program is to provide local agencies and jurisdictions to acquire, rehabilitate, or master lease a variety of housing types (Hotels, Motels, and other Buildings) for the purpose of providing interim or permanent housing options for persons experiencing homelessness
- First program award cycle was \$600 million in grant funding available to local public entities, including cities, counties, or other local public entities
- \$75 million was awarded to projects in Alameda County which included acquisitions of hotels participating in the Project Roomkey program, rehabilitation of a former student dormitory into permanent supportive housing, and the acquisition of single-family homes to provide shared housing
- State of California's Homekey 2.0 program NOFA is providing \$2.75 billion in acquisition and rehabilitation funds and \$1 billion in fund for operating expenses



State of California – Homekey Program Application

- Union City is partnering with 3 other jurisdictions (Hayward, Livermore, and Piedmont) to submit a multi-jurisdictional application to the Homekey program.
- All the jurisdictions are partnering with Bay Area Community Services (BACS).
- BACS submitted application to Livermore RFI for their Project Reclamation program where they acquire homes and convert them to supportive shared housing for people experiencing homelessness
- BACS awarded Homekey funds in 2020 where they worked with the City of Oakland using this same model and successfully acquired 15 homes and created 129 units of permanent housing for people experiencing homelessness



| State of California – Homekey Program Application

- City of Hayward will assume primary administrative responsibilities for the administration of the funding and in coordination with BACS
- Current project application budget anticipates acquiring 11 homes, with the 1 to 2 properties being purchased in Union City
- Awarded grants will receive up to \$200,000 per housing unit
- Current application will not require matching funds directly from the City
- Properties identified will look to be able to have between 5-6 units and move-in ready



State of California – Homekey Program Application

- Current Homekey funding request will not exceed \$20,000,000
- The co-applicant cities have requested operating funds from the Alameda County HOME consortium in order to fulfill the State's operating match requirements
- If application is awarded funds and BACS acquires properties in Union City, the City will record a 55-year regulatory agreement against the property restricting the rents for extremely low-income household and establishing property maintenance and management standards
- Program will serve single/individual households at or below 30% AMI
- If the site is acquired in Union City, the site will have a preference for local community members.



State of California – Homekey Program Application

Next Steps

- City staff will continue work with BACS and other jurisdictional partners to secure match funding from Alameda County HOME consortium
- City staff will continue working on the City's portion of the application and provide support to the City of Hayward staff
- Submit application for the regional priority Homekey pool by January 31st, 2022
- If unable to submit an application by the January 31st, 2022 deadline, staff will continue to work with its partners to submit a Homekey application to State HCD's over-the-counter rolling application process



State of California – Homekey Program Application

Recommendations

- 1) Authorizing and directing the submission of a joint application with Bay Area Community Services (BACS) and other jurisdictions within Alameda County; and
- 2) Authorizing and entering into, a Standard Agreement with the State of California Housing and Community Development Department (the “Department”) to participate in the Homekey Program; and
- 3) Acknowledging and agreeing that the City shall be subject to the terms and conditions specified in the Standard Agreement; and
- 4) Authorizing the City Manager, or their designee, to approve the final joint Application to the State and execute the Application and the Homekey Documents on behalf of the City of Union City (the “Co-Applicant”) for participation in the Homekey Program