



# CIVIC CENTER HOMEKEY PROJECT

May 15, 2023 Community Meeting



# MEETING AGENDA

- Overview of Meeting and Guiding Principles
- Welcome and Introductions
- Project Overview
  - Overview of Homelessness and Homekey Program
  - Overview of Novin Development
  - Overview of Insight Housing
  - Overview of Opticos Design
  - Overview of Potential Hotel Conversion Project
- Panel Q&A
- Design Charrette/Breakout Groups
- Closing Remarks/Next Steps

# MEETING GUIDING PRINCIPLES

- Learn from you how **Civic Center** can best fit into the neighborhood
- Discuss and understand needs of prospective tenants and community stakeholders
- Engage in a mutually respectful conversation
- Avoid interruptions or side conversations
- Turn off or silence our cell phones
- Comply with City Council Chambers policies:
  - Wear masks indoors on campus
  - No food or drinks in the auditorium

*Please enjoy the refreshments outside. Thank you for your cooperation!*

# QUESTIONS AND COMMENTS

## In Person:

- Comment cards are available at each entrance and from the attendants
- Fill out & hand your card to the attendant or place in drop box

## Virtually:

- Comments & questions may be entered in the Q&A menu when activated by the moderator

We will read out comments and questions for Panel response during the Q&A portion of the meeting, alternating between cards and Zoom comments, in groups of 5 at a time.

# WELCOME



Gayle McLaughlin  
Vice Mayor  
District 5



Claudia Jimenez  
City Councilmember  
District 6

# SPEAKER INTRODUCTIONS



Lina Velasco  
Community Development Director, City  
of Richmond



Jesus Morales  
Housing Manager,  
City of Richmond



Michelle Milam  
Crime Prevention Manager,  
Richmond Police Department



Iman Novin  
President  
Novin Development



Nithya Vemireddy  
Development Manager,  
Novin Development



Ed Parillon  
Director of Real Estate Development,  
Insight Housing

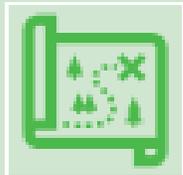


Angela Upshaw  
Chief Operating Officer,  
Insight Housing



Caroline Cochran  
Associate I,  
Opticos Design

# HOMELESSNESS STRATEGIC PLAN



## What?

A community-wide roadmap to ending homelessness



## Why?

To guide the City, nonprofits, and other community members as they make decisions about funding, programs, priorities, and needs

# WHO IS EXPERIENCING HOMELESSNESS

- Vast majority of people experiencing homelessness in Richmond are **adult-only households**
- The majority of people experiencing homelessness in Richmond are **adults ages 25-54**
- Homelessness **disproportionately impacts** Black and Indigenous people, undocumented immigrants, people with disabilities, and people impacted by the criminal legal system

# GOALS IN HSP

1. Improve quality of life for unsheltered individuals and communities
- 2. Expand and sustain permanent supportive and affordable long-term housing**
3. Expand homelessness prevention and crisis programming
4. Improve economic pathways for unhoused and recently housed individuals
5. Build capacity, collaboration, and accountability within agencies working to address homelessness and the system of care as a whole

# HOMEKEY GRANT PROGRAM

- Opportunity for state, regional, and local public entities to develop a broad range of housing types to permanent or interim housing for persons experiencing homelessness or at risk of homelessness.
- Eligible Applicant or Lead Applicant (required)
  - Cities, counties, housing authorities, and all other state, regional, and Local Public Entities
  - Tribal Entities
- Co-Applicant (optional)
  - Another local public entity, and/or
  - A nonprofit or for-profit corporation
  - NEW: Special purpose entity (see Section 8313.2 of the Uniform Multifamily Regulations)
- Administered by California Department of Housing and Community Development

## HOMEKEY ROUND 3

# Section 201. Eligible Residents

- Target Population
  - Individuals and families who are experiencing homelessness or who are At Risk of homelessness as defined in Health and Safety Code Section 50675.1.3 subsection (I), and
  - **NEW:** Grantees using HOME-ARP funds to include those Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking and Other Populations as defined in HUD notice 21-10.
- Subpopulations
  - Chronically Homeless, per Title 24 CFR Part 578.3
  - Homeless Youth or Youth At Risk of Homelessness, per Title 24 CFR 578.3

Note: Extremely Low-Income (ELI) residents occupying a project at acquisition are considered Homekey eligible.

## HOMEKEY ROUND 3

# Section 208. Affordability Covenant

- Interim Housing
  - **NEW:** 30-year use restriction
- Permanent Housing
  - 55-year affordability covenant
    - Only exception is for projects located on tribal trust land for a period of 50 years

HOMEKEY ROUND 3

# Section 205. Maximum Grant Amounts and Capital Funding Match

Presenter: *Kourtni Awwad, Specialist*

Unit Size – Baseline Capital Amounts	
STUDIO OR ONE-BEDROOM UNITS	\$150K per Door
TWO-BEDROOM UNITS	\$175K per Door
THREE-BEDROOM OR LARGER	\$200K per Door
Sub-Populations Served – Baseline Capital Amounts	
ASSISTED UNITS – CHRONIC HOMELESSNESS	\$200K per Door
ASSISTED UNITS – HOMELESS YOUTH or YOUTH AT RISK OF HOMELESSNESS	\$175K per Door
Local Match – Additional Contributions	
BEYOND THE APPLICABLE BASELINE AMOUNT	May leverage a 1:1 local match to provide up to \$100K in additional per Door

# HOMEKEY PROGRAM: STATEWIDE OVERVIEW



California Department of  
**Housing and Community  
Development**



**Homekey**  
Bringing California Home

## Homekey Awards Dashboard - Overview

[Submit Feedback](#)

Data as of: 11/30/22



**Projects Awarded: 116**

**Funds Awarded: \$1,954,851,054**

**Homes Created: 6,863**

Pages

Overview

Geography

Projects

Progress

User Guide

Filters

Region

All

Project Type

All

Reset Filters

The first round of Homekey funding allocated \$800 million for nearly 6,000 homes, projected to serve over 8,000 individuals. This dashboard provides information about the second round of Homekey program funding.

*"Homekey continues to change lives for the better in communities all across California by placing individuals on a path to long-term stable housing with services."*

—Governor Gavin Newsom

**Projects**

Jurisdictions with Homekey Award: **60**

Projects Serving Homeless Youth: **25**

Tribal Projects: **6**

**Homes**

Homes: **6,863**

Homes with 50+ Years of Affordability: **5,396**

Family-Sized Homes: **602**

**People**

Chronically Homeless Households Served: **2,457**

Homeless Youth Households Served: **535**

Households Served over Project Lifetime: **75,411**



# HOMEKEY PROGRAM: BAY AREA OVERVIEW



**Homekey**  
Bringing California Home

## Homekey Awards Dashboard - Overview

[Submit Feedback](#)

Data as of: 11/30/22



**Projects Awarded: 29**

**Funds Awarded: \$608,718,270**

**Homes Created: 2,106**

Pages

Overview

Geography

Projects

Progress

User Guide

Filters

Region

Bay Area

Project Type

All

[Reset Filters](#)

The first round of Homekey funding allocated \$800 million for nearly 6,000 homes, projected to serve over 8,000 individuals. This dashboard provides information about the second round of Homekey program funding.

*"Homekey continues to change lives for the better in communities all across California by placing individuals on a path to long-term stable housing with services."*

—Governor Gavin Newsom

**Projects**

Jurisdictions with Homekey Award:	18
Projects Serving Homeless Youth:	7
Tribal Projects:	0

**Homes**

Homes:	2,106
Homes with 50+ Years of Affordability:	1,693
Family-Sized Homes:	272

**People**

Chronically Homeless Households Served:	793
Homeless Youth Households Served:	148
Households Served over Project Lifetime:	24,283

# PROJECT PARTNERS



- Co-Project Developer: Novin Development Corporation



- Co-Project Developer and Service Provider: Insight Housing (formerly Berkeley Food and Housing Project)



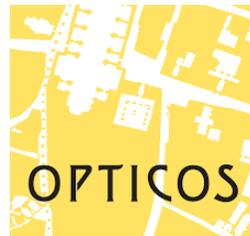
- Property Manager: FPI Management



- City Partner: City of Richmond



- Design Consultants: Opticos



# NOVIN DEVELOPMENT CORP.

- Firm belief in placing those that are homeless and at risk of homelessness in affluent neighborhoods with the goal to break the cycle and uplift individuals in the community
- Our existing development portfolio comprises **14 projects**, accounting for over **600 new construction units** in the pipeline. These projects include:
  - 100% Affordable Senior Housing, Permanent Supportive Housing, and Workforce
  - Preservation and New Construction



# PROJECT PARTNER SPOTLIGHT: NOVIN DEVELOPMENT CORP.



- Homekey Award Recipient (2022)
- Affordable new construction housing project in Soquel, CA providing 36 affordable rental units:
  - 32 - 1BR
  - 4 - 2BR
- For individuals who are chronically homeless or at risk of being homeless
- This project has been awarded Project Based Vouchers:
  - 17 for Veterans
  - 15 for Youth who have aged out of the foster care system
  - 4 for Homeless Families with Minors
- Partnered with local Non-Profit Abode Services, to provide a fully staffed robust direct services team to provide residents with the best on-site services



**Building Community Together**

Formerly Berkeley Food & Housing Project

# We changed our name

Formerly **Berkeley Food & Housing Project**, we have a new name and look to better reflect where we are and where we're going. This name change reflects our programmatic growth and geographic expansion



# Our history



In **1970**, University Lutheran Chapel of Berkeley volunteers launched a free meal program for those in need. From these humble beginnings, our programs have expanded to include a full range of services including street outreach, wraparound case management, emergency housing, transitional housing, permanent supportive housing, and supportive services for veterans and their families.

# Who we are



## Our mission

Ensuring everyone in our community has a home through supportive, equitable, and sustainable housing solutions.

## Our vision

We envision a world where everyone is food and housing secure and has a caring community to call home.



# Who we are



## Our values

Insight Housing team members embrace values that guide our planning and daily interactions with clients and community partners.

Our core values are:

- **Engage Authentically**
- **Act Strategically**
- **Build Community**
- **Respond with Respect**
- **Be an Advocate**

## INSIDE LOOK: OPTICOS DESIGN

We are **urban designers and architects** who believe in the transformative power of beautiful, sustainable, walkable communities for all.

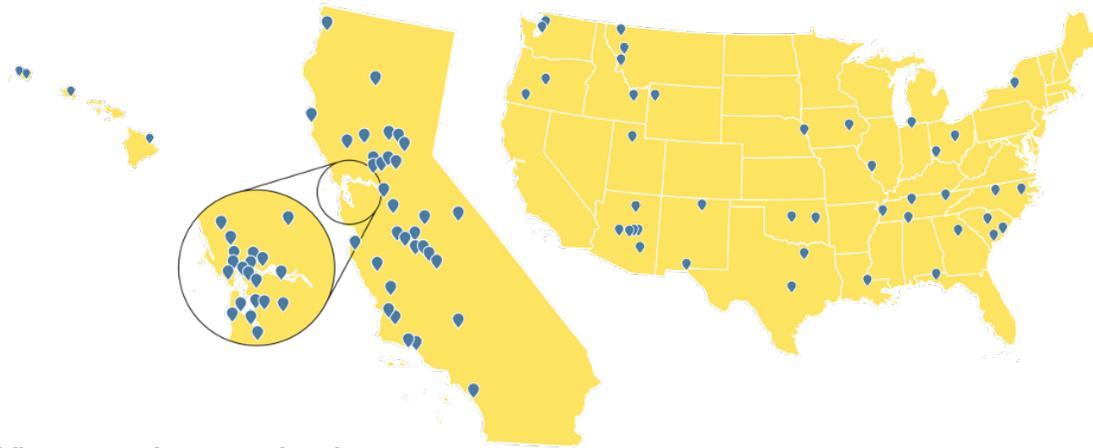
To us, architecture and planning must play a role in **defining more sustainable, equitable, healthy, compact patterns of development** that improve the quality of life for everyone.



# INSIDE LOOK: OPTICOS DESIGN

Our award-winning work at the architecture, neighborhood, and city-wide scales follows the principles inherent in the Charter of the New Urbanism. This work includes a Gold Nugget-winning and LEED-ND Phase 1-Certified Hercules Waterfront District, CNU Charter Award-winning Seaside Beachfront and Town Square Plan and L'Enfant Award-winning master planning work in Gabon, Africa.

Our architecture, urban design, and zoning reform studios are motivated to produce **walkable neighborhoods** and enable **attainable housing for all**.



Where we've worked



# PROJECT OVERVIEW

- The proposed project site is currently a Motel 6 with 49 guestrooms and 31 parking stalls
- Partnering up with Insight Housing and City of Richmond, NDC would like to establish a more permanent solution by converting the motel to a 49-unit complex:
  - 48 Studio Apartments
  - One 1BR Apartment
  - On-site services
- Tenants will pay 30% of their adjusted income toward rent and utilities

# RENDERINGS – BEFORE AND AFTER



Front Entry Before



Front Entry After

# RENDERINGS – BEFORE AND AFTER



Side Entry Before



Side Entry After

# RENDERINGS – BEFORE AND AFTER



Site Plan Before



Site Plan After

# DESIGN – INTERIOR

- 48 Studio Apartments and one 1BR Apartment
  - Adding kitchenette and other refurbishments
- 235 sq ft. average total Residential Area



# DESIGN – EXTERIOR

- Multi-story Motel Conversion
- 20 uncovered parking spaces
- Outdoor Garden Space



# NEIGHBORHOOD AMENITIES

- Civic Center Motel (📍) is conveniently located amongst multiple amenities:



## Transit

- Richmond BART Station



## Education/Enrichment

- Richmond Public Library – Main/Civic Center
- RichmondWORKS One Stop Career Center
- Grant Elementary School
- Manzanita Charter Middle School
- Richmond High School (not pictured)



## Richmond Art Center



## Grocery

- Richmond Emergency Food Pantry
- Brown's Market
- Barrett Avenue Food Market
- Lao Jaleune Supermarket



## Medical

- Central Pharmacy
- Kaiser Permanente Richmond Medical Center (not pictured)

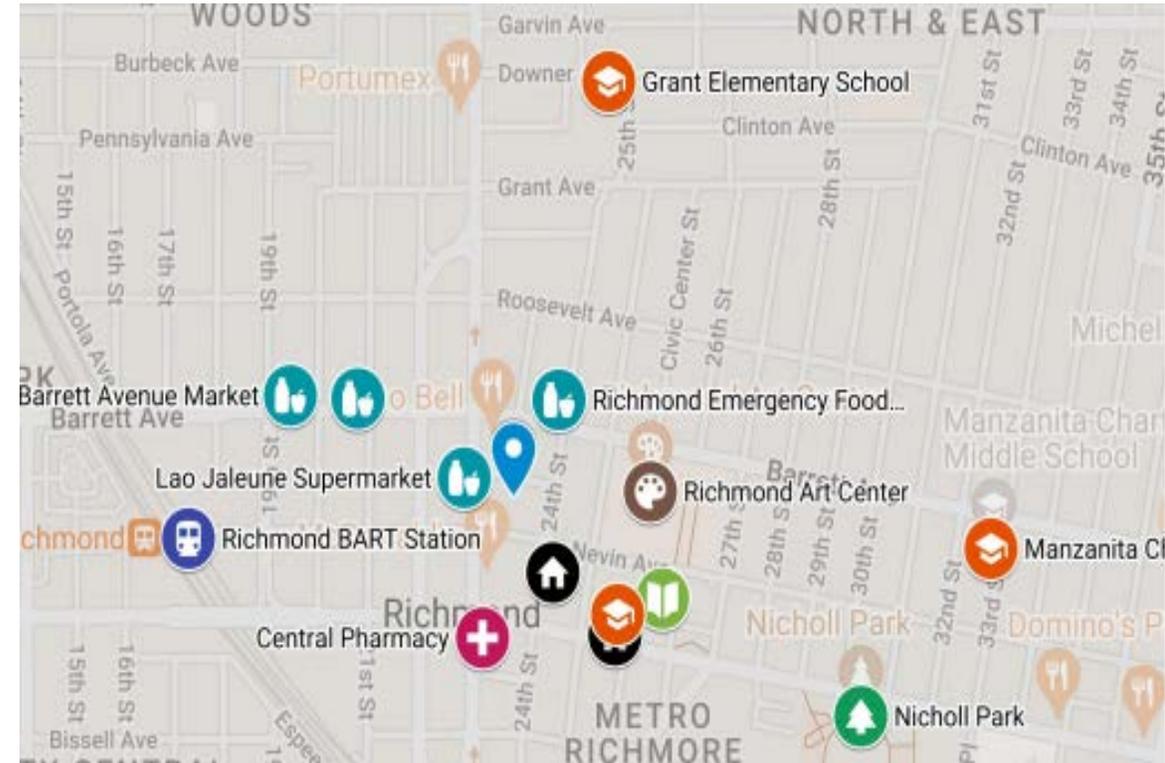


## Nicholl Park



## Other

- Richmond Housing Authority
- Richmond Senior Citizens Center

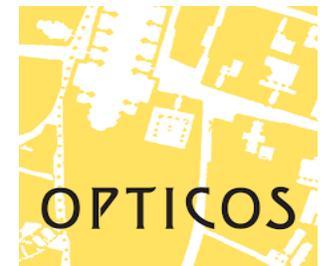


# PANEL Q&A

1. We will read out comments and questions for Panel responses during the Q&A, alternating between cards and Zoom comments, in groups of 5 at a time.

# BREAKOUT SESSION

- Thank you for joining us thus far! For our Q&A portion, we will be dividing into three (3) breakout sessions:
  1. Safety and Design: Facilitated by Jesus Morales
  2. Management, Services, and Housing Mix: Facilitated by Lina Velasco
  3. Online: Facilitated by Michelle Milam



# BREAKOUT GROUPS Q&A

1. What are your initial reactions to the renderings?
2. What would you like to see most in this project?
3. What are any of your concerns, and how would you like them addressed?

# CLOSING REMARKS - THANK YOU

- Application Resolution will be presented to City Council for consideration - Funding may be needed.
- Applications close July 28, 2023
- If you have any questions or comments, please email:

[info@novindevelopment.com](mailto:info@novindevelopment.com)

[Jesus\\_Morales@ci.richmond.ca.us](mailto:Jesus_Morales@ci.richmond.ca.us)

