

## HOMEKEY 2.0 YOUTH PROJECT PROFILE

### Valley Lodge Apartments • City of Napa, Napa County



<b>Project:</b>	Valley Lodge Apartments
<b>Project Team:</b>	City of Napa, Burbank Housing, Abode Services, and VOICES
<b>Location:</b>	City of Napa, Napa County
<b>Number of Units for Residents:</b>	54
<b>Number of Units Reserved for Youth:</b>	14
<b>Building Type:</b>	Hotel/Motel Acquisition and Rehabilitation
<b>Occupancy Type:</b>	Permanent
<b>Total Homekey 2.0 Award:</b>	\$18,113,600
<b>Opening:</b>	Fall 2022

Administered by the California Department of Housing and Community Development, Homekey funds the purchase, rehabilitation, and construction of interim and permanent housing for individuals and families experiencing or at risk of homelessness. Homekey rounds two and three contain a "youth set-aside," requiring 8% of Homekey funds to be available for projects serving homeless youth or youth at risk of homelessness.

# ABOUT THE PROJECT

**V**alley Lodge Apartments was established through a coalition of non-profit partners and government entities, which collectively received a \$18,113,600 Homekey award during round two for its mixed-population project. The lead applicant was the City of Napa, working in partnership with Burbank Housing, a non-profit housing developer, and two nonprofit providers, Abode Services and Voice Our Independent Choices for Emancipation Support (VOICES).

The City of Napa and Burbank Housing acquired and are converting a 55-unit motel to provide permanent housing for 54 individuals experiencing homelessness. Fourteen of these units will serve youth, who will receive specialized support services from VOICES in addition to the housing support services offered by Abode Services. The 55 motel units will be converted into 55 studio apartments, with one unit designated for a resident manager. Valley Lodge Apartments is strategically located within walking distance of a bus stop, pharmacy, urgent care, and grocery store. The intake process will draw on the local Coordinated Entry System to identify residents, including youth.

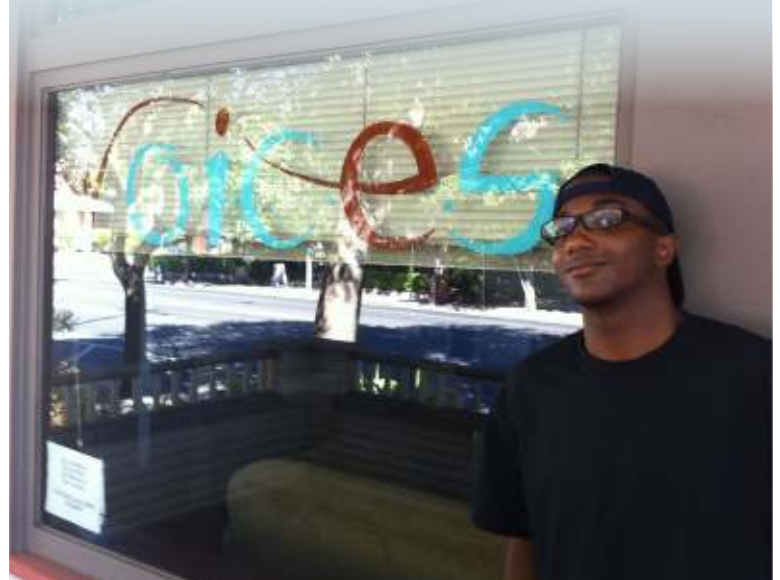
The project partners' long-term goal is to acquire the existing Wine Valley Lodge motel through a 55-year lease. While the building is in good condition, the project partners intend to retrofit it to make the facilities ADA-compliant and install kitchenettes in each apartment unit. The project partners plan to complete the project in September 2022 and achieve full occupancy of the new Valley Lodge Apartments by October 2022.

## Services Provided to Youth

Youth residing at Valley Lodge Apartments will have access to a number of supportive services provided by youth with lived experience who are staff members of VOICES. Examples of on-site services include:

- Peer-led, trauma-informed comprehensive case management
- Document collection/recovery services
- Independent living skills development
- Educational and employment supports
- Income management
- Public benefits enrollment
- Food access support
- Service navigation supporting access to mental health and physical health services
- Social/recreational opportunities to support whole body wellness

Since its founding in 2005, VOICES has partnered with over 6,500 youth to create a bright future for the next generation in Napa, Sonoma, and Solano Counties. The VOICES Youth Centers in Vallejo, Napa and Santa Rosa serve the communities' most vulnerable young people, with a special focus on transition-age foster youth. Supported by Independent Living Program funding, VOICES provides a growing number of transition-age youth a hub for accessing services and supports within a loving, youth-friendly space to gather, connect, and heal.



## BEHIND THE PROJECT

Each having worked on Homekey projects during round one, and encouraged by the 8% youth set-aside established in round two, Burbank Housing and Abode Services developed the Valley Lodge Apartments project as a mixed population project, inclusive of units reserved for youth. This plan was supported by Napa County, which introduced the entities to local youth organization VOICES.

Project partners aim to fully lease its units by October 2022 to ensure they will be eligible to receive the Homekey bonus funding offered by the California Department of Housing and Community Development, which provides an additional \$10,000 per assisted unit in operating funds to projects that achieve full occupancy within eight months of the initial award date. Project partners continue to meet on a bimonthly basis and have provided the trainings necessary help create a youth-friendly coordinated-entry process for identifying youth residents.

In addition to Homekey, Valley Lodge Apartments has received funding from several community partners. The City of Napa provided the required matching funds, which for this project totaled \$3,000,000. The project will use project-based vouchers to provide rental subsidies, and has received funding from Napa County, the Community Development Block Grant Program, Queen of the Valley, and a Wells Fargo Accelerator Grant to cover other operations costs and services. The funding plan includes \$537,000 in annual service costs.

One of the goals of Valley Lodge Apartments is to help foster health and wellness for young adults, providing the support they need to thrive. Because Napa is a smaller community, projects like Valley Lodge Apartments can make a sizeable impact on the number of youth experiencing homelessness. The partners hope this project can serve as a model for other public entities, providers, and developers.

Launching Valley Lodge Apartments necessitated a collaborative effort, requiring buy-in from several parties. "Our Valley Lodge Homekey project is truly a collaboration of multiple organizations working together on a single mission to provide permanent supportive housing for our most vulnerable residents in the Napa community," says Burbank Housing's Associate Director of Housing Development, Jocelyn Lin. "Burbank Housing is extremely fortunate to be collaborating with such great partners, and looks forward to making a significant impact with the opening of Valley Lodge."



This profile was developed by John Burton Advocates for Youth. Thank you to the City of Napa, Burbank Housing, Abode Services, and VOICES for sharing your project with us.

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