

Overview

Project Homekey - Ukiah

The County of Mendocino (County) will purchase the 56-room Best Western Orchard Inn motel located at 555 South Orchard Avenue in Ukiah, California. Following purchase, the County intends to utilize the motel to provide transitional housing for individuals and families who are homeless or at risk of becoming homeless. All rooms will remain in their initial configuration as studio-style units. While the initial purpose of the facility will be transitional housing, the County intends to upgrade at least 50% of the facility into permanent housing within ten years of acquisition. Overall, the County aspires to offer rooms for a variety of populations at risk of or experiencing homelessness such as persons experiencing severe mental illness, veterans, seniors, CalWorks eligible families, families involved in Child Welfare Services, people with complex medical conditions, and people with permanent supportive housing vouchers. Approximately eight rooms will be set aside as “flex” rooms, able to serve the target populations listed above, or others in need such as victims of domestic violence, Adult Protective Services clients, and others. Table 1, below, describes the target populations and the estimated number of rooms set aside for each population.

Table 1: Target Client Population Breakdown

Client Population	Est. Rooms
Persons experiencing severe mental illness (enrolled in Whole Person Care)	10
Veterans	5
Seniors	10
Families eligible for CalWorks Housing Support	5
Families involved with Child Welfare Services	3
Persons with complex medical conditions	5
Persons at high risk of COVID-19 with Permanent Supportive Housing vouchers	10
Undesignated “flex” rooms	8
Staff	On-site Apt
Total	56

The facility will offer services both on-site and off-site. Onsite services may consist of legal/criminal justice advocacy, substance use disorder therapy, occupant site meetings, life skills, diet and nutrition education, and smoking cessation. Off-site services may include primary medical, mental health services, life skills, job skills, education, substance use disorder treatment, and benefits navigation (CalFresh, Medical, CalWorks, etc.)

Current plans for on-site staffing include: a Facility Manager (housed in an on-site apartment), a Tenant Support Provider from 8 am to 10 pm, and a Security Guard during the night-time hours.

The County of Mendocino submitted an application for funding to the California Department of Housing and Community Development on August 13, 2020. The County expects that HCD funding will provide approximately 75% of the cost of acquisition and up to two years of operating subsidies for the project.