

# **Rio Linda Senior Housing Project Authorization to Apply for Homekey+**

A dark blue silhouette of the Sacramento skyline is positioned at the bottom of the slide. It includes various building shapes and two prominent towers on the right side that resemble the Gateway Arch.

City Council Meeting  
May 13, 2025

# Homekey+ Background

- Three prior rounds of Homekey have been awarded by the State Department of Housing and Community Development (HCD) to sustain and rapidly expand housing for people experiencing homelessness.
- SHRA has secured Homekey funding for four motel conversion to permanent supportive housing projects in the City (La Mancha, Vista Nueva, Central Sacramento Studios and the Rodeway Inn).
- The City has secured Homekey funding for two transitional housing projects (Saint John's Program for Real Change and WEAVE).

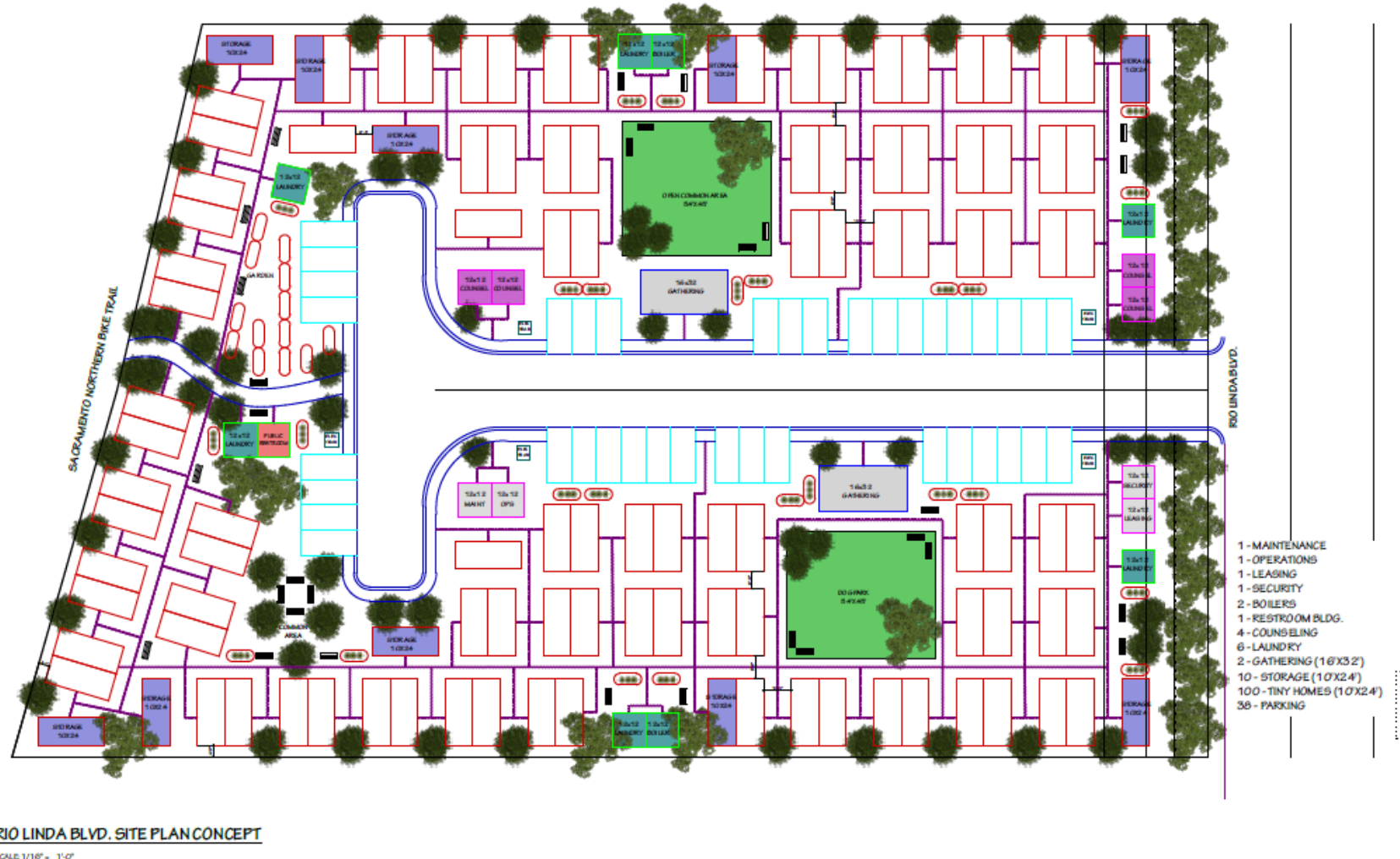
# Homekey+ Background

- Proposition 1, passed by California voters in March 2024, includes the Behavioral Health Infrastructure Bond Act (BHIBA), the main funding source for Homekey+.
- At the end of November 2024 (amended in January 2025), HCD and CalVet, released a Notice of Funding Availability (NOFA) for \$2.145 billion of Homekey+ grant funding for permanent supportive housing statewide.
  - Includes regional funding allocations, with Sacramento Geographic Region allocated \$101 million
  - Applications first-come, first-served until deadline of May 30, 2025

# Proposed Project Details

- Location: 2809-2821 Rio Linda Blvd.
- 100 units on 2.41 acres (42 du/ac), all ADA
- Population: Seniors and senior veterans
- Geographic Target: District 2
- 240 sf studio units with kitchenettes and bathroom/showers
- 38 parking stalls, community garden, park space, shared laundry, separate storage areas, gated entry, community gathering space

## Conceptual Site Plan



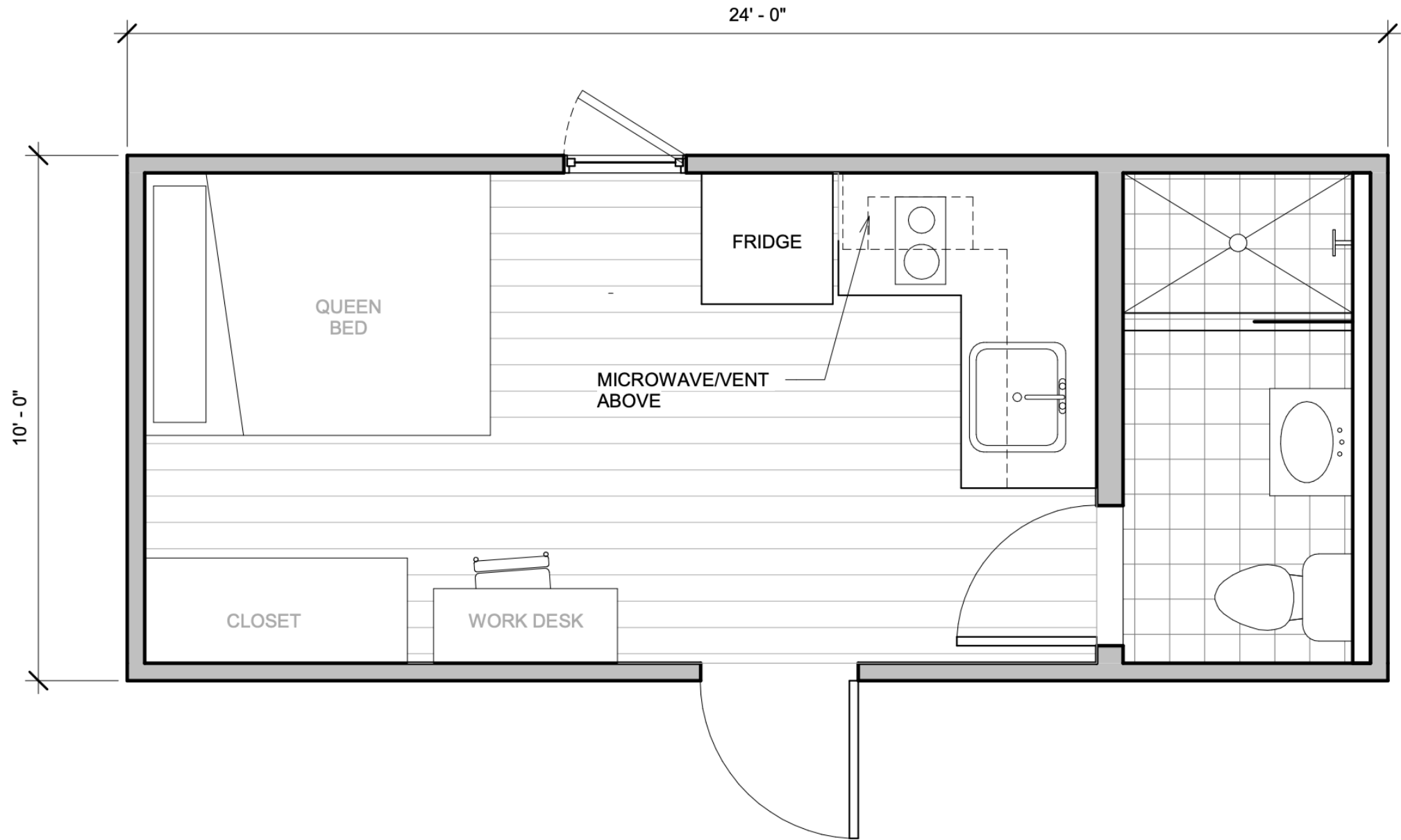
# Proposed Project Details

- BOSS Homes - HCD approved housing units, Chapter 11B compliant
- Building Code & Title 24 compliant
- Luxury vinyl flooring, aluminum windows
- Steel entry door with electronic door lock
- Smoke detector
- Electrical panel and outlets
- In-wall AC/Heater
- Sink, toilet, shower
- Refrigerator, 2 burner cooktop/hood, microwave



*For illustrative purposes only. Design will be enhanced during the entitlement / Planning process*

# Proposed Project Details



# Project Funding Details

- Requesting up to \$20 million from Homekey+ for the capital costs (site acquisition, unit purchase and assembly, site work and infrastructure) which does not require a match (\$200,000/unit cost).
- Commits \$1.5 million City HHAP funds and with other enforceable funding commitments, requests the maximum \$8.4 million Homekey+ operating award for up to 5 years.
- Permanent supportive housing – clients will be tenants with leases and paying rent up to 30% of their income up to 30% AMI.
- Project will be deed restricted for 55 years at 30% AMI.

# Project Staffing and Supportive Services

- Staffing and Supportive Services include:
  - Two full-time property managers and on-site security for after hours
  - Four full-time on-site case managers providing and coordinating supportive services
  - County Behavioral Health Services will provider services to clients who need and request those services
  - Clients connected to CalAIM will continue to receive those services
  - Veteran clients will receive veteran specific services from veteran providers
- City will act as lead service provider and RFP and contract out for on-site case management.

# Project Impacts



Project is a part of the City's focused effort on addressing unsheltered homelessness in the area.



Expansion of Roseville Road Campus, street to housing program and this project, is an opportunity to make a significant impact on homelessness in this area by bringing **at least 300 households** inside.



Adding 100 rental housing units for people experiencing homelessness **supports the economic vitality** and growth in the area.

# Contacts

Brian Pedro, Director of Community  
Response

[bpedro1@cityofsacramento.org](mailto:bpedro1@cityofsacramento.org)

(916) 808-7816

Ya-yin Isle, City Housing Manager

[yisle@cityofsacramento.org](mailto:yisle@cityofsacramento.org)

(916) 808-1869

