

Ending Veteran Homelessness in Marin and Creating Workforce Pathways

A Development Proposal for the HUD Parcel, Novato, CA by Homeward Bound of Marin

DESCRIPTION: Homeward Bound of Marin, in partnership with the City of Novato and the Department of Veterans Affairs, proposes development of the 2.8-acre site on the former Hamilton Army Airfield, now known as the “HUD Parcel,” for the following uses:

I. END VETERAN HOMELESSNESS IN MARIN COUNTY – BUILD 25 UNITS OF PERMANENT SUPPORTIVE HOUSING FOR HOMELESS VETERANS

These 25 units, in conjunction with HUD-VASH, and the 16 beds supported by Veterans Affairs at our adjacent New Beginnings Center, will *end veteran homelessness in Marin County.*

There are an estimated 99 veterans experiencing homelessness on any given night in Marin, according to the 2019 Point in Time Homelessness Count. The survey also shows that veterans remain homeless for longer periods of time than non-veterans, and 45% have a physical disability—significantly higher than 22% of non-veterans. At Homeward Bound last year, 84% of all veterans in our programs have been chronically homeless adults with one or more disabilities, making them one of the most vulnerable groups we serve.

With development of these critically-needed permanent supportive housing units dedicated to veterans, *Marin will be one of the first counties in California to bring an end to veteran homelessness*, and to do so on a former military base is particularly fitting.



II. EXPAND SUCCESSFUL PROGRAMS – BUILD 25 SUPPORTIVE HOUSING UNITS FOR PEOPLE EXITING HOMELESSNESS AND ENTERING THE LOCAL WORKFORCE



We will build 25 units of permanent supportive housing to expand on the successful workforce housing and training programs offered by Homeward Bound for people exiting homelessness and entering the local labor force.

Current examples of Homeward Bound’s successful workforce housing programs include our Next Key Apartments and Oma Village family housing community. Through these programs, residents stabilize and become self-sufficient, strengthening Marin’s workforce by filling local labor needs for industries such as restaurants, hospitals, assisted living, higher education, correctional facilities, automotive shops, and landscaping companies.

III. INCREASE EMPLOYMENT OPPORTUNITIES

We will add a manufacturing bakery to give our social enterprise businesses much-needed room to grow, while also creating additional supportive employment opportunities for students of our successful culinary job-training program.

Wagster Treats, the gourmet dog biscuits produced in our kitchen, are now sold at more than 125 stores around California. With sales rising steadily, Homeward Bound expects to employ more of our culinary graduates and need expanded manufacturing space in the future.



IV. DEVELOPMENT OF COMMUNITY FACILITIES

This site will also provide a 200-person event venue available for rent to host meetings, team-building activities, fundraisers, special celebrations like weddings or bar mitzvahs, or occasions like retirement, anniversary and birthday parties.



Our current event space, The Key Room, regularly turns down rental requests from larger groups that exceed current capacity. Homeward Bound will charge rental fees for these uses, which may include catering from our culinary team, to help generate revenue for our housing and job-training programs and to create additional paid supportive employment opportunities.

SITE CONTROL: Homeward Bound has signed an exclusive right to negotiate (ERN) with the City of Novato, and City Staff are developing a 99-year Ground Lease as part of the “Hamilton Reuse Plan.” This plan includes a stipulation that the parcel described by this proposal will be restricted to public benefit homeless service use, including provisions for homeless facilities, housing, support services, and job training.

<u>DRAFT PROJECT TIMELINE</u>	
<u>STEPS</u>	<u>TARGET DATE</u>
-Secure Approvals	July 2018 -
-Complete Architectural Design	June 2020
-Secure Site Control Documents	
-Secure Funding	July 2018 - June 2021
-Construction Phase	2021
-Grand Opening	2021/2022
-Residents Move In	

NEXT STEPS:

Initial plans will be reviewed by the City of Novato and Homeward Bound is applying for some significant grant funding for the project.

We continue to seek community input for this proposal to effectively end veteran homelessness in Marin and provide critically-needed housing and supportive employment to build our essential local workforce.

Please email questions or feedback to info@hbofm.org or call the Admin Office at 415-382-3363 for information.