



## **CITY OF ORLAND STAFF REPORT**

### **MEETING DATE: December 19, 2023**

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**TO:** Honorable Mayor and Council

**FROM:** Pete Carr, City Manager

**SUBJECT:** **Habitat for Humanity Purpose Place Phase 2** (Discussion/Action)

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Council will consider a request from Habitat for Humanity's to expansion the Purpose Place project.

#### **BACKGROUND**

Phase 1 of the Habitat for Humanity Yuba-Sutter "Purpose Place Apartments" (PP) project, with 33 units and an office/meeting room facility for client services, was issued a Certificate of Occupancy June 21. Most units are studios, several are 2-bedroom. Applicants for tenancy are vetted, screened and selected; so far, all 36 tenants are from Glenn County. It appears that onsite facility supervision and surveillance are being provided as originally proposed.

On June 6, the City Council was asked by Habitat for Humanity to consider supporting expansion of the project to include real estate acquisition that would enable construction of more units and addition of outdoor "community gathering" space for tenants. The Council deferred the decision to allow time to see how successful Phase 1 is, suggesting six months would be a minimum review period.

Habitat for Humanity recently closed escrow on the .34-acre parcel immediately east of the project on Newville, with the intention to build this into a facility supporting the Habitat and PP mission. Habitat for Humanity also has tentative control of the .42-acre parcel immediately west of the project on Walker, which is subject to the expansion request.

The proposed Phase 2 expansion concept includes:

- ☐ 16 additional permanent, supportive, affordable housing units with a mix of studio and 2-bedroom units, probably four more 2-bedroom and twelve more studios.
- ☐ Several outdoor gazebo-type picnic areas for socializing, with an option to add more such space in exchange for fewer parking space requirements.
- ☐ Habitat management says it is amenable to changing the layout of the Supportive Outreach Services Building on the east side property.

On November 21, Council directed staff to collect comparative data from responder agencies and comments from business and residential neighbors. Note there are 33 rooms now at 100% occupancy; there were 9 rooms prior to 2022 at less than full occupancy.

## **ANALYSIS**

Law enforcement – 11 calls for service since opening; of these, 4 were about a non-resident feeding feral cats next to the PP fence; one incident on Walker Street resulted in arrest of the vehicle driver and eviction of a tenant from PP; most calls were not criminal behavior by PP residents. Some calls were by Habitat for Humanity management personnel seeking assistance with trespassing or damage to the fence by others. Compared to 4 in 2021, 2 in 2020, 6 in 2019.

Fire and EMS – 9 calls for OVFD for EMS so far this year, 1 vehicle fire. 4 in 2021, 1 in 2020.

9 calls for Westside Ambulance so far this year, all EMS or psych eval. Compare to 8 in 2021, 1 in 2020, 9 in 2019.

Code enforcement – no issues

Permit compliance – no issues

County -- social workers are on site daily working 1:1 and with partner agencies providing individual and group services. A representative of Glenn County Health & Human Services will attend the City Council meeting to answer questions.

Neighbors – both residential and business owner/manager neighbors report the current operation of PP is not a significant ongoing problem although there may be some loitering nearby that is associated with PP, and the incident on Walker Street was a disturbing incident. Some neighbors expressed sentiment that they remain concerned about the long-term future of any government-subsidized housing project. Everyone agrees PP is a significant improvement over the former motel operation. Subway sandwich shop had hired two PP residents but recently closed due to unrelated business issues.

Attachment (1): Draft site plan for Purpose Place Phase 2 (updated from June version)

## **RECOMMENDATION**

Take action to approve as requested, approved with modifications, or deny the request.

**FISCAL IMPACT OF RECOMMENDATION: N/A**