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Child Welfare Services
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SUNRISE APARTMENTS UPDATE

The second project is the conversion of the Stardust Hotel to the Sunrise Apartments. HSA submitted a joint application with Kings Tulare Homeless Alliance (KTHA) and was awarded Homekey grant #0031, authorized by Assembly Bill 83. The \$2.7 Million award allowed for the purchase and acquisition of Stardust Motel, 1100 sq ft. management office, and 2 vacant lots. The proposal included immediate use of the motel as a PRK site to provide shelter throughout the COVID pandemic. Followed by conversion of each room into 23 studio apartments (including one manager's unit) that will then operate as permanent affordable housing. Future residents must have income under 30% of the Area's Median Income (1 person \$17,350 annually).

The Homekey Standard Agreement allows for up to 10 years for this conversion to occur, however, in the application the Department's expectation was that this conversion could be accomplished within 5 years. The Standard Agreement was signed in December 2020. The Department separated the conversion into two phases. Phase I renovations included accessibility upgrades (ADA compliance), environmental abatement, remodeling the property management office and manager's unit, and began the conversion of six rooms, and some outdoor repairs and renovations. Phase I was completed in 2021.

Phase II includes the full electrical upgrade and the conversion of the balance of the rooms and kitchen installation. Phase II activities could not begin until the full funding for the remainder of the project was obtained. The additional funds were provided from a variety of sources including KTHA, City of Hanford, Housing and Community Development, Calviva, Anthem Blue Cross and Kings County. Kings County dedicated Permanent Local Housing Allocation (PLHA) funds in the amount of \$717,853 and Homeless Housing, Assistance and Prevention (HHAP) funds from round 1, 2 and 3 in the total amount of \$746,786 to this project. Full funding was obtained at the end of 2022. In December 2022/January 2023 the PRK residents were relocated off-site in preparation for the start of Phase II.

Currently all the units at Sunrise are entirely cleared out and abated. All of the rooms that were not previously renovated are exposed, getting joists replaced as needed and fire sprinkler systems are being installed. They are also working on the plumbing in the floor of each unit, replacing many of the old and damaged pipes. This project is in good standing and ahead of schedule with an anticipated completion date of April 2024.