ше главная задача данной меморандум - предоставить информацию о программе Homekey и предполагаемом проекте по перманентному жилью в Милпита.

Обсуждение

После того, как губернатор Ньюсон презентовал программу Project Roomkey в апреле, штат Калифорния запустил Homekey – следующую стадию программы, как часть ответа на одолевающий COVID-19 пандемии. Цель программы – борьба со спленным бедствием и теми, кто находится в угрожаемом положении, вдобавок с целью обеспечить своевременное и долгосрочное жилье.

В рамках программы доступно $600 миллионов в виде грантов, предназначенных для приобретения и реконструкции зданий, включая гостиницы, мотели, и новые арендаторы, которые будут использоваться как временное или постоянное жилье. Собственные здания могут покрыться и совместно с партнерами по развитию. Из $600 миллионов, $550 миллионов на куплю, которые пришли от федерального финансирования CRF, и $50 миллионов на операции, которые пришли от штатных средств. $550 миллионов на куплю должны быть распоряжены к концу 2020 года, в то время как $50 миллионов на операции должны быть распоряжены к концу 2022 года.

По мере того, как пандемия COVID-19 затрагивает тех, кто бродит без дома по всему штату, штат Калифорния разделен на восемь регионов для финансирования. Всем регионам приписаны деньги, соответствующие их потребностям. Сан-Франциско Бейlogue, например, получил $91.1 миллион, занимая второе место после Лос-Анджелеса. В то же самое время, $50 миллионов из штатных средств были выделены $8.3 миллионов. Поскольку предельный срок для расходования денег сжат, программа также сжата.

Предложенный проект Homekey

Санта-Кларская область ("County") занимается поиском потенциальных проектов в регионе, которые могут успешно выиграть Homekey гранты, и соответствовать строгим критериям по программе. После рассмотрения различных вариантов, отели на I-680 в районе 1000 Hillview Court были признаны приоритетом. Ещё в этом году, до объявления программы Homekey, Jamboree Housing Corporation ("Jamboree") просила о финансировании для переоборудования отелей в постоянное жилье. Мэрия также была консультантом по вопросам земельных разрешений. После подтверждения желания "County" поучаствовать в программе Homekey, Jamboree Housing Corporation ("Jamboree") допросил вопрос о финансировании для переоборудования отелей в постоянное жилье. Мэрия также была консультантом по вопросам земельных разрешений. После подтверждения желания "County" поучаствовать в программе Homekey.
interest of Jamboree to pursue Homekey funds for acquiring the hotel, both parties agreed to be co-applicants on the Homekey grant application.

The first step for applying for the grant is holding a required pre-application consultation with HCD. On July 24, 2020, the City of Milpitas, Santa Clara County Office of Supportive Housing, and developer Jamboree Housing Corporation met pre-application consultation requirement with HCD. The three organizations agreed that the application would be simplified with the County and Jamboree Housing as co-applicants (as County would provide matching funds) and the City would not be an applicant but would provide facilitation. The County and Jamboree Housing subsequently submitted a Homekey application on August 7, while City staff has been providing support and facilitation.

The proposed project is to convert the existing 146-room Extended Stay America hotel into a 132-unit permanent supportive housing facility with two additional managers’ units and onsite supportive services. The team presented the project vision to HCD, noting that it is a newer existing building that will not require significant code upgrades and where all rooms have kitchenettes. This will significantly reduce construction time and allow occupancy to be achieved sooner. Several existing ground floor rooms would be converted into community space featuring a kitchen, laundry area, multipurpose rooms for resident services and supportive services, case management offices, counseling rooms, and large rooms for social events such as community-wide resident meetings, programs on life skills, wellness classes, educational programs, and holiday celebrations.

The proposed project will move the facility from a transient hotel guest population to a more stable residential population. The targeted population per the Homekey grant requirements will be individuals and households that are experiencing homelessness or have been adversely affected by the COVID-19 pandemic. The proposed project will work closely with the Santa Clara County Coordinated Assessment System to evaluate individuals and families experiencing homelessness or are at risk of homelessness to match them with resources that best fit their situation. As the grant program moves forward, more details such as referrals to Milpitas residents will be forthcoming and further details will be provided as the project progresses. The project partners submitted their Homekey application prior to the August 13 priority application due date, applying for $200k per room for acquisition funding. This will be $29.2 million of grant funds for the project with the County anticipated to match the amount. The project partners did not choose to apply for an operating subsidy.

### Land-Use Streamlining

On June 29, 2020, Governor Newsom signed AB 83, which provides significant land-use streamlining for projects utilizing Homekey grant funds. In addition, AB 83 will allow project units to be counted toward the Regional Housing Needs Allocation (RHNA). For the proposed project, if Homekey grant funding is received, 132 extremely low-income units will be counted toward Milpitas’ RHNA goals.

In accordance with AB 83, all Homekey projects are “deemed consistent and in conformity with any applicable local plan, standard, or requirement, and allowed as a permitted use, within the zone in which the structure is located, and shall not be subject to a conditional use permit, discretionary permit, or to any other discretionary reviews or approvals” (Health and Safety Code, Section 50675.1.1(g)).

This means that any project awarded Homekey funds is deemed consistent with all applicable local regulatory plans and regulations such as the local general plans and zoning ordinances. Such projects are allowed “by-right” and are not subject to discretionary local permit review or approval process (e.g., a discretionary use permit process) before being able to proceed with the project. Projects may still be
subject to CEQA review, but for this proposed project, it would pertain to the extent of proposed building alterations, which could qualify for a categorical exemption.

Building Permit Process, Construction, and Occupancy

Homekey has incorporated habitability, accessibility, and equity into its requirements. Projects must adhere to the accessibility requirements set forth in California Building Code and the Americans with Disabilities Act Title II. Units with features accessible to persons with mobility disabilities, as well as units with features accessible to persons with sensory (hearing or vision) disabilities, will be required. Accessible units are to be dispersed among the various types of dwelling units per code and will be demonstrated on the plans and carried out during construction.

Projects awarded Homekey funds must be acquired by December 30, 2020 and achieve occupancy within 90 days from the date of acquisition. City staff and the developer have discussed the critical timeline for the project and have developed a plan for meeting these requirements. The strategy includes submitting unit remodel plans in phases to allow steady unit occupancy and submitting one package for accessibility upgrades and the other for common space and exterior renovations. In addition, construction phasing of units and inspections will be planned in blocks to further streamline the process. This will allow units to be occupied when life safety and accessibility requirements are met, while other portions of the building continue to be rehabilitated and access to required building exits and life safety features be maintained for residents of the building.

Staff also recommended that Jamboree Housing obtain a temporary permit which allows non-structural work to proceed prior to full permit issuance. Many rooms only require minimal work of a non-structural nature, so the temporary permit will help the developer meet the critical deadline for occupancy.

Community Engagement

HCD will make grant awards on a rolling basis through fall 2020. After HCD indicates that the proposed project’s application has been favorably received, a collaborative outreach process will be implemented to educate and engage the community. In addition to supporting the County and Jamboree Housing, the City is a resource for Destination: Home, other community stakeholders the County and Jamboree Housing as they provide education and outreach to surrounding neighborhoods and residents. In addition to discussing permanent supportive housing as a safe and proven solution for addressing chronic homelessness, Jamboree will answer specific questions about their proposed project. While projects funded with Homekey funds are allowed “by-right” under AB 83, City staff will coordinate with Destination: Home and Jamboree to ensure proactive community outreach.

The U.S. Department of Housing and Urban Development, the Substance Abuse and Mental Health Services Administration (SAMHSA), and the United States Interagency Council on Homelessness (USICH) all agree that permanent supportive housing provides effective housing solutions and supportive services for people who have experienced chronic homelessness, as well as others with disabilities, including those with mental illness and also those living in institutional settings.

Project as Part of Housing Collaboration

The proposed project will coordinate the move-in and work closely with the Santa Clara County Coordinated Entry System to ensure that the future composition of the project reflects the varying levels of need in Milpitas and the County. This project will combine safe, stable, and permanent housing, with
supportive services for those who are chronically homeless and/or experiencing mental illness, the most vulnerable homeless populations. This project, along with potential affordable housing projects on S. Main Street, comprise a larger overall strategy for Milpitas' housing solutions in keeping everyone housed long term.

These discussions have been part of the ongoing City-County collaboration in response to a referral from Supervisor Cortese to seek homeless housing solutions in northern Santa Clara County in the Milpitas area. City and County teams have been partnering to explore many options as opposed to the County developing a temporary shelter program on the site north of Piercey Honda. Collaborative discussions are continuing among the City, County, and the Milpitas Unified School District to examine alternative sites for interim or permanent housing, supportive services, and outreach needs to develop a comprehensive housing plan.

Staff will keep Council informed of any HCD Homekey grant allocation announcement regarding the proposed project and provide further details as the project progresses.