City Council Housing Subcommittee

Project Homekey

September 22, 2020
**Project Homekey**

- State’s response to protecting individuals and families experiencing homelessness; administered by HCD
- $600M grant funding
  - Local public entities; may apply jointly with development partners
  - To purchase and convert hotels, motels, and vacant apartment buildings into interim or long-term permanent housing
  - $550M Federal Coronavirus Aid Relief Fund
    - Expended by December 30, 2020
    - Bay Area $91M allocation
  - $50M State General Fund
- Co-applicant for Homekey grant: County and Jamboree Housing
Santa Clara County’s Supportive Housing System

**Outreach**
- Engages individuals who are homeless and living in places not meant for human habitation
- Access Point
- Locate those referred to housing opportunities

**Homelessness Prevention**
- Prevents individuals and families from becoming homeless

**Emergency Shelter**
- Access point for assessment and other resources
- Safe place, meal, shower for individuals who are homeless

**Permanent Supportive Housing**
- Long term subsidy for individuals who have been homeless and who are living with a disability

**Coordinated Assessment System**
- Front door to housing resources
- Matches to appropriate housing opportunities

**Transitional Housing**
- Temporary housing and services
- Target populations: veterans, youth, PSH searching for unit

**Rapid Rehousing**
- Short term financial assistance and support services
- Exit to permanent housing without subsidy

*Graphic: Santa Clara County Office of Supportive Housing, 2020*
Extended Stay America Hotel: 1000 Hillview Court
Proposed Extended Stay America Hotel Conversion

Convert into 132-unit permanent supportive housing facility

All units have kitchenettes

Ground floor community space:
    Kitchen, laundry, case management offices, counseling rooms, computer room, large rooms for social events
    Programs on life skills, wellness classes, educational programs

Accessibility upgrades, short construction period, competitive for Homekey

Population: Individuals experiencing homelessness

State $29.2M (32% of Bay Area allocation), County to match with Measure A

First development in Milpitas fully dedicated for permanent supportive housing
Assembly Bill No. 83

• Governor Newsom signed bill on June 29, 2020

• Significant land-usestreamlining for Homekey projects
  – Homekey projects shall not be subject to discretionary review or approvals
  – Homekey projects are “by-right”

• AB 83 will allow units of Homekey project to be counted toward Regional Housing Needs Allocation (RHNA) goals
  – 132 very low to extremely low income units
## Estimated Timeline

<table>
<thead>
<tr>
<th>Event</th>
<th>Notes</th>
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<tbody>
<tr>
<td>Homekey Award</td>
<td>HCD awards grant on a rolling basis; Sept. 21, 2020, $29.2M</td>
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<tr>
<td>Community Education Meeting</td>
<td>October 2020</td>
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<tr>
<td>Building Permits (Phasing: Units, Community Space)</td>
<td>September – November, 2020</td>
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<tr>
<td>County Measure A Funding</td>
<td>October 2020</td>
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<tr>
<td>Closing</td>
<td>November 2020</td>
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<tr>
<td>Construction and Inspection (Phasing: Units, Community Space)</td>
<td>November 2020 – March 2021</td>
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## Public-Private Partnership – Ending Homelessness

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<thead>
<tr>
<th>County of Santa Clara Office of Supportive Housing</th>
<th>Affordable Housing Developer Jamboree Housing Corporation</th>
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<tr>
<td>- Co-applicant for Homekey</td>
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<table>
<thead>
<tr>
<th>Destination: Home</th>
<th>City of Milpitas</th>
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<tr>
<td>- Education and Advocacy</td>
<td>- Facilitator; Building Permit Process</td>
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