Community Workshop #3

901 E. El Camino Real

October 27, 2021

6:00 to 7:30 pm

Please note that this meeting is being recorded.

Welcome!
Community Meeting #3
901 East El Camino Real

Agenda

- 01   Welcome + Background

- 02   What We Heard

- 03   Answers + Updates

- 04   Input + Q&A

- 05   Wrap Up + Next Steps

Translation Services:

• If you need translation in Spanish or Mandarin, please press the "Translation" button in Zoom and select the appropriate language.

• Questions can also be submitted in Spanish or Mandarin.

• Si necesita traducción en español o mandarín, por favor presione el botón "Traducción" en Zoom y seleccione el idioma apropiado.

• Las preguntas también se pueden enviar en español o mandarín.

• 如果您需要西班牙语或普通话翻译，请按缩放中的"翻译"按钮并选择合适的语言。

• 问题也可以用西班牙语或普通话提交。

Ground Rules

Ask

Using 'Q&A' function
To submit questions during the presentation

Share

Your experiences
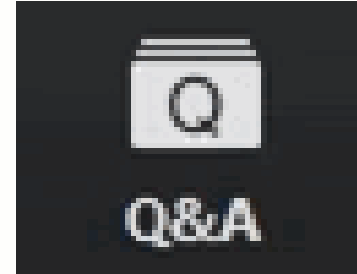*We love your ideas and local knowledge*

Respect

Others' experiences
And recognize the value of different perspectives

Smile

And have fun
We can't wait to hear from you!

01 Welcome + Background

1. We want to share updates and answer your questions.

2. We want to hear your input and questions.

Office of Supportive Housing:

Housing & Neighborhoods Division:


welcome + background

Homekey Program Strategy:

- Leverage the success and lessons learned from Homekey Round 1 to quickly provide interim and permanent housing opportunities across the County.

- Optimize this unique funding to rapidly develop solutions for our unhoused community consistent with the 2020-2025 Community Plan to End Homelessness.

- Identify a range of housing opportunities that address the current gaps in the system and add capacity to the existing system.

- Engage the community and those with lived experience.

welcome + background

Progress Towards Goals:

House **20,000 people** through the supportive housing system
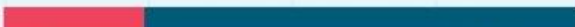
Status: **4,886** total housed

2025 Goal: **20,000**

PROGRESS: **24%**

Expand the Homelessness Prevention System and other early interventions to serve **2,500 people per year**

Status: **2,140**

Baseline from 2019: **1,540**

2025 Goal: **2,500**

PROGRESS: **63%**

**Double** temporary housing and shelter capacity to reduce the number of people sleeping outside

Status: **2,336***

Baseline from 2019: **1,882**

2025 Goal: **3,764**

PROGRESS: **24%**

* July 2021 capacity figure reflects minor temporary changes instituted due to COVID-19 (i.e., increased distancing in shelters; temporary motel rooms)

Achieve a **30% reduction** in annual inflow of people becoming homeless

Baseline: 2019 inflow: **4,778**

2025 Goal: **3,345**

Status: Inflow from past 12 months: **3,403**
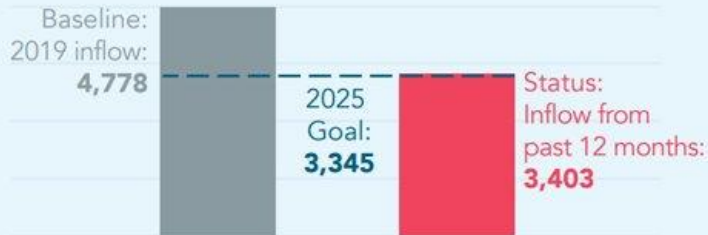
PROGRESS: **96%**

Countywide Homekey Proposals:

Site Location	Proposed Permanent Units	Proposed Interim Housing Units	Target Population
Crestview Hotel, Mountain View	Up to 67	--	Families, Youth, & Individuals
Bella Vista Inn, Santa Clara	--	64	Housing and Disability Advocacy Program Participants
Palo Alto Emergency Interim Housing	--	88	Singles and Families
Santa Clara Emergency Interim Housing	--	50	Singles and Families
Pacific Motor Inn, San José	72	--	Affordable Single Room Occupancy
Arena Hotel, San José	89	--	Affordable Single Room Occupancy
Residence Inn (Marriot), San José	150	--	Permanent Housing For Families and Survivors of Gender-Based Violence
Pavilion Inn, San José	--	61	Transitional Age Youth
Branham and Monterey, San José	--	176	Singles and Families
Total	**378**	**439**	

Countywide Homekey Proposals
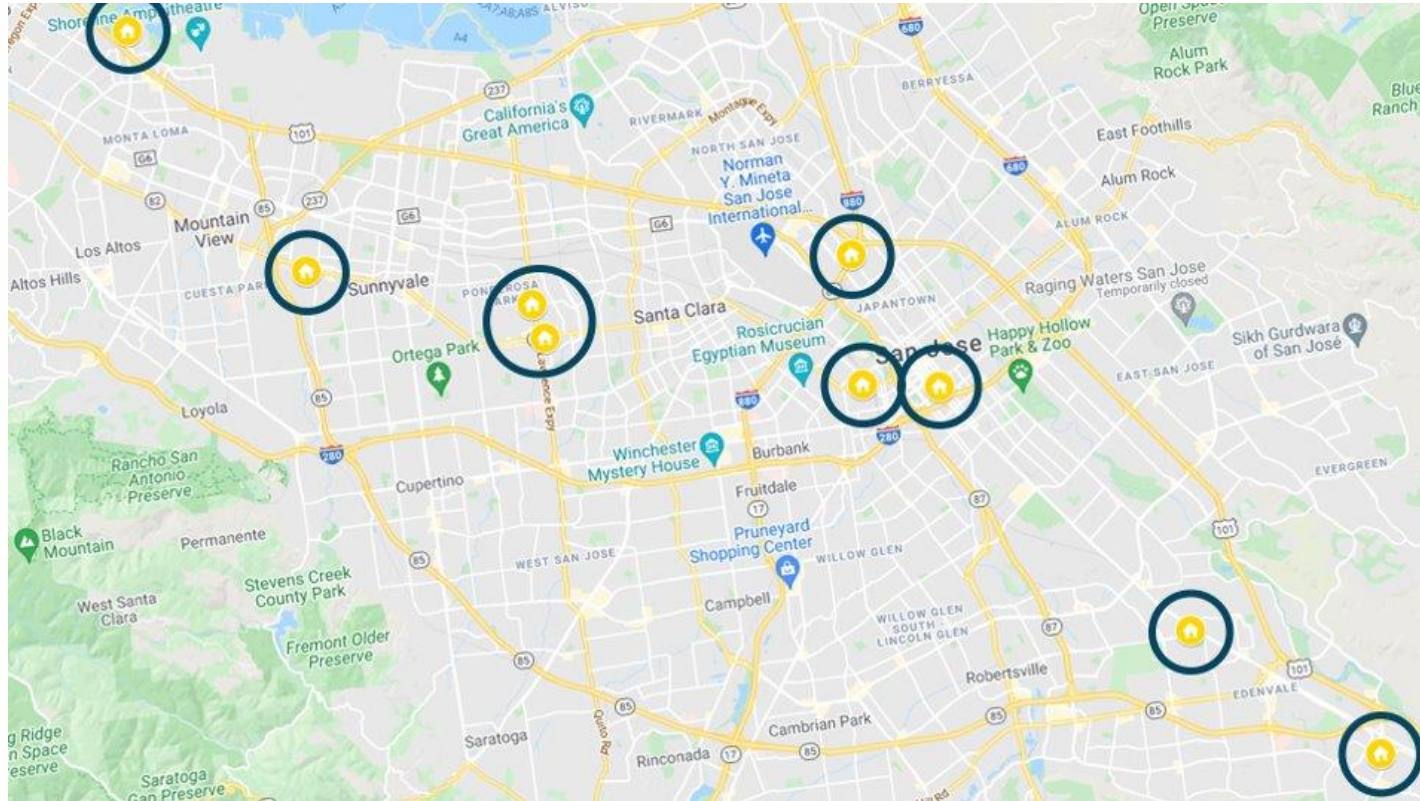
welcome + background

What is the Opportunity?

After significant due diligence, County staff recommends that the Board of Supervisors purchase the property to convert the hotel into affordable housing in partnership with the City of Mountain View.

welcome + background

City of Mountain View CDBG Approval:

January 2021

City Council Meeting:
- City staff to partner with County on Crestview Hotel opportunity
- $3.7M in CDBG funds for rehabilitation

Community Forum 1:

March 30, 2021

Joint Outreach #1:
- Overview of Crestview Hotel opportunity
- Q&A

Community Forum 2:

August 19, 2021

Joint Outreach #2:
- Overview of affordable & supportive housing
- Updates on the Crestview Hotel opportunity
- OQ&A

Board of Supervisors Homekey 2.0 Report:

October 5, 2021

Board of Supervisors:
- Notice of Intent to acquire property
- Receive report on Homekey 2.0 NOFA
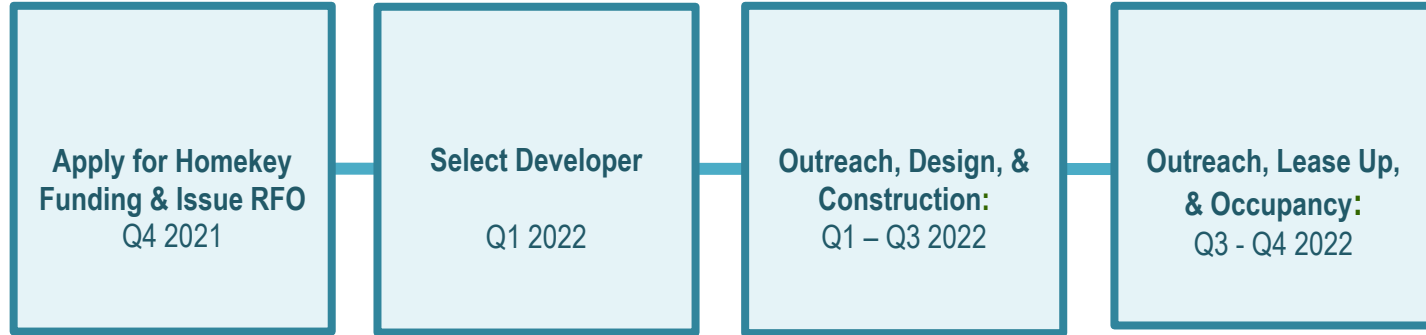- 9 sites identified Countywide

Board of Supervisors Homekey Application:

October 19, 2021

Board of Supervisors:
- Adopt resolution delegating authority to staff to apply for Homekey funding for the Crestview Hotel

welcome + background

What is the Process?

Apply for Homekey Funding & Issue RFO
Q4 2021

Select Developer

Q1 2022

Outreach, Design, & Construction:
Q1 – Q3 2022

Outreach, Lease Up, & Occupancy:
Q3 - Q4 2022

Homekey Funding:
- Funding need for acquisition of hotel

Select Developer:
- Issue Request for Offer to select development partner

Board of Supervisors
- Considers and approves selection of development partner

Community Meet & Greet:
- Introduce community to development team

Outreach, Design & Construction:
- Additional community outreach
- Architectural design & permitting
- Renovation of existing rooms to apartments

Lease Up & Occupancy:
- Additional community outreach
- Property is leased up
- Open house event

welcome + background

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Developer Selection Process

County Request for Offer (RFO) Process:

- 2019: Request for Proposals released to create Developer Qualified Pool (DQP)

- 2020: Developers selected for DQP

- November 2021: County staff intends to release RFO to select a development partner for the Crestview Hotel

- January 2022: Proposal submission deadline, evaluation, & interviews

- February 2022: Developer selection presented to Board of Supervisors for approval

Developer Qualified Pool

Tier 1:
- Affirmed Housing Corporation
- Allied Housing
- Charities Housing Development Corporation
- EAH Housing
- Eden Housing
- First Community Housing
- Jamboree Housing Corporation
- MidPen Housing Corporation
- PATH Ventures
- Resources for Community Development
- Satellite Affordable Housing Associates
- The Core Companies

Tier 2:
- Bill Wilson Center / Community Housing Works
- Palo Alto Housing Corporation
- Related Companies of California
- Urban Housing Communities

welcome + background

Estimated Timeline

Milestones	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3

Property Owner Contacts City

City Council Votes to Partner with County

Community Workshop #1

Focus Groups & Individual Meetings

County Due Diligence

Community Workshop #2

Board of Supervisors Votes on Homekey Application

Community Workshop #3

Today

NOI / Board of Supervisors Votes on Purchasing Site

Developer Selection & Site Purchase

Community Workshop #4 (Intro. Developer)

Lived Experience Focus Group

Design, Permitting, & Property Renovation

Community Workshop #5 & 6 (Visioning & Design)

welcome + background

2020   2021   2022

02　What We Heard

What do you like most about your neighborhood?

victory gardens

tree lining streets

kid noise

helpful

the neighbors

good walking

inclusion

neighbors

clean

convenience

quiet

good schools

friendly neighbors

trails

trees

diverse

close to park

opportunity

family

convenient

walkable

diversity

safety

has sidewalks

flora

near downtown

beauty

lower crime

solidarity

bikeable

parks

safe

food

friendly

value

gardens

green space

dining

inclusive

community

close to schools

less traffic

birds

lots of trees

slow traffic

park

proximity to work

convenient location

green spaces

like neighbors

green

outstanding schools

variety

low crime

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| Summary of Community Feedback & Questions	
Opportunity & Location	• What is being proposed? • Why was this location chosen?
Tenant Selection	• Who will live here? • How will tenants be selected?
Safety	• How will safety be addressed?
Services	• What services will be provided to previously unhoused households? • What if a tenant has substance use issues or a mental illness?
Property Management	• How will the property be managed? • Will it be well maintained?
Community Input	• Will there be more opportunities for neighbor & community input?
Accountability	• How can we ensure accountability?

what we heard

03   Answers + Updates

Why this location?

Existing Hotel

901 E. El Camino Real, Mountain View

- Current hotel use
- Built in 1985
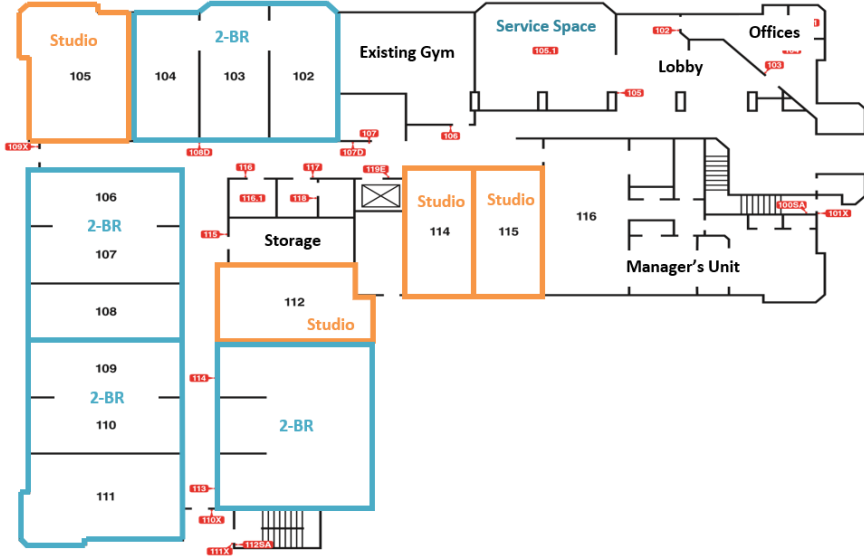- 67 rooms
- 6 retail spaces
- 80+ parking spaces
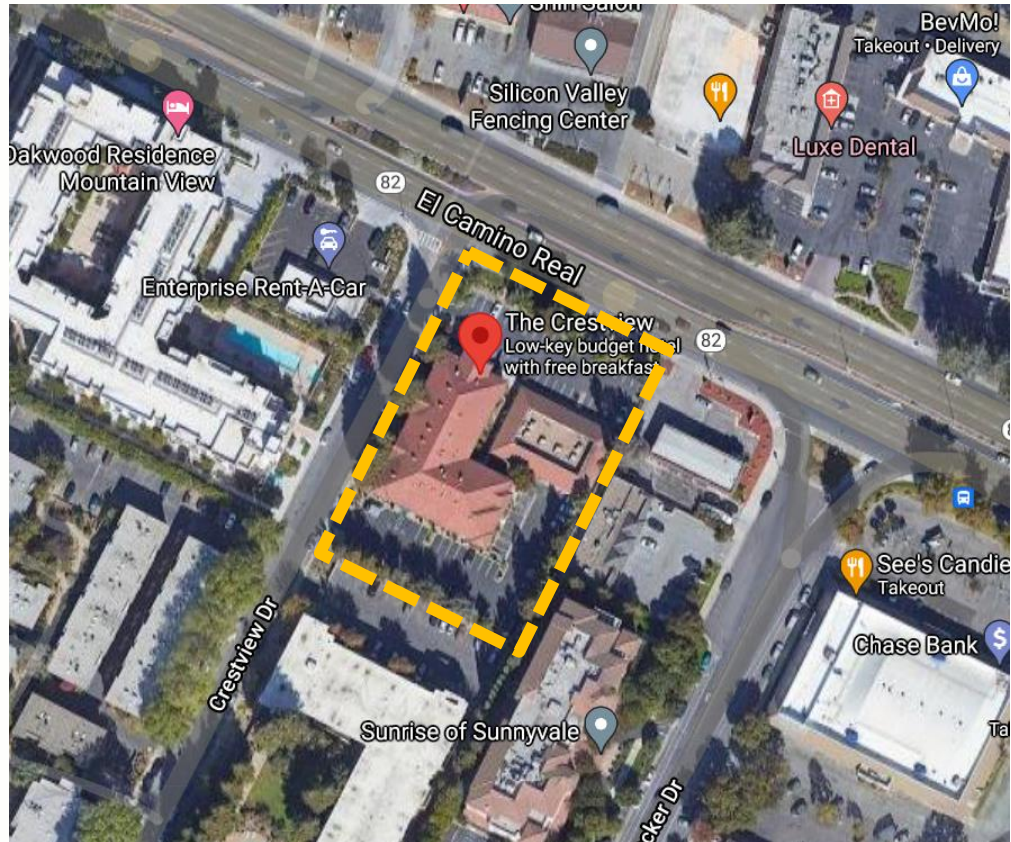
opportunity & location

±35 to 66 Affordable Apartments

- Combine some of the existing single rooms to create a combination of studios and larger units (mainly 2-BRs) primarily for youth and small families

- Interior improvements, such as accessibility upgrades, painting, and furnishings

- Adding case management & service space

- Exterior landscaping & improvements, which may include a potential small play area for children and other community amenities

- We also want to build in flexibility for creative ideas & solutions from the selected developer

opportunity & location

Existing Floor Plans

Existing Ground Floor Plan

Existing Upper Floor Plans

opportunity & location

Example Conceptual Floor Plans

Example Ground Floor Plan

Example Upper Floor Plans

opportunity & location

Conversion of Hotel into Permanent Apartments

Process to Change Use:

- Select development partner

- Prepare plans and submit to Planning Department

- Planning department review

- Notice of Exemption from CEQA

- Submit building plans

- Building permit approval process

Homekey Funding:

- The County is applying for Homekey funding from the State of California

- AB 83 - Homekey projects are eligible for streamlining and exempt from conditional use permits and discretionary approvals

- SB 450 - California Environmental Quality Act (CEQA) exemption until 2025

- Community outreach required to general public and to potential residents

opportunity & location

Who will live here?

Transitional-Aged Youth (TAY)

- At least 25% of units will be set-aside for TAY who are unhoused or at risk of homelessness

- TAY are current and former foster youth ages 18-24

- Every year TAY "age out" of foster care and must find a place to live, a job, and pay for education (often with little or no support from family)

Small Families

- A significant number of units will house extremely low income (ELI) families who are unhoused or at risk of homelessness

- There are currently approx. 538 unsheltered families living on our streets.

- Every year 600 new families become homeless

tenant selection

How will future tenants be selected?

- Assessment – Individuals are assessed using the VI-SPDAT and placed on the Community Queue

- Matching and Referral - County Client Engagement Team assists eligible households become "document ready" and helps them with their rental application

- Order of Prioritization – The Crestview Housing Program establishes the eligibility and individuals will be prioritized based upon length of homelessness and severity of service needs.

- Rental Application - Potential tenants must submit a rental application for the property, which includes criminal background checks and credit checks

Homelessness Prevention

- Helps individuals and families who are about to lose their housing to remain housed where they are or move to new permanent housing
- Acts as an access point to the Coordinated Assessment System

Outreach

- Engages with people experiencing homelessness on the street, in parks and other public spaces, and in vehicles
- Acts as an access point for the Coordinated Assessment System and for emergency shelter
- Locates people in the Coordinated Assessment System who have been referred to a housing program

Affordable Housing Development

Construction of new affordable housing provides a path to long-term housing stability for individuals and families experiencing homelessness and helps avoid future occurrences of homelessness caused by extreme housing costs.

Coordinated Assessment System

- Acts as a front door to the community's housing resources
- Matches people experiencing homelessness to the community's transitional housing, rapid rehousing, and permanent supportive housing programs

Emergency Shelter

- Provides a safe place to sleep for people experiencing homelessness
- Provides meals, showers, other basic needs, and connections to other community resources
- Acts as an access point to the Coordinated Assessment System

Permanent Supportive Housing

Helps individuals and families with disabilities maintain permanent housing through long-term rental subsidies, connections to medical and behavioral health care, and other services.

Transitional Housing

Provides temporary housing and site-based services for people experiencing homelessness, a program model most effective for specific subpopulations, such as:
- Youth, especially Parenting Youth
- Veterans
- Homeless individuals and families enrolled in a permanent housing program and searching for apartments

Rapid Rehousing

- Provides supportive services and financial assistance to people experiencing homelessness
- Helps individuals and families obtain permanent housing and increase income so that they can remain housed independently.

tenant selection

- The County follows a Housing First approach (not housing only)

- The goal? To quickly and successfully connect individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry

- Examples of preconditions: Sobriety, treatment of service participation requirements

- Supportive service are offered to maximize housing stability and prevent returns to homelessness as opposed to addressing predetermined treatments goals prior to permanent housing entry

services

Security

- Similar to most housing complexes, the affordable non-profit developer will include a security budget to monitor the parking lot and ensure that non-residents are not trespassing

- The security company will be managed by the property management company selected by the non-profit developer

- Security will work hand in hand with the resident services staff to ensure that any violations of the community rules are addressed

HOUSED PEOPLE ARE NOT HOMELESS

Housing First and Rapid Re-housing (RRH) ends homelessness for families and individuals.

Housing First and RRH help:

FIND HOUSING
Help people quickly find housing within one month or less.

PAY FOR HOUSING
Help people pay for housing short term; longer-term help an option.

STAY IN HOUSING
Help access services so people can stay in housing.

safety

What is the Relationship Between Homelessness & Crime?

Criminalization of Homelessness

A longitudinal study of housing status and crime in a homeless population

- 2018 study by University of Texas
- Criminal and housing histories of 255 homeless individuals
- Conclusions:
  - Homeless status offenses were the only type of crime for which charges were incurred more frequently in the homeless condition
  - Homelessness itself is linked to crime through homeless status offenses (ex: vagrancy & trespassing)

Vulnerability & Victimization

Vulnerable to Hate: A Survey of Bias-Motivated Violence against People Experiencing Homelessness in 2016-2017

- 2017 study by the National Coalition for the Homeless
- Analyzed 1,769 reported acts of violence committed against homeless individuals from 1999-2017 in the U.S.
- Conclusions:
  - People who are homeless are far more likely to be the victim of violent crime than the general population

safety

Property Management

- The County and City will select a non-profit development partner (with a proven track record of success) to operate, maintain, and manage the building.

- Property manager and on-site services will be provided by a non-profit experienced in working in affordable and supportive housing.

- Non-profit developer has a contract with the County, more likely through a long-term ground lease, which will be overseen for good performance.

property management

Additional Neighborhood Input

- Experienced, well-regarded developers, property managers, and service providers

- Developer to submit community engagement plan, which must include:
    - Asset mapping to identify all stakeholders
    - Informing public officials
    - Building active community involvement
    - Addressing community concerns
    - Community members beyond proximate neighbors and businesses
    - Incorporating needs and feedback of potential residents
    - Incorporates language resources (translation) as needed
    - Project website with current information
    - Clear and consistent contact information
    - Engaging community during development and operations
    - Exceeding minimum requirements
    - Meeting expectations of local representatives (ex: responsiveness to community)

community input

Ensuring Excellence

Multiple Levels of Accountability:

- Assigned community point of contact
- On-site property management
- Developer
- City & county staff
- Mountain View City Council
- Board of Supervisors

Accountable Organizations	Responsibilities
Property Manager	- Processes rental applications - Property maintenance - Enforcing leases & property rules
Developer	- Oversight of all property development and operations - Continuous engagement with the neighborhood
Santa Clara County	- Sends referrals to the property based on eligibility criteria - Selection of developer & on-site supportive service provider - Enforcing all developer and supportive service provider obligations through contract monitoring and compliance - Compliance with county laws and regulations - Compliance with funding agreement and regulatory agreements
City of Mountain View	- Compliance with funding agreement & regulatory agreement - Compliance with municipal laws and regulations

accountability

Eagle Park Apartments, Mountain View, CA 34

Alta Housing

04　Input + Q&A

Community Polls

1. What design elements can the proposed Crestview community add to the neighborhood?

2. What elements of the proposed housing program would you like to hear more about?

3. In addition to the three planned future community meetings, how would you like to receive future updates about this proposed opportunity?
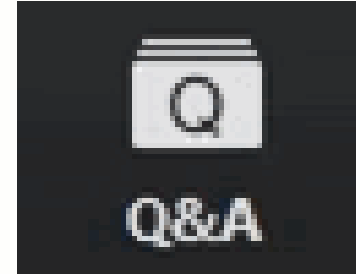
www.menti.com

Ground Rules

Ask
Using 'Q&A' or 'Raise Hand' function
To submit questions during the discussion

Share
Your experiences
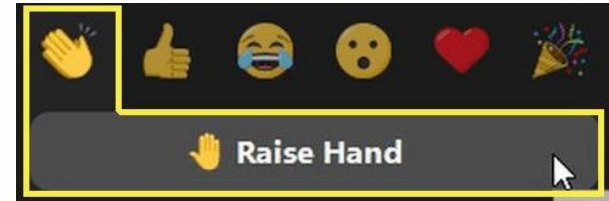*We love your ideas and local knowledge*

Respect
Others' experiences
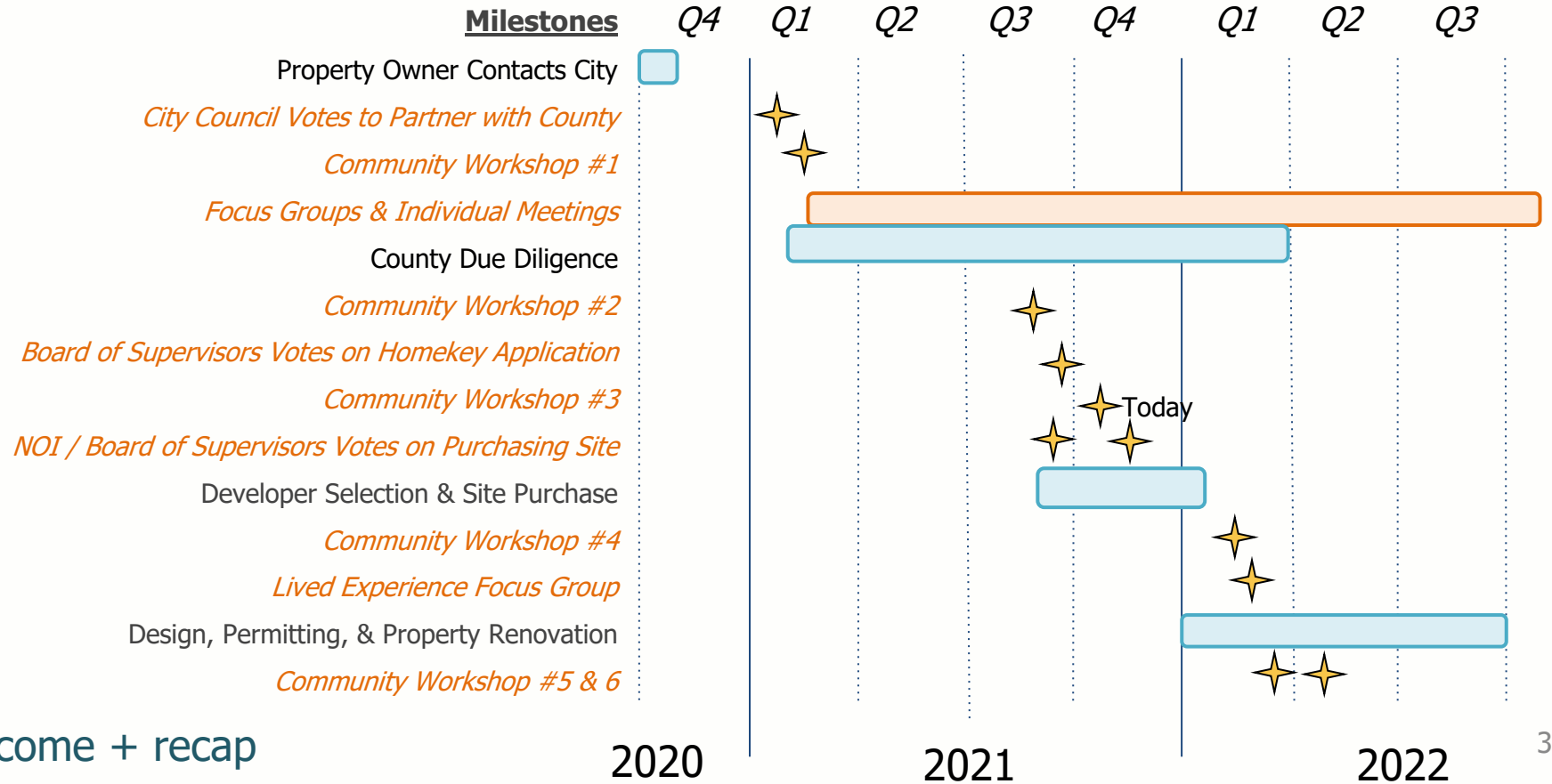*And recognize the value of different perspectives*

Smile
And have fun
We can't wait to hear from you!

05   Wrap Up + Next Steps

Estimated Timeline

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City Council Votes to Partner with County

Community Workshop #1

Focus Groups & Individual Meetings

County Due Diligence

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Board of Supervisors Votes on Homekey Application

Community Workshop #3

Today

NOI / Board of Supervisors Votes on Purchasing Site

Developer Selection & Site Purchase

Community Workshop #4

Lived Experience Focus Group

Design, Permitting, & Property Renovation

Community Workshop #5 & 6

2020   2021   2022

welcome + recap

Stay Engaged!

- Sign up for the City of Mountain View's mailing list (website below)
- Attend upcoming community meeting #4 – Date TBD
- Email us with your questions and feedback to help us be great neighbors!

Email: neighborhoods@mountainview.gov

Crestview website: www.mountainview.gov/crestview

Thank you!

Email: neighborhoods@mountainview.gov

Crestview website:　www.mountainview.gov/crestview

Permanent Supportive Housing

- Permanent housing for individuals who have:
    - experienced long periods of homelessness <u>and</u>
    - a disability that prevents them from finding permanent employment or housing

- Includes long term rental assistance and supportive services that are tailored to specific needs

- Intensive case management with access to medical health care

Rapid Rehousing

- Time limited rental assistance and case management meant for individuals who have repeated episodes of homelessness and need help getting back into permanent housing

- After households graduate from the program they are able to pay rent and typically increase their income over time

- Includes case management services to help stabilize the household's housing circumstances

program design

Due Diligence

- The County and City consider many factors prior to selecting sites

- Due diligence is an iterative process that starts with the idea for the project and continues through design

Site Suitability

- Financial feasibility
- Community input
- Project program
- Physical needs assessment
- Amenities & transit
- Project schedule