

Community Workshop #4

901 E. El Camino Real

May 23, 2022
6:00 to 7:30 pm



Please note that this meeting is being recorded.

Welcome!

Community Meeting #4
901 East El Camino Real

Agenda

- 01 Welcome & Background
- 02 Project Updates
- 03 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

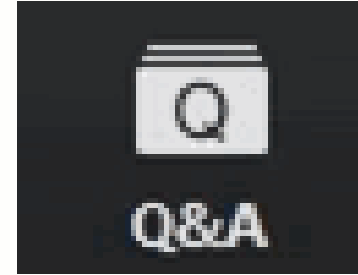
Using 'Q&A' or 'Raise Hand' function

To submit questions during the discussion

Share

Your experiences

We love your ideas and local knowledge



Respect

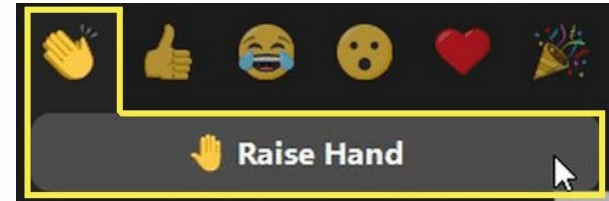
Others' experiences

And recognize the value of different perspectives

Smile

And have fun

We can't wait to hear from you!



01 Welcome & Background

Objectives

- 1. We want to share updates and answer your questions.**
- 2. We want to hear your input and questions.**

Meet the Team:

Office of Supportive Housing:



Housing & Neighborhoods Division:

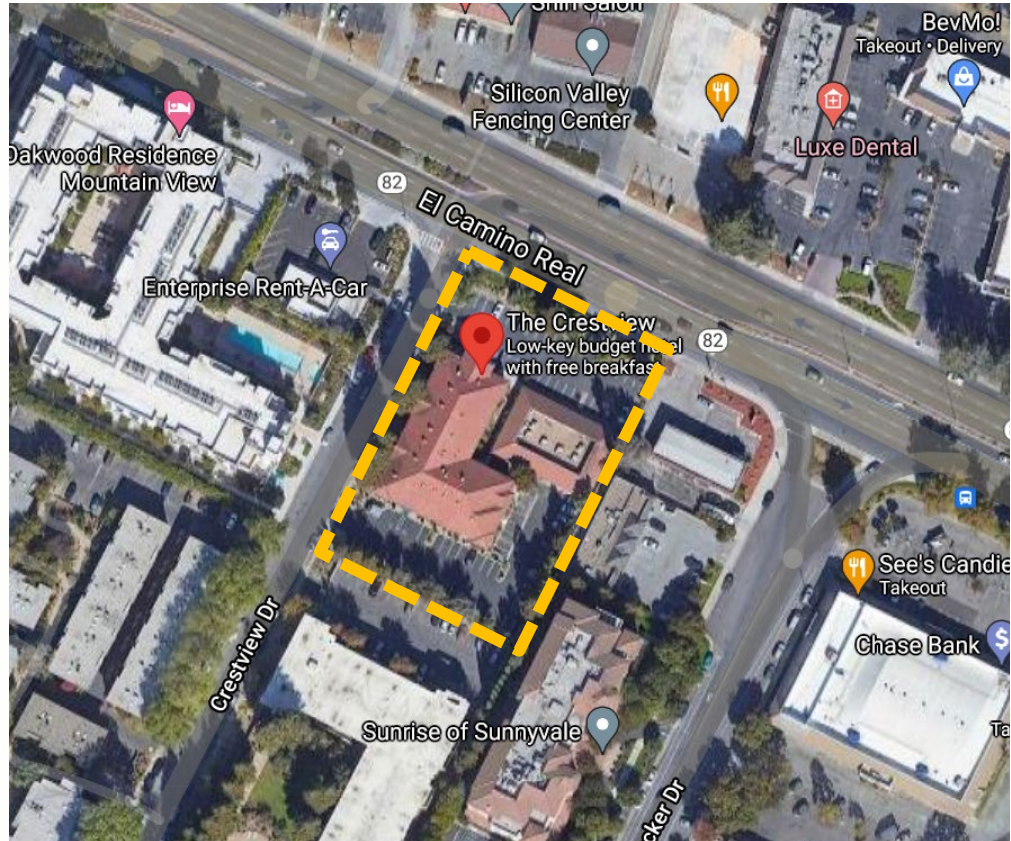


Project Background

Existing Hotel

901 E. El Camino Real,
Mountain View

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



Recap of Opportunity

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



Previous Actions & Community Outreach

City of Mountain View Partnership: January 2021

City Council Meeting:

- City staff to partner with County on Crestview Hotel opportunity

Community Forum #1: March 2021

Joint Outreach #1:

- Overview of Crestview Hotel opportunity
- Q&A

City of Mountain View Funding Approval: May 2021

City Council Meeting:

- \$3.7M in CDBG & HOME funds for rehabilitation

Community Forum #2: August 2021

Joint Outreach #2:

- Overview of affordable & supportive housing
- Updates on the Crestview Hotel opportunity
- Q&A

Community Forum #3: May 2022

Joint Outreach #3:

- Response to Previous Community Questions
- Q&A

Board of Supervisors Homekey 2.0 Report: October 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 2021

Board of Supervisors:

- Adopt resolution delegating authority to staff to apply for Homekey funding for the Crestview Hotel

City of Mountain View Funding Approval: April 2022

City Council Meeting:

- \$1.5M in CDBG & HOME funds programmed for the Crestview Hotel

03 Project Updates

State of California Homekey Award

±\$16.6M Homekey Award!

- Homekey awarded by the State of California on April 25, 2022
- Homekey funds will be used for acquisition of The Crestview hotel, renovation, and operations
- County will provide a \$7 million match
- Application to convert the existing hotel into ±49 apartments for households experiencing homelessness or at-risk of homelessness



Homekey Application: Project Budget

APPLICATION BUDGET

<u>Uses</u>	<u>Estimate*</u>
• Acquisition	\$23,200,000
• Renovation	\$1,814,700
• <u>Soft Costs (Design, Permitting, etc.)</u>	<u>\$2,073,697</u>
Total Uses*	\$27,088,397

<u>Initial Sources</u>	<u>Estimate</u>
• Santa Clara County: 2016 Measure A Affordable Housing Bond	\$7,000,000
• City of Mountain View: CDBG & HOME Funding	\$3,700,000
• <u>State of California: Homekey Program</u>	<u>\$16,388,397</u>
Total Sources	\$27,088,397

Homekey Application: Operating Budget

APPLICATION OPERATING BUDGET (Year 1)

<u>Expenses</u>	<u>Estimate</u>
• General Operations	\$158,480
• Utilities	\$72,960
• Contracts, Maintenance, & Security	\$372,460
• Taxes & Insurance	\$178,246
• Supportive Services	Paid by County
Total Operating Expenses	\$782,146
<u>Income</u>	<u>Estimate</u>
• Affordable Rent	\$531,000
• Rental Subsidy	\$374,868
• Expected Losses from Vacancies	-\$45,293
Total Operating Income	\$860,575
Homekey One-Time Bonus	\$480,000

Homekey Application: Unit Mix & Affordability

Unit Type	Quantity
Studios	38
2-Bedrooms	10
Manager's 3-Bedroom	1

Total

49

100% Affordable Housing Development

- 48 affordable and supportive housing units
- 1 on-site manager unit

Integrated Model

- ±13 units set-aside for youth
- ±35 units set-aside for families and individuals who are experiencing homelessness or are at-risk of homelessness

Homekey Application: Unit Mix & Affordability (cont.)

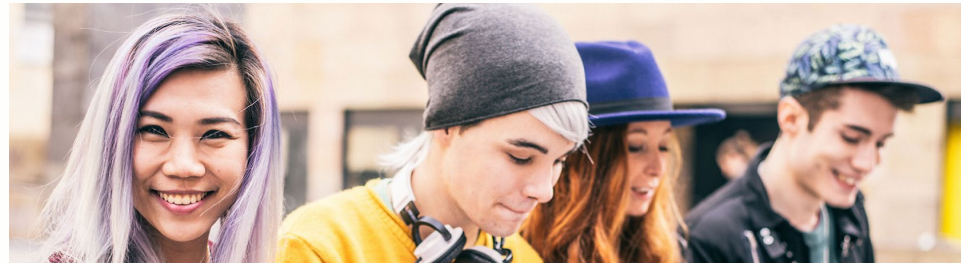
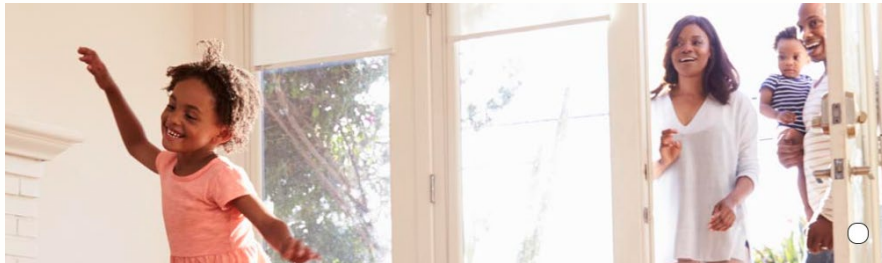
±49 Units for Small Families and Youth

±35 Families & Individuals Experiencing or At-Risk of Homelessness

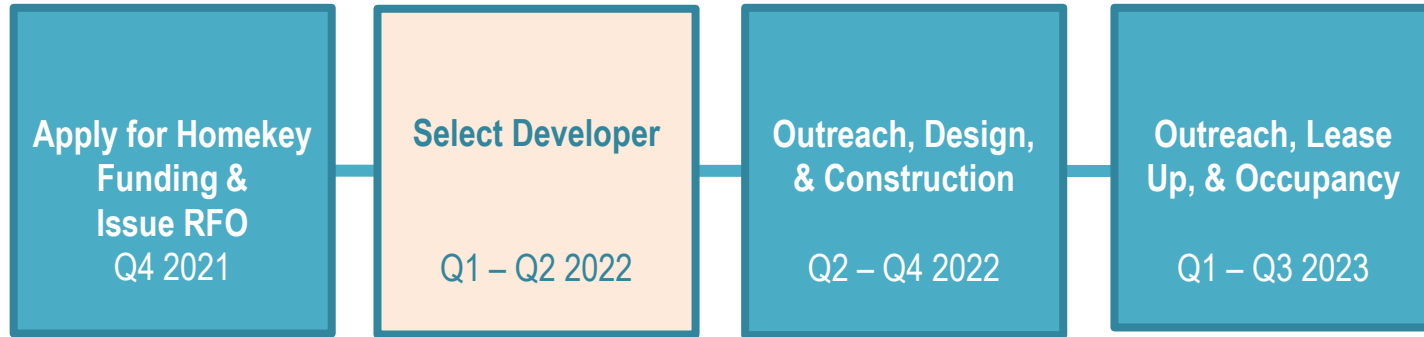
- A significant number of units will house extremely low income (ELI) families who are unhoused or at risk of homelessness
- There are currently approx. 538 unsheltered families living on our streets.
- Every year 600 new families become homeless

±13 Transitional-Aged Youth (TAY) Households

- 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)



Current Status: Developer Selection



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

Q2 – Q4 2022

Outreach, Design & Construction:

- Additional community outreach
- Architectural design & permitting
- Renovation of existing rooms to apartments

Outreach, Lease Up, & Occupancy

Q1 – Q3 2023

Lease Up & Occupancy:

- Additional community outreach
- Property is leased up
- Open house event
- Annual Reports

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
- December 2021: County staff issued RFO to select a development partner for the Crestview Hotel
- February to April 2022: Proposal submission deadline, evaluation, & interviews
- **June 7, 2022: Developer selection will be presented to Board of Supervisors for approval**

Evaluation Criteria

1. Developer Capacity

- Developer's capacity to design and operate the proposed project

2. Design Concept & Approach

- Design of proposed housing program
- Quality of physical design concept, including community and resident amenities

3. Community Engagement Plan

- Detail and quality of proposed community engagement

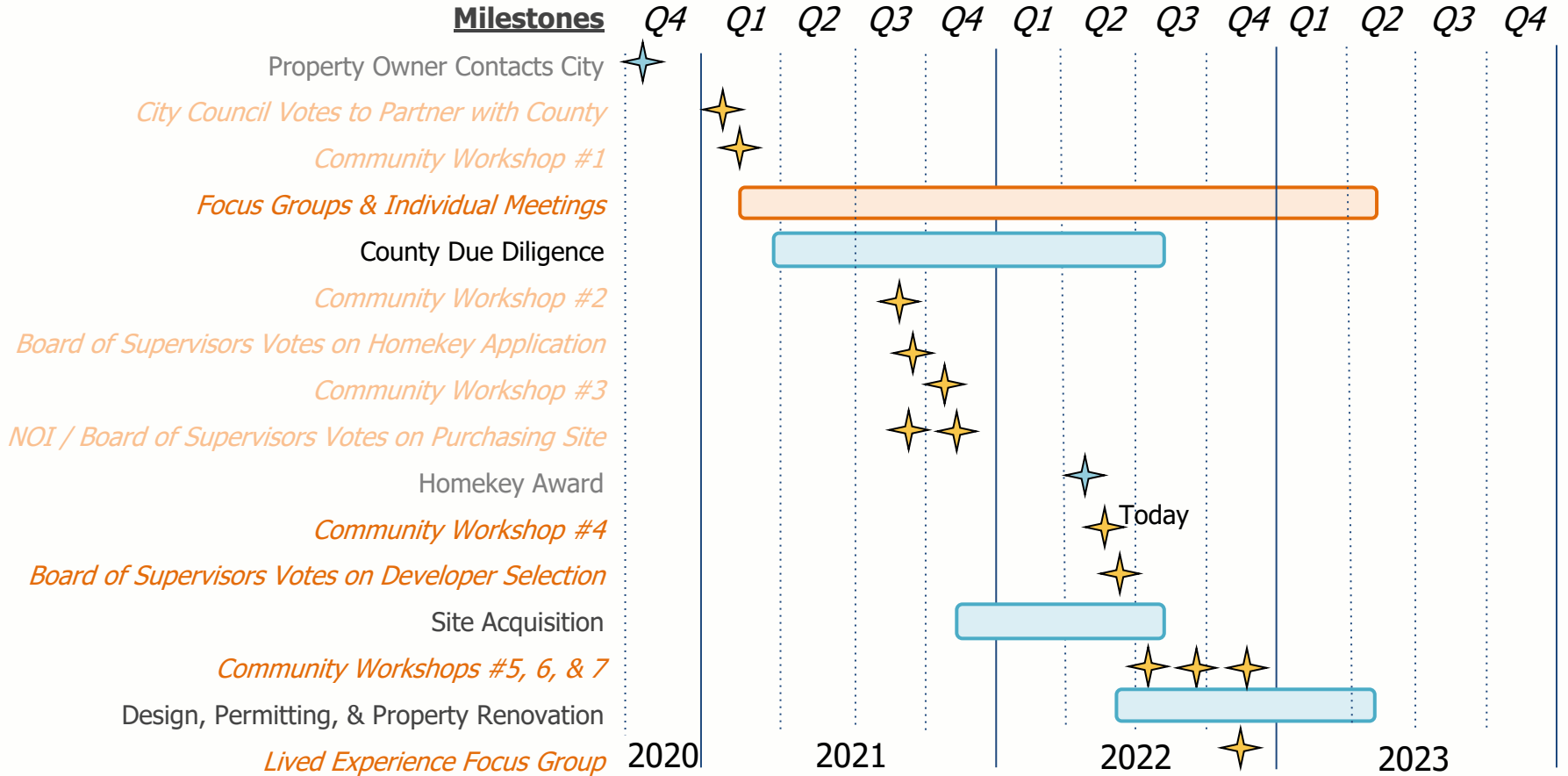
4. Affordability, On-Site Services, & Financing

- The proposed residential services, target population, and affordability mix

5. Responsiveness

- Responsiveness and quality of the overall proposal

Estimated Timeline



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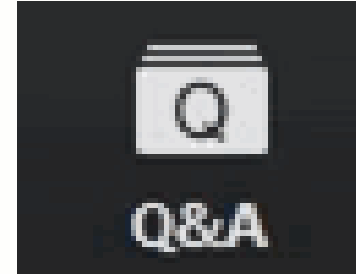
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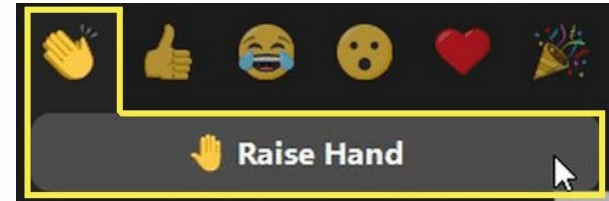
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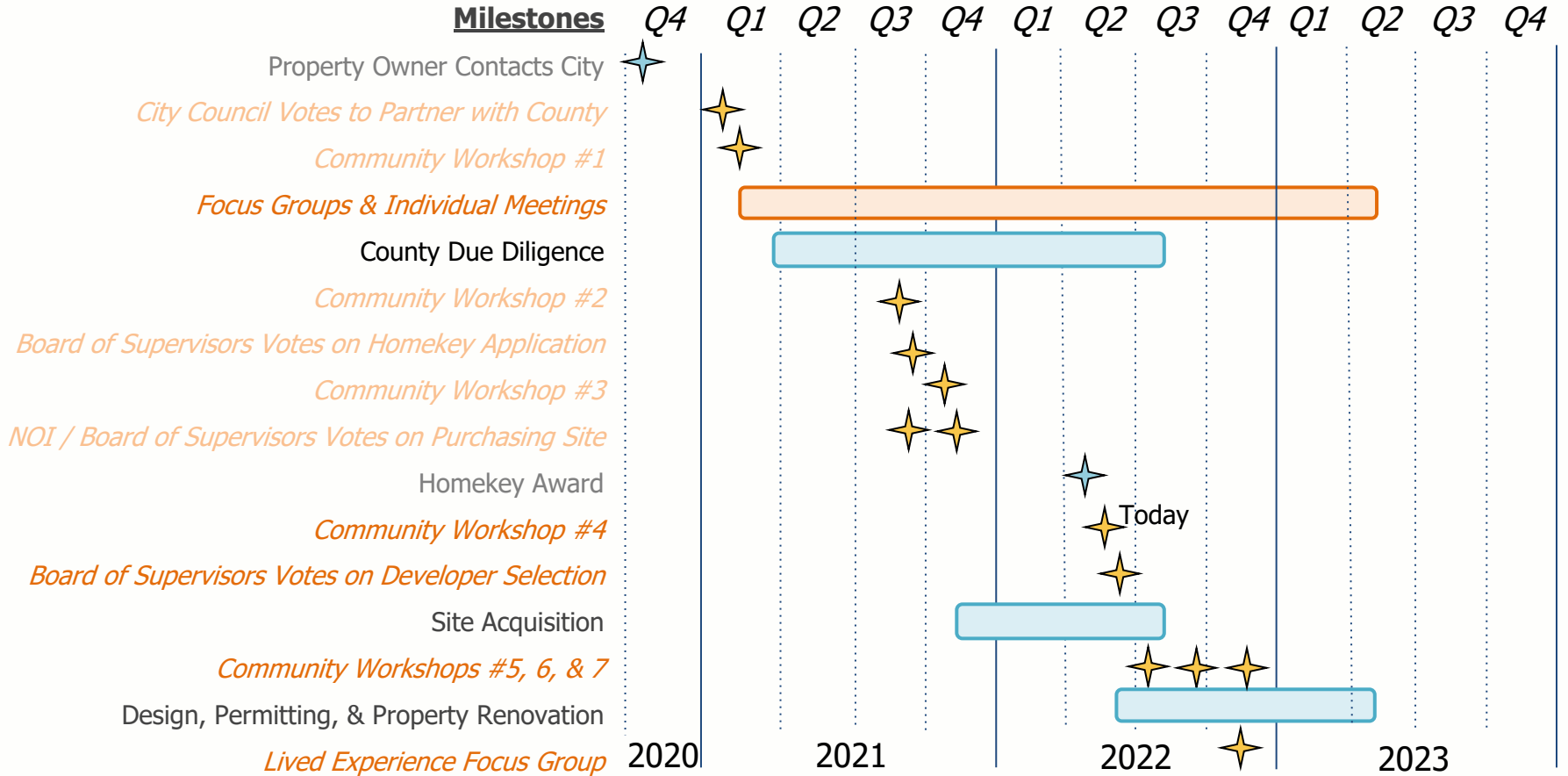
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04 Wrap Up & Next Steps

Estimated Timeline



Stay Engaged!

- Sign up for the City of Mountain View's mailing list (website below)
- Attend upcoming community meeting #5 – 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

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