

Community Engagement Report

Project Name: Hillview Court

Project Address: 1000 Hillview Court, Milpitas

Developer Name: Jamboree Housing Corporation

Supervisory District: 3



Hillview Court is an affordable housing development on a 3.2 -acre site and is being developed by Jamboree Housing Corporation. The project is located at 1000 Hillview Court in Milpitas. The proposed development will consist of 134 units, comprised of 132 studios (plus 2-2-bedroom manager's units).

Unit Mix and Project Milestones

Total Units	PSH Units	County Funding	County Per Unit Contribution	Amount Disbursed	Balance	Project Status
134	132	\$21,900,000	\$163,433	\$21,900,000	\$0	Lease up

Project Milestones	Est. Completion Date	Completion Date
1. Site Control	November 2019	November 19, 2019
2. Community Engagement (continuous and ongoing)		Ongoing
3. Entitlements Approved	August 2020	August 8, 2020
4. Submit NOFA Application to OSH	February 2020	February 19, 2020
5. Board of Supervisors Approval (Funding Allocation)	October 2020	October 6, 2020
6. Construction Finance Closing and Begin Construction	November 2020	November 23, 2020
7. Start of Lease-Up Activities	December 2020	December 8, 2020
8. County Approved Supportive Services Agreement	June 2021	June 8, 2021
9. Complete Construction	December 2021	May 28, 2022
10. 100% Occupancy	June 2022	July 1, 2022
11. Permanent Loan Conversion	July 2023	December 13, 2023

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Summary of Community Engagement Strategy

The community engagement strategy for Hillview Court included 3 phases of engaging with local stakeholders to keep the community apprised of any project updates.

Phase 1: Listening and Learning (August 2020-October 2020)

- Gathered related stakeholder information for the neighborhood, adjacent businesses, non-profit organizations, and student groups to create an outreach list of people will be provided with regular information regarding the development.
- Confirmed outreach list with local elected officials and invite them to be part of the visioning for the project.
- Created a “future developments” website page for Hillview, that includes FAQs, project description, and a *Good Neighbor Interest* form that allows residents to submit questions and request for additional information.
- Presented concepts to community groups, local businesses, and affordable housing advocacy groups like SV@Home and Destination Home for feedback to improve design and to encourage their engagement in the community outreach process moving forward
- Invited interested parties to private zoom meetings and 1:1 meetings as a means for educating members of the public regarding affordable housing

Phase 2: Formal Community Engagement (October 2020-December 2020)

- The City of Milpitas required multiple community meeting to present the vision for the project and receive feedback from the public, as well as inform the public about the upcoming and unique entitlement process required under the Homekey program.
- Community Outreach Meeting #1: (Virtual)—*October 8, 2020*
- Community Outreach Meeting #2 (Virtual)—*October 22, 2020*

Phase 3: Post-entitlement and Construction Outreach (December 2020-ongoing)

- Kept information about the property development process updated on website
- Kept community leaders and elected officials up to date about the development timeline, including outreach and communication with Milpitas PD, Destination HOME, and various county department.
- Been available for neighborhood association and 1:1 meetings and property tours for anyone interested
- Now that the property is moving to stabilization, the *Hillview Hotel Community Collaborative* provides residents ways to participate with the Community Collaborative moving forward.

Public Resources:

[Jamboree’s website](#) with project’s information and status

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Table 1: Summary of Community Engagement Activities

Meeting Type	Meeting Date	Meeting Details
1:1 Stakeholder Engagement (Phase 1)	Various <i>virtual meeting</i>	3 meetings with housing advocacy groups
		4 meeting with local community organizations
		Direct meetings with the Supervisors were in the purview OSH and other relevant county agencies. Jamboree was asked to provide material for these meetings
Community Meetings (Phase 2) <i>Required Planning meeting</i>	October 8 and 22, 2020 <i>Virtual meetings</i>	No. of Attendees: 250
		Notice Date Sent: Two weeks prior to each meeting
		Delivery Method: USPS to residents within 2,000 ft. of the property
		Summary of Community Meeting: <ul style="list-style-type: none"> Concerns: <ul style="list-style-type: none"> Property Values Resident Selection Crime and violence Drug usage Safety of children Solutions Presented: <ul style="list-style-type: none"> Review of lease terms, including house rules and drug free property commitment Presentation of internal JHC data regarding the success of PSH Increased surveillance through security plan
1:1 Meeting with neighboring business park representative	November 3, 2022	Topics discussed: <ul style="list-style-type: none"> Programs offered at Hillview Parking concerns Residents walking through the business park Onsite staffing
City Council Quarterly Updates	November 15, 2022	Topics Discussed: <ul style="list-style-type: none"> Status of construction Review of roles and responsibilities Summary of services provided on site and presentation from Abode Services on several client success stories.
1:1 Meeting with neighboring business park representative	March 2, 2023	Topics discussed: <ul style="list-style-type: none"> Dumpster overflowing Feedback on proposed perimeter fence Communication improvements
City Council Quarterly Update	March 21, 2023	Topics Discussed: <ul style="list-style-type: none"> Update on construction progress and recommendation related to perimeter fence.

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		<ul style="list-style-type: none"> • Operating update and summary of efforts to reduce calls for service. • Summary of feedback shared by the Tenant's Association .
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Table 2: Summary of Upcoming Community Meetings

Meeting Type	Tentative Meeting Date	Proposed Meeting Details
1:1 Meetings with interested parties: (Phase 3)	Ongoing <i>Virtual + In Person meeting</i>	Anticipated topics for discussion: <ul style="list-style-type: none"> • Property Values • Resident Selection • AMI Targeting • Resident Selection • Preferencing • Resident Type
1:1 Meetings with Adjacent Neighbor (Phase 3)	Ongoing <i>Virtual+ In Person meeting</i>	Anticipated topics for discussion: <ul style="list-style-type: none"> • Property Values • Crime • Operations and Services • Surveillance and Security Measures • Resident Selection • Resident Type
Police and Fire Department Public Safety Meetings (Phase 3)	Ongoing bi-weekly	Examples of topics for discussion: <ul style="list-style-type: none"> • Positive outcomes report • Calls for service review • Fire alarm frequency • Resident questions or concerns
Community Meeting (Phase 3) <i>Community Collaborative Meetings</i>	Ongoing Quarterly	Jamboree, OSH, Milpitas, Adobe staff and tenant's association attend. Anticipated topics for discussion: <ul style="list-style-type: none"> • Ongoing construction progress • Vacancy Reports • Services Activities • Opportunities to improve resident's experience • Problem solving for lingering areas of concern • Relationship management with neighbors and community partners
Hillview Tenant's Association (Phase 3)	Ongoing bi-weekly	OSH, Jamboree, and the tenant's association attend. Anticipated topics for discussion: <ul style="list-style-type: none"> • Status of site improvements • Problem solving around security and services