

61. Adopt Resolution delegating authority to the County Executive, or designee, to execute an amendment to a State of California Standard Agreement and any and all other amendments and documents required or deemed necessary for Homekey Program funds and the Standard Agreement relating thereto for the conversion of the Crestview Hotel into affordable and supportive housing, following approval by County Counsel as to form and legality, and approval by the Office of the County Executive. Delegation of authority shall expire on December 31, 2026. (ID# 24-2123)

RESOLUTION NO. **BOS-2024-17**

**RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CLARA AUTHORIZING EXECUTION OF
AMENDMENT TO THE STATE OF CALIFORNIA STANDARD AGREEMENT FOR
THE HOMEKEY PROGRAM**

RECITALS

WHEREAS, the Department of Housing and Community Development ("**Department**") issued a Notice of Funding Availability ("**NOFA**"), dated September 9, 2021, and amended on January 14, 2022, for the Homekey Program ("**Homekey**" or "**Homekey Program**") for Homekey grant funds pursuant to Health and Safety Code section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.), § 20);

WHEREAS, the Department is authorized to administer the Homekey Program pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 Division 31 of the Health and Safety Code). Homekey funding allocations are subject to the terms and conditions of the NOFA, and recipient's Application, the Department-approved STD 213, Standard Agreement ("**Standard Agreement**"), and all other legal requirements of the Homekey Program; and

WHEREAS, the County of Santa Clara, a political subdivision of the State of California ("**Applicant**" or "**County**"), was awarded a Homekey Program grant in the amount of \$16,659,389 for the development of 901 E. El Camino Real, Mountain View, California into affordable housing and entered into a Standard Agreement effective January 24, 2022, and amended November 22, 2022, for a term of 15 years; and

WHEREAS, Applicant and HCD desire to amend the Standard Agreement to add Jamboree Housing Corporation ("**Jamboree**") and JHC-Crestview, LLC, Jamboree's affiliate ("**JHC**"), as a parties to the Standard Agreement, and the Board of Supervisors of the County desires to provide a delegation of authority to the County Executive, or designee, to enter into such an amendment and any other amendments and documents required or deemed necessary for the Homekey Program.

NOW THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Santa Clara, State of California, that

1. Applicant is hereby authorized and directed enter into an amendment to the Standard Agreement to add Jamboree and JHC as parties to the Standard Agreement;
2. The County Executive, or designee, is hereby authorized to execute the aforementioned amendment and any additional amendments to or documents in connection with the Standard Agreement on behalf of the Applicant; and

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3. This resolution shall take effect immediately upon its passage, and the delegation of authority to County Executive, or designee, in this resolution shall terminate as of December 31, 2026.


PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara, State of California, on **FEB 06 2024** by the following vote:

AYES: ARENAS, CHAVEZ, ELLENBERG
LEE, SIMITIAN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE



SUSAN ELLENBERG, President
Board of Supervisors

Signed and Certified that a copy of this document has been delivered by electronic or other means to the President, Board of Supervisors

ATTEST:


CURTIS BOONE
Acting Clerk of the Board of Supervisors

APPROVED AS TO FORM AND LEGALITY:


KAREN M. WILLIS
Deputy County Counsel

Community Engagement Report

Project Name: The Crestview

Property Address: 901 East El Camino Real

Developer Name: Jamboree Housing Corporation

Supervisory District: 5



The Crestview is an affordable and supportive housing development on a 1.36-acre site and is proposed to be developed by Jamboree Housing Corporation as part of a Homekey award received by the County. The project is located at 901 and 903 East El Camino Real in Mountain View. The proposed development will convert the existing 67 room hotel into 49 affordable and supportive housing total units, comprised of 38 studios, 10 two-bedrooms and one 3-bedroom unit designated for the manager's unit.

Unit Mix and Project Milestones

Total Units	PSH/RRH/Other Special Needs Units	Proposed County Funding	County Per Unit Contribution	Amount Disbursed	Balance	Project Status
49	13 TAY units	\$14,750,000	\$301,020	N/A	\$14,750,000	Construction

Project Milestones	Est. Completion Date	Completion Date
1. City of Mountain View approves Partnership with the County	January 2021	January 26, 2021
2. Site Control – Letter of Intent	March 2021	June 14, 2021
3. Community Engagement (continuous and ongoing)	Ongoing	Ongoing
4. City of Mountain View Approval (Funding Allocation)	April 2021	April 27, 2021
5. Board of Supervisors Adopt Resolution to Apply for Homekey	September 2021	October 19, 2021
6. Board of Supervisors Notice of Intent to Acquire Real Property	October 2021	October 5, 2021
7. Board of Supervisors Delegation of Authority to Consummate Purchase, and Funding Match for Homekey Application	November 2021	November 2, 2021
8. Homekey Application Submittal by County	December 2021	December 17, 2021
9. Homekey Award Announcement	February 2022	April 27, 2022
10. Development Partner Selection by County	June 2022	June 7, 2022
11. Purchase of the property by the County	December 2022	December 15, 2022
12. Construction Finance Closing and Construction Commencement	June 2023	July 3, 2023
13. Start of Lease-Up Activities	January 2024	
14. Supportive Services Agreement Approved by County	February 2024	
15. Construction Completion	July 2024	
16. 100% Occupancy	October 2024	
17. Permanent Loan Conversion	January 2025	

Community Engagement Report

Summary of Community Engagement Strategy

The community engagement strategy for Crestview includes three phases to engage with local stakeholders and to keep the community apprised of any project updates.

Phase 1: Listening and Learning (April 2022- September 2022)

- Gather related stakeholder information for the neighborhood, adjacent businesses, non-profit organizations, to create an outreach list of people will be provided with regular information regarding the development.
- Confirm outreach list with local elected officials and invite them to be part of the visioning for the project.
- Present concepts to neighbors, and neighborhood groups for feedback to improve design and community engagement moving forward
- Offer 1:1 meetings to all leaders identified through the asset mapping exercise as well as any HOAs at several nearby developments.
- Invite interested parties to meetings as a means for educating members of the public regarding affordable housing

Phase 2: Formal Community Engagement (September 2022 to October)

- Four community workshops to update the community on progress, and receive feedback from the public, as well as inform the public about the upcoming entitlement process
- Three community workshops with the developer to present the vision for the project, and receive feedback from the public.

Phase 3: Post-entitlement and Construction Outreach (June 2023 to continuous)

- Keep information about the property development process updated on website
- Keep community leaders and elected officials up to date about the development timeline
- Be available for neighborhood association and 1:1 meetings and property tours for anyone interested
- 18 months after occupancy – post approval report to Board of Supervisors
- Annual reports during the duration of the project occupancy

Public Resources:

City of Mountain View website with project's information and status: [City of Mountain View - Crestview Hotel](#)

Jamboree Crestview Webpage with project information and past/future meeting information: [Crestview Mountain View | Jamboree \(affordablehousingpipeline.com\)](#)

Jamboree Good Neighbor Contact List to continuously keep interested parties informed: [Crestview Supportive Housing Good Neighbor Contact List Mountain View \(jamboreehousing.com\)](#)

Community Engagement Report

Table 1: Summary of Community Engagement Activities

Meeting Type	Meeting Date	Meeting Details
1:1 Stakeholder Engagement (Phase 1)	Various <i>Virtual meeting</i>	Meetings with Crestview neighborhood
		Meetings with nonprofit groups
		Meetings with City of Mountain View
City of Mountain View City Council Meeting	January 26, 2021 <i>Virtual meeting</i>	City Council unanimously supported partnering with the County regarding the concept of converting Crestview Hotel into residential use to meet various housing needs and priorities, including for unstably housed persons and families.
Community Workshop 1 (Phase 2)	March 30, 2021 <i>Virtual meeting</i>	No. of Attendees: 50 to 60 estimated
		Notice Date Sent: March 17, 2021
		Delivery Method: USPS to residents within 1,000 ft. of the property and email to interested parties list
		Summary of Community Meeting: <ul style="list-style-type: none"> Presented information on the housing opportunity and provided an early opportunity to receive input and respond to questions. Community members asked questions related to the timeline, more details about the supportive services, and who the target population will be served at the site.
City of Mountain View City Council Meeting	April 27, 2021 <i>Virtual meeting</i>	The City of Mountain View allocated \$3.7 in Community Development Block Grants funds towards the rehabilitation of the Crestview Hotel.
Community Workshop 2 (Phase 2)	August 19, 2021 <i>Virtual meeting</i>	No. of Attendees: 79
		Notice Date Sent: July 27, 2021
		Delivery Method: USPS to residents within 1,000 ft. of the property and email to interested parties list.
		Summary of Community Meeting: Presented project updates including overview of acquisition process and next steps Obtained public feedback
Community Workshop 3 (Phase 2)	October 27, 2021 <i>Virtual meeting</i>	No. of Attendees: 229
		Notice Date Sent: October 13, 2021
		Delivery Method: USPS to residents within 1,000 ft. of the property and email to interested parties list.
		Summary of Community Meeting: <ul style="list-style-type: none"> Answered questions of concerns identified at the last meeting Menti poll of design elements for Crestview Presented project updates including proposed scope of work, overview of tenant screening and developer selection process and next steps Obtained public feedback

Community Engagement Report

City of Mountain View City Council Meeting	April 26, 2022 <i>Virtual meeting</i>	City Council allocated additional funding in the amount of \$1,509,789 of Community Development Block Grant funds for the acquisition and rehabilitation of the Crestview Hotel property for permanent or transitional housing, in meeting various housing needs for affordable housing.
Community Workshop 4 (Phase 2)	May 23, 2022 <i>Virtual meeting</i>	No. of Attendees: 63
		Notice Date Sent: May 6, 2022
		Delivery Method: USPS to residents within 2,000 ft. of the property and email to interested parties list.
		Summary of Community Meeting <ul style="list-style-type: none"> Presented updates on funding including Homekey award and project budget, unit mix and next steps Obtained public feedback
Jamboree Community Meeting # 1	Nov. 14, 2022 <i>Virtual Meeting</i>	No. of Attendees: 89
		Notice Date Sent: Nov 1, 2022
		Delivery Method: USPS to residents within 2,000 ft. of the property and email to interested parties list.
		Summary of Community Meeting <ul style="list-style-type: none"> Introduced Jamboree as Development Partner Gave updates on project Discussed JHC approach to services, security, & operations. Answered community questions and received feedback
Jamboree Community Meeting # 2 <i>Theme: A Community Influenced Design</i>	January 18, 2023 <i>Virtual Meeting</i>	No. of Attendees: 33
		Postcard Notice Date Sent: December 22, 2022
		Delivery Method: Postcards via USPS to residents within 2,000 ft. of the property, and email to interested parties list.
		Summary of Community Meeting <ul style="list-style-type: none"> Presented project timeline and milestones Discussed how residents are chosen, who will live at The Crestview and Good Neighbor Policies Discussed Jamboree's approach to operations, services, and security. Answered community questions and received feedback. Attendee questions focused on security issues.
Jamboree Community Meeting #3 <i>Theme: Safe Communities, Strong Communities as we Enter the Renovation Phase</i>	May 24, 2023 <i>Virtual Meeting</i>	No. of Attendees: 44
		Postcard Notice Date Sent: May 1, 2023
		Delivery Method: Postcards via USPS to residents within 2,000 ft. of the property, and email to interested parties list.
		Summary of Community Meeting <ul style="list-style-type: none"> Discussed the development timeline.

Community Engagement Report

		<ul style="list-style-type: none"> • Presented renovation plans for the site, first floor/community spaces, and units. • Provided before and after examples of Jamboree's past experience with hotel conversions. • Provided Jamboree's best practices when it comes to minimizing impact on neighborhoods. • Informed how Jamboree, County, and City can be contacted throughout the lifetime of the property. • Answered community questions and received feedback. Questions primarily focused on residents and security.
Kick-off Event	August 30, 2023	<ul style="list-style-type: none"> • Jamboree, City, and County officials gathered to kick-off the beginning of construction at Crestview. Key groups from the community, such as Destination Home, were also invited to join the celebration. • Supervisor Simitian addressed the crowd and reaffirmed his commitment to the project. • The event was covered by the press and garnered several positive pieces. Finally a film crew making a documentary about The Crestview Hotel conversion were on hand and interviewed several of the key players in this development.

Table 2: Summary of Upcoming Community Meetings

Meeting Type	Tentative Meeting Date	Proposed Meeting Details
The Crestview Good Neighbor Contact List Communication	Ongoing	Jamboree remains responsive and proactively communicative with those signed up for the property's Good Neighbor Contact List. A December email provided construction updates and addressed community concerns over trees that needed to be trimmed onsite. Questions submitted through the Good Neighbor Contact List are responded to within 48 hours.



24-2123

DATE: February 6, 2024

TO: Board of Supervisors

FROM: Consuelo Hernandez, Director, Office of Supportive Housing

SUBJECT: Homekey Program Resolution - 901 El Camino Real, The Crestview

RECOMMENDED ACTION

Adopt Resolution delegating authority to the County Executive, or designee, to execute an amendment to a State of California Standard Agreement and any and all other amendments and documents required or deemed necessary for Homekey Program funds and the Standard Agreement relating thereto for the conversion of the Crestview Hotel into affordable and supportive housing, following approval by County Counsel as to form and legality, and approval by the Office of the County Executive. Delegation of authority shall expire on December 31, 2026.

FISCAL IMPLICATIONS

The recommended action would have no impact on the County General Fund.

REASONS FOR RECOMMENDATION AND BACKGROUND

The recommended action is consistent with the County's goal of creating and expanding supportive and affordable housing opportunities throughout Santa Clara County. On January 24, 2022, the County entered into a Standard Agreement with the State of California Department of Housing and Community Development (HCD) as the applicant to receive Homekey Program Funds awarded to the Crestview project. HCD is requiring an amendment to the Standard Agreement to add Jamboree Housing Corporation and JHC-Crestview, LLC (JHC), a wholly owned subsidiary of Jamboree and the ground lessee of the property, to the Standard Agreement. If approved, the recommended action would ensure the County is in compliance with all applicable Homekey Program requirements set by HCD.

Reason for Delegation of Authority

Although delegations of authority are discouraged except under certain circumstances, this delegation of authority is necessary to timely address any additional administrative changes that may be required by HCD in drafting the Standard Agreement amendment and to provide authority for future amendments and modifications related to the Standard Agreement.

On October 19, 2021 (Item No. 48), the Board adopted a resolution delegating authority to the County Executive, or designee, to negotiate, execute, amend and/or deliver a State of

Adopted: 02/06/2024

California Standard Agreement (Standard Agreement) and any and all other documents required or deemed necessary for the Homekey Program funds, following approval by County Counsel as to form and legality, and approval by the Office of County Executive. The Delegation of Authority terminated on June 30, 2023. A new delegation of authority is needed to enter into and execute an amendment to the existing Standard Agreement adding Jamboree Housing Corporation (Jamboree) and JHC-Crestview, LLC, as parties to the Standard Agreement as co-applicants and to permit Administration to take additional actions as may be required in connection with the Homekey Program for the Crestview project.

Summary of Prior Board Action

- As part of its agenda on October 5, 2021 (Item No. 45), the Board considered a notice of intent to the public of the County's intent to purchase the Property in accordance with California Government Code Sections 25350 and 6063.
- On October 19, 2021 (Item No. 48), the Board adopted a resolution delegating authority to the County Executive, or designee, to negotiate, execute, amend, and/or terminate acceptance of up to \$33,260,000 in HCD Homekey Program funds and negotiate, execute, amend and/or deliver a State of California Standard Agreement for the Homekey Program funds.
- On November 2, 2021 (Item No. 14), the Board approved up to \$7,000,000 in Housing Bond funds to acquire and rehabilitate the Property for use as affordable and supportive housing for families and youth experiencing homelessness or are at risk of experiencing homelessness.
- On January 27, 2022, the County submitted an application to the Homekey Program (Homekey) and a Homekey award letter was issued by the California State Department of Housing and Community Development on April 27, 2022, for \$16,659,389.
- On June 7, 2022 (Item No. 30), the Board recognized the Homekey revenue and expenditure of \$16,659,389 and approved a Delegation of Authority to enter into agreements with Jamboree as the selected developer for the conversion of the Property into the Project.
- On March 14, 2023 (Item No. 79), the Board approved an Appropriation Modification No. 159 for additional \$2,750,000 of increased revenue in the American Rescue Plan Act (ARPA) Fund, transferring funds from the ARPA Fund to increase expenditures, and approved amended delegation of authority for agreements, such as loan agreements and ground lease not to exceed 57 years with Jamboree Housing Corporation, or its affiliates, increasing the maximum allocated to the project by \$7,750,00 from \$7,000,000 to \$14,750,000 in connection with conversion of the property into affordable and supportive housing.

CHILD IMPACT

The recommended action would have a positive impact on children and youth through the **Safe and Stable Families** indicator by facilitating the conversion of 67 hotel rooms into 49 units of permanent affordable housing. The recommended action may have a positive impact

on children or youth by housing families with children and housing transition-aged youth, subject to legal occupancy limits.

SENIOR IMPACT

The recommended action balances public policy and program interests and enhances the Board's sustainability goal of social equity by improving homeless and low-income persons' access to permanent affordable housing.

SUSTAINABILITY IMPLICATIONS

The recommended action balances public policy and program interests and enhances the Board's sustainability goal of social equity by improving homeless and low-income persons' access to permanent affordable housing.

CONSEQUENCES OF NEGATIVE ACTION

If the Resolution is not adopted, the County would not be able to enter into the HCD-required amendment to the Standard Agreement for the Homekey Program and could be considered out of compliance with the Standard Agreement.

STEPS FOLLOWING APPROVAL

Upon approval, the Clerk of the Board is asked to notify Consuelo Hernandez, Natalie Monk, and Colleen Tsuchimoto with the Office of Supportive Housing when the Resolution has been executed.

ATTACHMENTS:

- Attachment A – Resolution
- Attachment B – February 2024 Community Engagement Status Report – The Crestview