

Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR A GRANT AND SUBMIT ALL REQUIRED DOCUMENTATION FOR THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT'S HOMEKEY PROGRAM ROUND 3 TO ADDRESS HOUSING NEEDS OF INDIVIDUALS AND FAMILIES EXPERIENCING HOMELESSNESS OR AT RISK OF EXPERIENCING HOMELESSNESS, AND WHO ARE THEREBY IMPACTED BY OR AT RISK FOR MEDICAL DISEASES OR CONDITIONS DUE TO THE COVID-19 PANDEMIC OR OTHER COMMUNICABLE DISEASES FOR THE SITE LOCATED AT 155 SOUTH 11th STREET, SAN JOSE, 95112

WHEREAS, the City of San José ("City") City Council desires to adopt this resolution to partially fund the acquisition, rehabilitation, and operations of an interim housing and permanent housing program targeted to survivors of gender-based violence (domestic violence, sexual assault, human trafficking) at 155 South 11th Street, San Jose, 95112 (S. 11th Street site); and

WHEREAS, the State of California ("State") acted quickly to protect public health and safety as they responded to the novel coronavirus ("COVID-19") and engaged every level of government to prepare for and respond to the spread of the virus, and in response the California Department of Social Services launched a locally driven, State supported Project RoomKey initiative, created to provide emergency housing in hotels/motels/and trailers for sick and medically vulnerable individuals experiencing homelessness in response to COVID-19; and

WHEREAS, on March 29, 2023, California Department of Housing and Community Development ("HCD") announced the availability of approximately \$736 million of

HomeKey grant funding through their Notice of Funding Availability (“NOFA”) to be awarded on a first-come first-served basis; and

WHEREAS, this program continues a statewide efforts to sustain and rapidly expand housing for persons experiencing homelessness or at risk of homelessness, and who are, inherently impacted by or at increased risk for medical diseases or conditions due to the COVID-19 pandemic; and

WHEREAS, of the \$736 million in HomeKey funding, \$435 million is derived from the Coronavirus State Fiscal Recovery Fund (CSFRF) established by the federal American Rescue Plan Act of 2021 (ARPA), and \$301 million is from the State General Fund to supplement acquisition and to provide initial operating subsidies for HomeKey sites; and

WHEREAS, projects receiving an award from the State’s direct allocation of the federal American Rescue Plan must expend the funds within eight months of the date of award, and the portion of a project’s award associate with the State General Fund must be expended by June 30, 2026; and

WHEREAS, the City has been awarded \$107,723,234 to create four hundred forty-one (441) additional housing units for individuals or families experiencing homeless or at risk of homelessness through previous rounds of Project HomeKey funding; and

WHEREAS, HomeKey Program funding awards will be made in multiple tiers starting with a baseline award of \$150,000 per unit, plus the opportunity for a one-to-one match for a local contribution for acquisition and construction, and additional funds for two and three-bedrooms units serving the chronically homeless and homeless youth populations; and

WHEREAS, additionally, HomeKey subsidies are available at \$1,000 per unit per month for general applications and \$1,400 per unit per month for homeless youth or chronically homeless, and the term of the operating subsidies range from two to three years based on the local commitment for operating costs; and

WHEREAS, the HCD will assess a threshold scoring criteria and will make awards on an over-the-counter basis; and

WHEREAS, as part of the submittal requirements, applicants must demonstrate site control, identify partners and include a proposed operating and services budget; and

WHEREAS, the State released the application on April 24, 2023, and the application submission period will close on July 28, 2023, with awards announced as early as 60 to 90 days after a completed application is submitted; and

WHEREAS, all applications must be submitted by a public agency, locally, those agencies would include the City of San José , County of Santa Clara (“County”) and the Santa Clara County Housing Authority; and

WHEREAS, on April 12, 2023, the City Housing Department issued a Request for Information (RFI) to solicit potential property acquisition opportunities, developer sponsor partnerships, and service partnerships that would meet the goals of HCD’s Homekey Round 3 Program requirements; and

WHEREAS, the Request for Information sought out respondents interested to partner with the City based on the following main objectives: (1) Hotels or motels available for sale; (2) Hotels or motels available for master lease; (3) sites available for rehabilitation; (4) Developer/Sponsors interested in partnering with the City to own and operate hotels or motels serving the individuals and families experiencing homelessness or are at high

risk of being homeless; and (5) Sponsor/Service Providers interested in partnering with the City to master lease and operate hotels or motels serving the individuals and families experiencing homelessness or are at high risk of being homeless; and

WHEREAS, the Housing Department also welcomed development proposals for S. 11th Street property and the property owner and Santa Clara County Office of Supportive Housing approached the City with interest in rehabilitation of the site and future development; and

WHEREAS, City staff received a total of 11 responses to the RFI from property owners, developers, and service providers, which were rejected by staff as they were cost-prohibitive, encumbered by a lien, non-confirming use, adjacent to a current HomeKey project, or due to lack of adequate Developer/Sponsor interest, respectively; and

WHEREAS, the City selected a response from the YWCA Golden Gate Silicon Valley (YWCA) pertaining to the S. 11th Street site proposing the utilization of HomeKey funds for the acquisition, rehabilitation, and operation of the project for the purpose of providing interim and permanent housing at the site for survivors of gender-based violence and their families who are currently experiencing homelessness or are immediately fleeing from a gender-based violence situation; and

WHEREAS, the YWCA's response met the City's selection criteria as set forth in the RFI; and

WHEREAS, this action will enable the City Manager or Designee to apply for and submit all required documents for grant applications through the HomeKey Program through their NOFA;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE THAT:

The City Manager, or designee, is hereby authorized to apply for a grant and submit all required documentation for California Department of Housing and Community Development's Homekey Program Round 3 to address housing needs of individuals and families experiencing homelessness or at risk of experiencing homelessness, and who are, thereby, inherently impacted by or at increased risk for medical diseases or conditions due to the COVID-19 pandemic for the site located at 155 South 11th Street, San José, 95112.

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ADOPTED this _____ day of _____, 2023, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

MATT MAHAN
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk