

\$14.3 Million Homekey Award Will Turn San José Hotel into Housing for Transitional Age Youth Experiencing or At Risk of Homelessness

State's Homekey Grant paves way for renovating Pavilion Inn in San José

SAN JOSE, Calif. – June 17, 2022 – As part of a countywide effort to rapidly respond to the homelessness crisis, the Santa Clara County Housing Authority (SCCHA) and its partners applied for and were awarded a state Homekey program grant of \$14.3 million for the purchase and renovation of the Pavilion Inn hotel located at 1280 North Fourth Street in San José. This Homekey award clears the way for SCCHA to acquire the property for \$16.25 million and for its nonprofit partner and co-applicant, Jamboree Housing Corporation, to begin renovation upgrades immediately following acquisition.

Once renovations are complete, the 43-unit Pavilion Inn Homekey project will combine both interim and permanent housing for transitional age youth and youth with young children who are experiencing homelessness or who are at risk of homelessness. For purposes of the Pavilion Inn Homekey project, "transitional age youth" are youth between the ages of 18 and 25 who are transitioning out of foster care environments or who are considered at-risk because they no longer receive assistance and do not have family resources to help them. The Bay Area-wide homelessness census conducted in February counted 801 homeless youth living in San José. The Santa Clara County Community Plan to End Youth and Young Adult Homelessness (published April 1, 2022) estimates that 35 percent of unhoused youth and young adults countywide have experience with the child welfare system.

"We want to lift these young people up," said Santa Clara County Supervisor Cindy Chavez, who also chairs the County's Children, Seniors and Families Committee. "They're vulnerable from homelessness and hunger, and at great risk if we don't support them. This is especially true for the substantial percentage of unhoused youth who have been through the foster care system."

"Project Homekey funds have been critical to adding sorely-needed housing, and the Pavilion Inn will serve as a bridge for former foster youth in their transition to becoming self-reliant adults," said Santa Clara County Supervisor Otto Lee.

Of the 43 total units, 14 will be permanent and provide housing to transitional age youth with young children. Twenty-five units will provide interim housing to transitional age youth enrolled in the Transitional Housing Program-Plus for youth who exit foster care after they turn 18 and who are not yet 25 years old. Three units will be set aside for on-site mentors, and there will be one on-site manager's unit. Resident referrals will come from a variety of sources including the County's Coordinated Entry System and Department of Children and Family Services.

Statewide programs such as Homekey, which turns hotels and other buildings into housing, are helping cities and counties reduce the numbers of people living on the streets. The Pavilion Inn is the fourth project in Santa Clara County and second project in the City of San José to receive Homekey program funding. City, County and SCCHA staff have worked closely on Homekey efforts, including specific efforts around the Pavilion Inn.

"Our response to homelessness must continue to be nimble, especially for our youth," said San José Mayor Sam Liccardo. "We thank Governor Newsom and our state leaders for investing in local housing solutions here in the City of

San José, and are grateful to the Housing Authority, Jamboree Housing, and the Bill Wilson Center for leveraging Homekey funding so that young people and families can soon call the Pavilion Inn home."

"This project is a wonderful example of the alignment between our local governmental agencies and our nonprofit partners," said SCCHA Executive Director Preston Prince. "By bringing together the County, the City of San José, Jamboree Housing, Bill Wilson Center and ourselves, our collective impact and leverage is so much greater. We look forward to welcoming home our future residents."

In addition to taking the lead on renovation activities, Jamboree Housing will coordinate property management and partner with nonprofit services provider Bill Wilson Center and the County to provide youth living at the Pavilion Inn an array of robust services including case management; behavioral and physical health resources; benefits and document assistance; life skills classes; social and recreational events; coordination of care; employment services; and housing search and retention services.

"Jamboree shares this commitment of city and county officials, business leaders, residents, other homeless service providers, and advocate partners to provide meaningful solutions to both the immediate crisis of homelessness in the area and the ongoing need for permanent housing solutions for transitional age youth," said Jamboree Housing Vice President, Acquisitions, Roger Kinoshita. "This hotel conversion of Pavilion Inn is one such solution—helping to increase the countywide supportive housing pipeline by providing much-needed housing and services—especially for this vulnerable group of over 1,800 youth and young adults currently experiencing homelessness in the region, some of whom are parenting small children and most of whom are former foster youth."

"Bill Wilson Center continues to focus on expanding housing opportunities for youth, young adults and families who are homeless or unstably housed by working with partners such as the City of San José, Santa Clara County Housing Authority, and Jamboree Housing Corporation," said Sparky Harlan, CEO of Bill Wilson Center. "The Pavilion Inn will fill a critical gap in the housing continuum. By combining an array of supportive services with housing, we will create a pathway to long-term independence for the former foster youth and families served."

The total cost to acquire and renovate the Pavilion Inn is approximately \$30.4 million. While the Homekey program provides funds to purchase and renovate hotels, local matches are required. SCCHA is providing approximately \$8.7 million in Moving to Work funds (pending approval from the U.S. Department of Housing and Urban Development). The Pavilion Inn project will also benefit from 14 project-based vouchers to support the tenants and provide operating income to the property. The Homekey program is administered by the California Department of Housing and Community Development. We anticipate the Pavilion Inn being ready for occupancy in Summer 2023 and completely leased by Fall 2023.

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About SCCHA

SCCHA is the largest provider of affordable housing assistance in Santa Clara County, helping make rental housing safe and affordable for low-income families. Designated a Moving to Work agency by Congress, it currently assists more than 19,000 households. In addition to providing housing assistance through Section 8 voucher programs and affordable rental properties, SCCHA develops affordable housing and provides asset management services for the more than 2,500 units in its housing portfolio. SCCHA also supports low-income residents through a variety of programs focused on educational attainment, health and wellness as well as wage progression for families. SCCHA frequently partners with local nonprofits serving low-income families and supports local community and neighborhood development organizations as they build capacity to serve more residents and families. For more information, visit www.scchousingauthority.org.

About Jamboree Housing Corporation

Founded in 1990, Irvine, CA-headquartered Jamboree Housing Corporation is an award-winning, broad-based nonprofit housing development company that develops, acquires, renovates, and manages permanently affordable rental and ownership housing throughout California for working families, seniors, and people with special needs. A leading community development organization, Jamboree is committed to sustaining excellence with high quality affordable housing that benefits the environment, the economy and local communities. It currently has \$1.1 billion in affordable housing projects in its development pipeline and a portfolio value of \$3.2 billion that includes the development of and/or ownership interest in 10,000+ homes in more than 100 California communities. Currently,

Jamboree's Community Impact Group offers resident services that foster learning, health and wellness, and community building at 34 Jamboree communities with designated staff at each location. For more information, visit jamboreehousing.com and follow Jamboree on LinkedIn, Facebook, and Instagram at @JamboreeHousing.

About Bill Wilson Center

Bill Wilson Center (BWC) is a nationally and regionally recognized leader for providing services to at-risk youth and families in Santa Clara County. With more than 45 years of experience developing and delivering outreach, counseling, and housing-related services, we now operate 30 successful programs that directly serve more than 4,700 children, youth, young adults and families, with an additional 30,000 clients assisted through street outreach and crisis line programs. Bill Wilson Center programs form an integrated system of care that allows us to tailor services for each individual, and helps them gain skills and resiliency to become independent, self-sufficient, and stably housed adults. Our goal is to alleviate and end what is widely considered as the most pressing problem in the County: youth and family homelessness. BWC is accredited by the Council on Accreditation (COA). www.billwilsoncenter.org

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