



# **Extension of the Exclusive Negotiations Agreement with Jamboree Housing for the Pathways Project**

June 4, 2024

# Background

## August 2020

- The Housing Authority used Low and Moderate Income Housing Asset Funds (LMIHAF) to purchase 17361 Cameron Ln. and secured a lease for the adjacent parcel at 17642 Beach Blvd. for a future affordable housing project.

## December 2020

- The City opened the temporary Huntington Beach Navigation Center (HBNC) facility on the Beach Blvd. and Cameron Ln. site.

## January 2021

- The Housing Authority finalized acquisition of the 17642 Beach Blvd. site.

## June 7, 2022

- The Housing Authority authorized an Exclusive Negotiations Agreement (ENA) with Jamboree Housing to explore development of the site for a multi-use Healing Center development.

## July 18, 2023

- The City Council voted unanimously (item 23-580) to explore the Pathways Project concept, consisting of a permanent Navigation Center and Permanent Supportive Housing, for the proposed future use of the current Navigation Center site.
- Future plans, including site layouts and funding opportunities to be presented at a later date by staff.



# Background



**A Navigation Center** is a low-barrier, service-enriched shelter with a primary goal of transitioning homeless individuals into permanent housing. It offers temporary living facilities, while dedicated case managers work to connect individuals experiencing homelessness with vital resources such as income, public benefits, health services, shelter, and ultimately, stable housing.

**Permanent Supportive Housing (PSH)** is a form of permanent housing that combines housing assistance, such as rental assistance, with comprehensive supportive services. These services are specifically tailored to assist households with at least one member (adult or child) facing a disability, aiding them in achieving and maintaining housing stability.





# Preliminary Design



View from Beach Blvd.

4 level structure with  
30' setback from Beach  
Blvd.

Navigation Center  
w/ 9,805 sq ft of space



# Preliminary Design



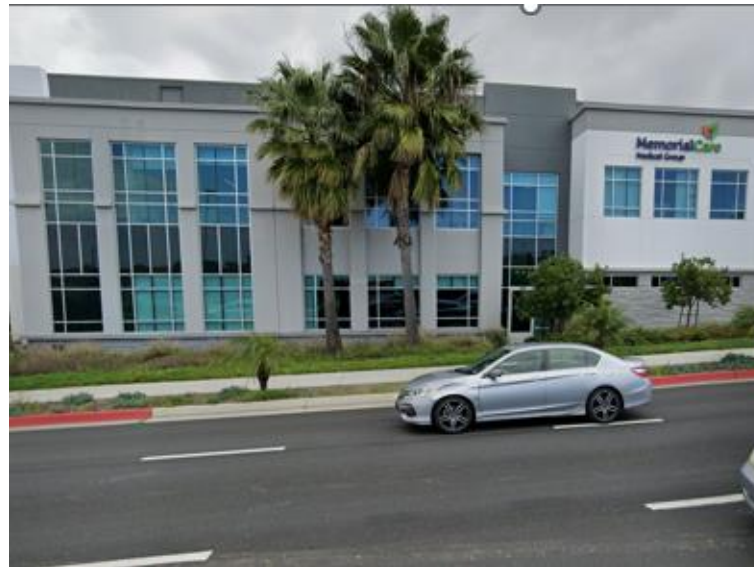
70 Permanent Supportive Housing Units:

- 62 one-bedroom units (572 sf)
- 8 two-bedroom units (832 sf)





# Surrounding Area – Beach Blvd.





# Surrounding Area – Cameron Ln.



# Potential Funding Opportunities

Funding Programs	Application Timeline
Infill Infrastructure Grant Program (IIG)	August
Behavioral Health Continuum Infrastructure Program (BHCIP)	August
Tax Credit Allocation Committee / California Debt Limit Allocation Committee (TCAC/CDLAC)	December / March
Community Care Expansion Program Grant	March
Affordable Housing and Sustainable Communities (AHSC)	March
Behavioral Health Services Funds	March
Orange County Housing Finance Trust (OCHFT)	April
Orange County Project Based Vouchers	April

Note : Additional funding opportunities may be identified throughout the planning and construction process.





# Recommended Action

## **Extend Exclusive Negotiations Agreement**

Authorize the Director to sign an 18-month extension of the Exclusive Negotiations Agreement with Jamboree Housing, so they can continue to refine the plans and submit applications for funding.

## **Authorize Jamboree to submit funding applications for project construction**

Authorize the Director to approve the submission of applications for funding by Jamboree Housing for the Pathways Project.

When Jamboree secures adequate funding for construction, staff will return with the final financing plan for Housing Authority approval.



# Questions?

