

CASA DE NOVO COMMUNITY APARTMENTS

2188 THE ALAMEDA, SAN JOSE, CA 95125



WELCOME!

Overview

- **Introduction and Welcome!**
- **Project Site History and Background**
- **Project Schedule, Engagement, and Funding**
- **Design Presentation and Community Input**
- **Contact**
- **Questions and Answers**

DEVELOPMENT TEAM – ALLIED HOUSING

Allied Housing | Developer

Affordable housing developer based in Fremont and specializes in the development and operation of supportive housing.

Completed 9 supportive housing projects ranging from 25 to 145 units in last 15 years.

15 projects in the pipeline including 3 projects in the city of San Jose.

2 developments in the City of Santa Clara, one that is leasing up currently and one scheduled to start construction in May 2022.

More than 800 units in various stages of development in four Bay Area counties.



SERVICE PROVIDER

Abode Services | Services Provider

Abode Services is the Bay Area's largest homeless housing and services provider and is affiliated with Allied Housing.

Abode provides onsite social services to 1988 households in 29 properties in 6 counties for 11 Bay Area affordable housing owners.

Abode brings 30 years of experience to every site and helps residents to thrive and properties to be stable and sustainable.

Abode's housing retention for developments like this one is 96%.



On-Site Supportive Services

- Housing stability support
- Community-Building activities
- Individual and group support
- Health and wellness workshops
- Life enrichment programming

PROPERTY MANAGEMENT

The John Stewart Company / HIP | Property Manager

The John Stewart Company (JSCo) / HIP has extensive experience with very low-income households and special needs populations.

JSCo manages over 32,000 units across more than 450 properties in California.

Allied works closely with JSCo and HIP, and Abode Services to operate stable and sustainable properties that both cashflow and focus on resident housing retention and stability.



Site Operations Staffing (Phase 1 and 2)

- Two onsite property managers
- Two maintenance technicians
- Two onsite resident managers for off-hour emergencies
- 4 - 5 full-time social service staff with offices on site

ARCHITECT - DAHLIN

DAHLIN is a diverse architecture, planning and interiors firm, practicing globally.

Passion for Place® is evident in all we do.

45+

Over 45 years of
design and planning
experience

150+

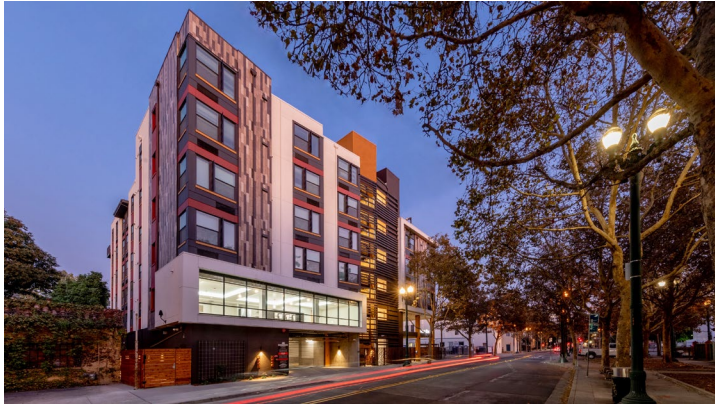
Over 150 affordable
housing projects to
date

Fremont Family Apartments

- 54 units, 39 parking spaces and 15 covered solar canopies.
- 3 residential wings and a 4th wing for the main lobby/community amenities.
- Generous interior courtyard amenity, readily available for the residents to enjoy.



DAHLIN'S EXPERIENCE IN SANTA CLARA COUNTY



Villas on the Park



1020 North 4th Street



Alum Rock



Race Street Apartments



The Cannery at Lewis Street



Salvation Army San Jose Complex



LANDSCAPE ARCHITECT – VANDERTOOLEN

VanderToolen Associates Inc. (VTA) is an award-winning landscape architecture firm with offices in Northern California, providing landscape design services to developers and public agencies around the world.



Radius



Winchester Ranch



Asana



Saybrook Pointe



Avellino



SITE BACKGROUND / HISTORY

Site Background

- Allied Housing Purchased the property in 2016 and secured the City's Conditional Use Permit (Hotel Supportive Housing ordinance).
- 50% of the 56 units = long term apartment; 50% = interim housing.
- Redevelopment into larger permanent supportive housing building once funding could be secured.
- Received State HCD Homekey and County Measure A funding in December 2020.
- Submitted entitlement plans to San Jose in August 2021. Entitlement in progress.

Project Status

- Successful Homekey Application
- City has noted that "No Commercial is required"
- The Housing Authority requested the Project to be separated into 2 phases to be able to keep the existing 27 project-based vouchers on site without relocating the existing residents off site.



SITE BACKGROUND / HISTORY

Phase I of Re-Development

- After securing land use approvals and funding, place interim housing guests into permanent housing off site. 27 existing apartment units to remain as they are.
- Demolish motel side and construct Phase I (East side).
- After construction complete of Phase I, relocate 27 apartment households to new apartment homes of same size (25 1 BR, 2 2 BR) in Phase I and lease up remaining 31 units (59 total, including one 2 BR resident manager unit.)

Phase II of Re-development

- Funding for Phase II is anticipated to be secured by the end of lease up of Phase I.
- Demolish the old apartment side and construct 59 new apartment homes with studios, one bedroom and two-bedroom homes in Phase II.
- After construction, Site will have one combined property management and services team and will have 2 resident managers on site.
- Project is securing land use approvals using the streamlining legislation AB 2162 as one development with a 2-Phase construction plan.



PROJECT PRELIMINARY OVERVIEW

1 Located at 2188 The Alameda in San Jose
100% affordable housing
Project will have 2 Phases

2 5 stories over 1 story
Ground Floor includes indoor and outdoor resident amenities, management and social services

3 Surface and under building parking
Guest and secured bicycle parking
Potential Community art

Casa De Novo

- An Apartment Re-development with Homes that are affordable to Residents
- 118 New Homes in 2 Phases

PHASE 1 UNIT MIX:

STUDIO UNITS:	10
1 BD UNITS:	39
<u>2 BD UNITS:</u>	<u>10</u>
TOTAL:	59

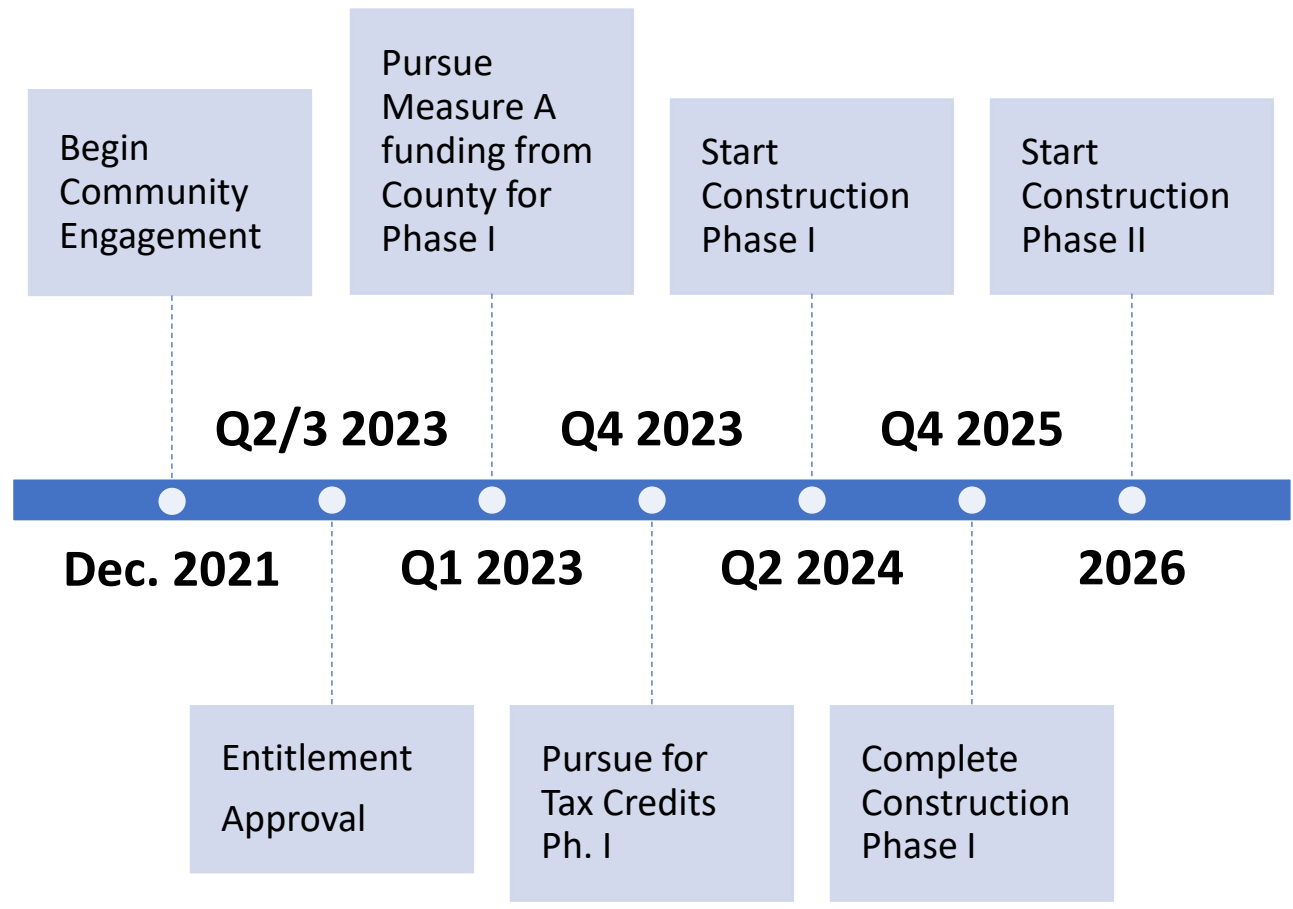
PHASE 2 UNIT MIX:

STUDIO UNITS:	30
1 BD UNITS:	19
<u>2 BD UNITS:</u>	<u>10</u>
TOTAL:	59

- New Construction
- Tax Credit and Homekey Financed Project
- Sustainable, All Electric Building



PROJECTED SCHEDULE



ENGAGEMENT

Meeting	Date/Time	Audience	Format
Community Meeting #1	Dec 15, 2021 at 6:30pm	Community	Zoom
Information Flyers	December 2021	Community	Flyers
Community Meeting #2	Nov 14, 2022 at 6:00pm	Community	Zoom
Community Meeting #3	Feb/March 2023 (TBD)	Community	Zoom
One on One Meetings	On-Going	Community	Zoom/Phone/In-Person
Group Meetings	On-Going	Community	Zoom/In-Person



COMMUNITY FEEDBACK

- **Lighting – Could a New Construction project overly contribute to Urban Lighting Pollution?**
Landscape Architect continues to coordinate with Electrical engineer to reduce both Light Poles and upwards projecting lighting to help reduce urban light pollution while also maintaining the necessary illumination levels for pedestrians and safety.
- **Landscaping – Can we use landscape to soften the experience for neighbors?**
Landscape Architect has provided a series of Evergreen screen trees along the rear of the parking lot to screen the building.
- **Traffic – How do we mitigate traffic on The Alameda?**
Guest as well as Secure Resident Bike Parking, With Electrical Outlets for Electrical Bikes has been provided. Design also eliminates vehicular access mid-block to The Alameda, all vehicular access occurs at rear of the building
- **Scale – How does the building relate to the scale of the neighboring community?**
The design locates outdoor amenities on ground level for greater integration with neighborhood while the Exterior design is sensitive to neighborhood context and incorporated community feedback, to be mindful of the pedestrian experience
- **Sustainability – How does the project maintain sustainability?**
Design is a 100% Electric building that is pursuing Green Point Rating
- **Accessibility – How does the project maintain Accessibility?**
We are exceeding code minimums by providing additional accessibility features by providing 15% mobility units and 10% communications units. The remainder of the units will be adaptable. For mobility and communications units there will be at least one of each on each floor.



SITE CONTEXT



- 500' FROM PROJECT
- COMMERCIAL/SERVICE
- RETAIL/RESTAURANTS
- HOSPITALITY
- SANTA CLARA UNIVERSITY
- PUBLIC TRANSIT (BUS STOPS)
- PROJECT SITE



NEIGHBORHOOD VIEW



PORTOLA AVENUE



THE ALAMEDA

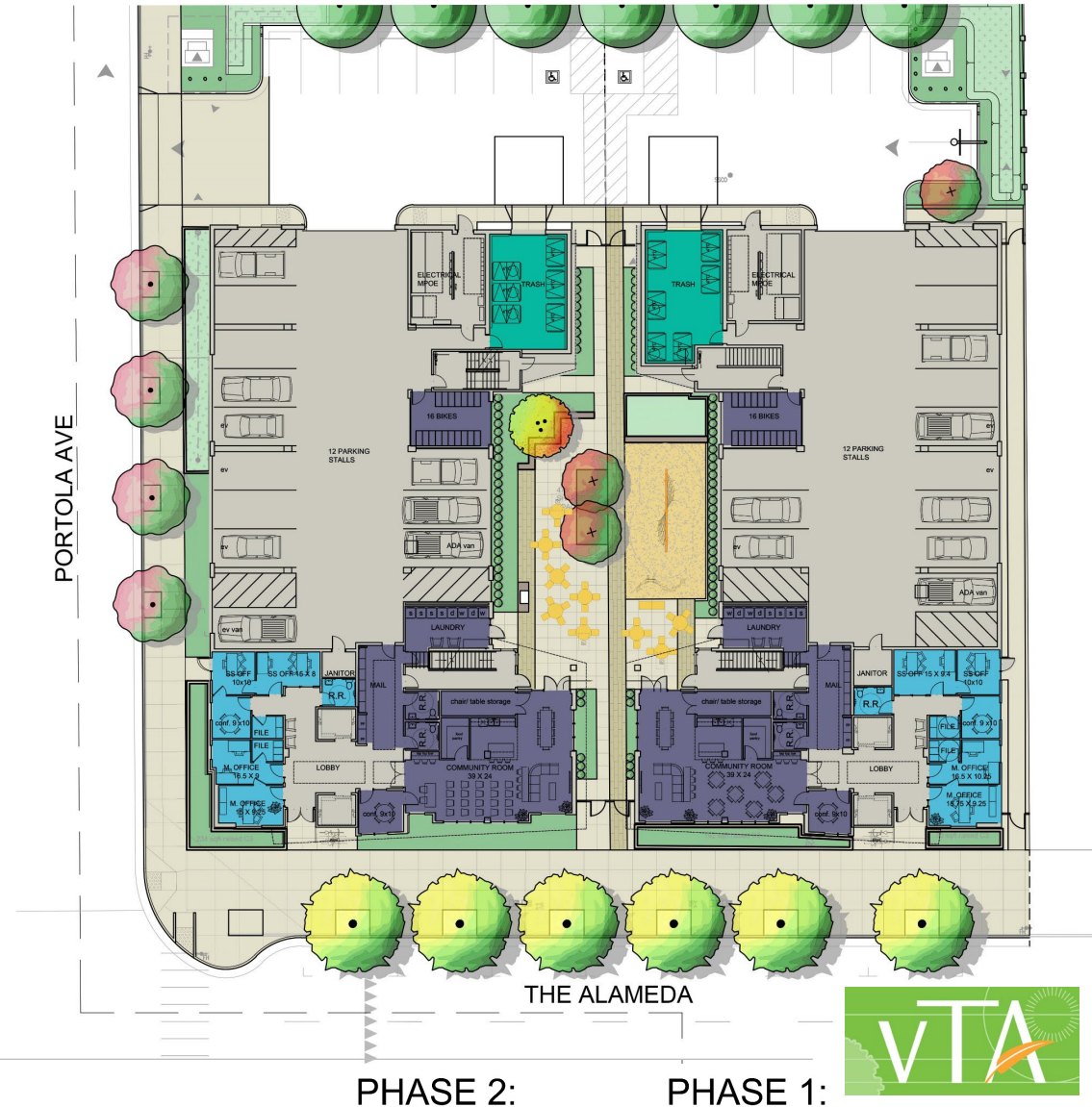
GROUND FLOOR PLAN

PHASE 2 UNIT MIX:

STUDIO UNITS:	30
1 BD UNITS:	19
<u>2 BD UNITS:</u>	<u>10</u>
TOTAL:	59

PHASE 1 UNIT MIX:

STUDIO UNITS:	10
1 BD UNITS:	39
<u>2 BD UNITS:</u>	<u>10</u>
TOTAL:	59



- AMENITY
- OFFICE/
SOCIAL SERVICES
- TRASH COLLECTION



PHASE 2:

PHASE 1:

AMENITY SPACE PLAN



- AMENITY
- OFFICE/
SOCIAL SERVICES

PHASE 2:

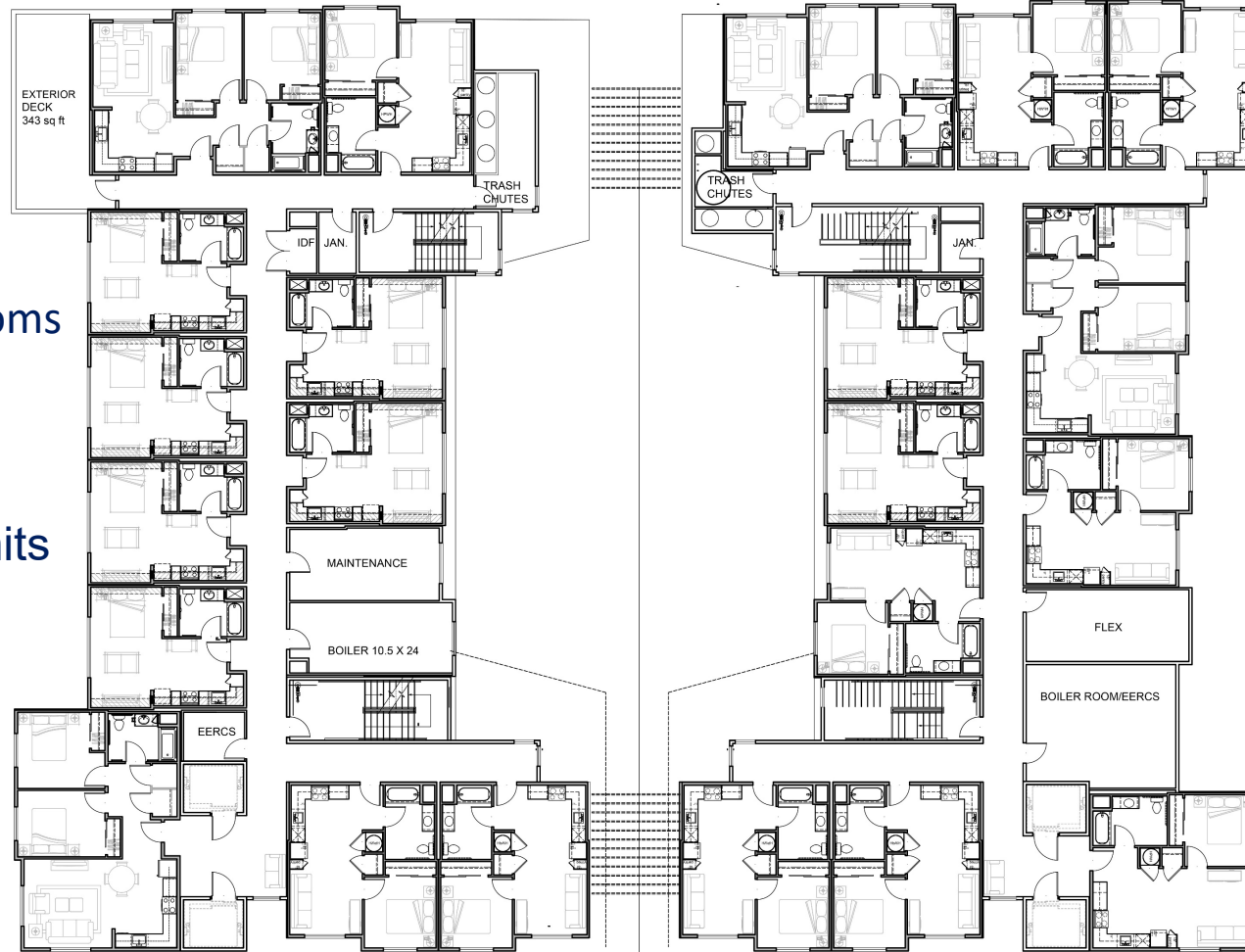
PHASE 1:



SECOND FLOOR PLAN

PHASE 2 UNIT MIX:
 Mix of Studios, One Bedrooms
 & Two Bedroom Units

15% Mobility units
 10% Communications units
 75% Adaptable



PHASE 1 UNIT MIX:
 Mix of Studios, One Bedrooms
 & Two Bedroom Units

15% Mobility units
 10% Communications units
 75% Adaptable

PHASE 2:

PHASE 1:



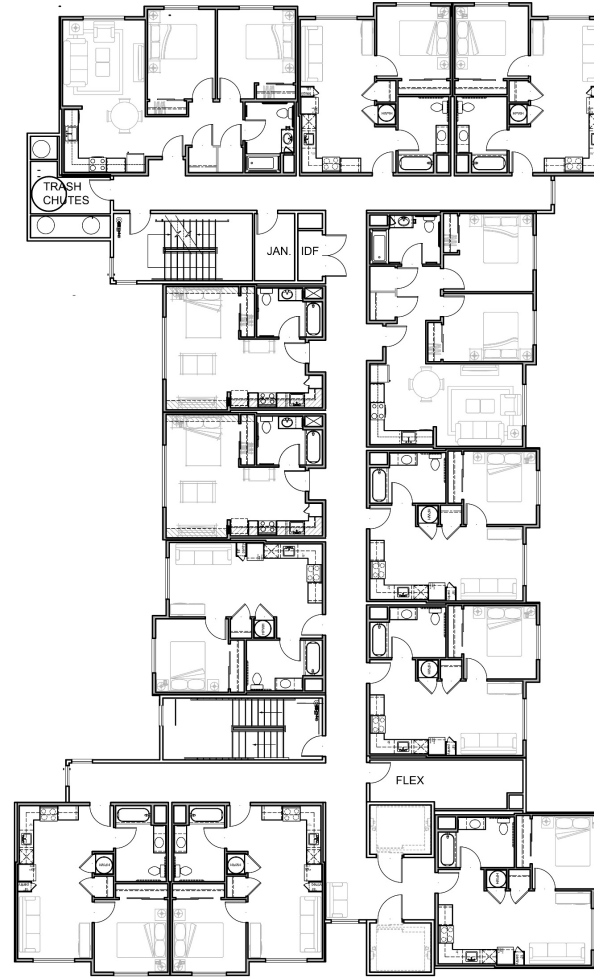
UPPER FLOOR PLANS – 3RD TO 6TH FLOORS

PHASE 2 UNIT MIX:
Mix of Studios, One Bedrooms
& Two Bedroom Units

15% Mobility units
10% Communications units
75% Adaptable



PHASE 2:



PHASE 1:

PHASE 1 UNIT MIX:
Mix of Studios, One Bedrooms
& Two Bedroom Units

15% Mobility units
10% Communications units
75% Adaptable



PERSPECTIVES



PERSPECTIVES



PERSPECTIVES



SHADOW STUDY



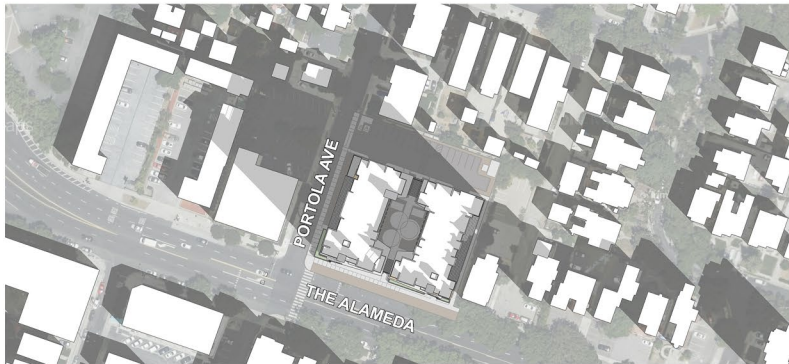
June 21st, 9:00 AM



June 21st, 12:00 PM



June 21st, 3:00 PM



December 21st, 9:00 AM



December 21st, 12:00 PM



December 21st, 3:00 PM



ENGAGEMENT QUESTION - # 1

Alternate Color Scheme



Proposed Color Scheme

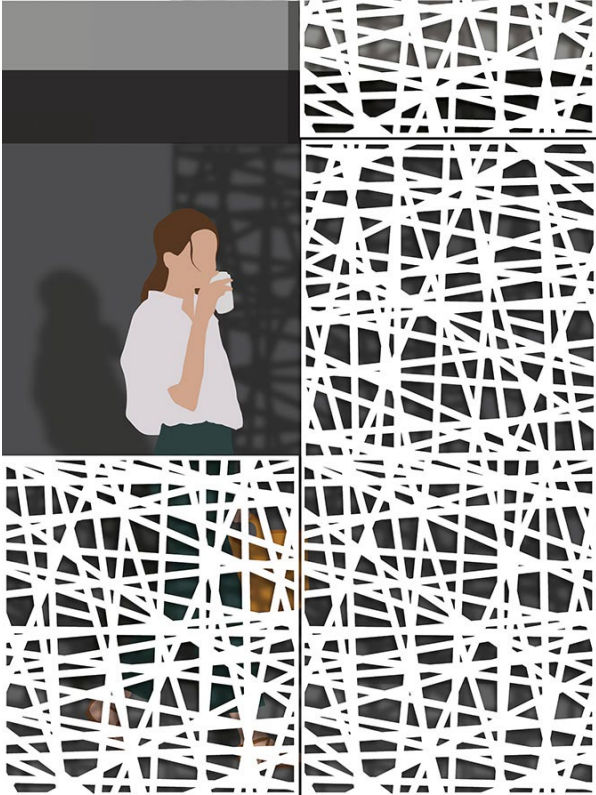


Alternate Color Scheme

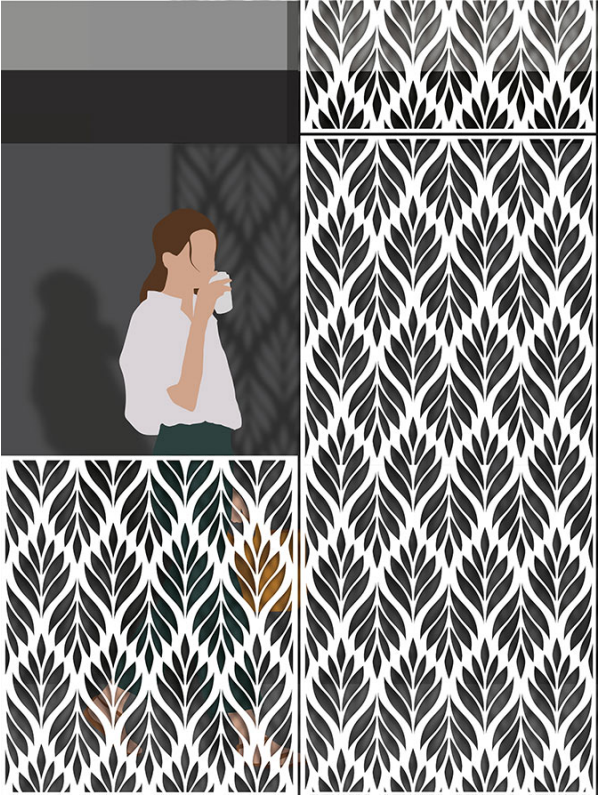


ENGAGEMENT QUESTION - # 2

Screening for Parking at Portola Ave. Street Elevation



Irregular



Organic



Rectilinear



ENGAGEMENT QUESTION - # 3

Portola Avenue Street Tree – Crape Myrtle Options



Option - A
Dark Pink



Option - B
Purple



Option - C
White



ENGAGEMENT QUESTION - # 4

Street Furniture – Bike Rack Options



Option – A, Rectilinear



Option – B, Circular



Option – C, Blade



ENGAGEMENT QUESTION - # 5

Accent at Pedestrian Entry



Wood Accent



Large Format Tile Accent



ENGAGEMENT RESULTS

Alternate Color Scheme

Result from Community Votes:

Screening for Parking at Portola Ave. Street Elevation

Result from Community Votes :

Portola Avenue Street Tree – Crape Myrtle Options

Result from Community Votes :

Street Furniture – Bike Rack Options

Result from Community Votes :

Accent at Pedestrian Entry

Result from Community Votes :



Q&A / THANK YOU!

We appreciate your time and joining us on our meetings!

Project Website: <https://www.abodeservices.org/pipeline-projects>



If you would like to talk to someone about this housing development in a language other than English, please email CasaSJ@abodeservices.org and we will arrange a separate meeting with a translator.

Si desea hablar con alguien sobre este desarrollo de viviendas en español, envíe un correo electrónico a CasaSJ@abodeservices.org y organizaremos una reunión separada con un traductor.

如果您想用普通話與某人談論此房屋開發，請透過電子郵件 CasaSJ@abodeservices.org。我們將安排與您單獨會面，並安排一名翻譯。

General Project Email : CasaSJ@abodeservices.org



THANK YOU!

