



1510-1540 PARKMOOR AVENUE, SAN JOSE
SAN JOSE, SANTA CLARA COUNTY - OFFICE OF SUPPORTIVE HOUSING



County of Santa Clara
Office of Supportive Housing



Please Join Us To Know More About Abode Services & The 1510-1540 Parkmoor (HUB) Development

Wednesday August 25th, 2021 at 6:00 pm

Join via Zoom. Free and open to the public



Please RSVP: <https://forms.gle/FVxo57ksUzcnsJze7>

The County of Santa Clara selected Abode Services (along with our development entity Allied housing) through a Request for Proposals process in May of 2021 to develop a new HUB youth service center and permanent supportive housing development at 1510-1540 Parkmoor Avenue “Parkmoor (Hub)” in San Jose.

We would like to hear from you about your vision of quality affordable housing for low-income residents in the County of Santa Clara and the City of San Jose. The project will include housing units on the upper floors directly above “The HUB”. The Hub is a community center operated by the County, and it is dedicated to supporting current and former foster youth, ages 15-24, by providing a safe, welcoming center with a variety of services by their peers and other caring community members.

Join Zoom Meeting
<https://zoom.us/j/3691748212>

Meeting ID: 369 174 8212
One tap mobile
+16699009128,,3691748212# US (San Jose)
+12532158782,,3691748212# US (Tacoma)

Please RSVP to Macy Leung, Senior Project Manager at mleung@abodeservices.org.



WELCOME!

Overview

- **Introduction and Welcome!** (Allied Housing)
- **Project / Site History** (County of Santa Clara OSH)
- **Mission of The HUB** (HUB Youth - Nayeli Grano, DFCS - Don Long)
- **Project Overview and Team** (Abode Services/Allied Housing)
- **Community Outreach** (Allied Housing)
- **Site Context and Analyses** (HKIT)
- **Today's Engagement Session (Listening) Objective** (HKIT)
- **Listening Breakout Session** (HKIT)
- **Feedback and Summary** (Allied Housing & HKIT)



County of Santa Clara
Office of Supportive Housing



THANK YOU

Thank You

- Supervisor Cindy Chavez's Office
- Supervisor Susan Ellenberg's Office
- Council Member Dev Davis's Office
- County of Santa Clara Office of Supportive Housing
- County of Santa Clara Facilities and Feet
- County of Santa Clara Social Services Agency
- County of Santa Clara Department of Family and Children's Services
- City of San Jose Mayor's Office
- City of San Jose Housing
- City of San Jose Economic Development
- City of San Jose Planning
- City of San Jose PD Crime Prevention
- City of San Jose Homeless Liaison



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THANK YOU

Thank You

- VTA
- San Jose City College
- Avenue: The World School
- Children Music Theater
- Hope Services
- Parents Helping Parents
- The Health Trust
- San Jose Downtown Association
- Buena Vista Neighborhood Association
- Rose Glen Neighborhood Association
- Shasta Hanchett Neighborhood Association
- Glenside Neighborhood Association
- Destination Home
- HTSV
- Catalyze SV
- YIMBY
- SVLG
- SV@Home
- Silicon Valley Organization
- LinkedIn
- Parkmoor Plaza Tenants
- Sobrato Center Tenants
- Immanuel Evangelical Lutheran Church
- Cornerstone Church
- First Congregational Church of San Jose



Background

- County acquired the site at 1510-1540 Parkmoor in August 2017
- Currently four vacant office buildings built in late 1970's
- Desire to relocate the existing Hub into a larger more functional space
- Opportunity to co-locate housing for Youth with on-site services
- Analysis shows site very well-positioned for both Hub and residential use



Developer Selection Process

- County has a Qualified Pool (QP) of affordable housing developers
- County issued a Request for Offer (RFO) in December of 2020
- Competitive process
- County Board of Supervisors approved selection of Allied Housing in May of 2021

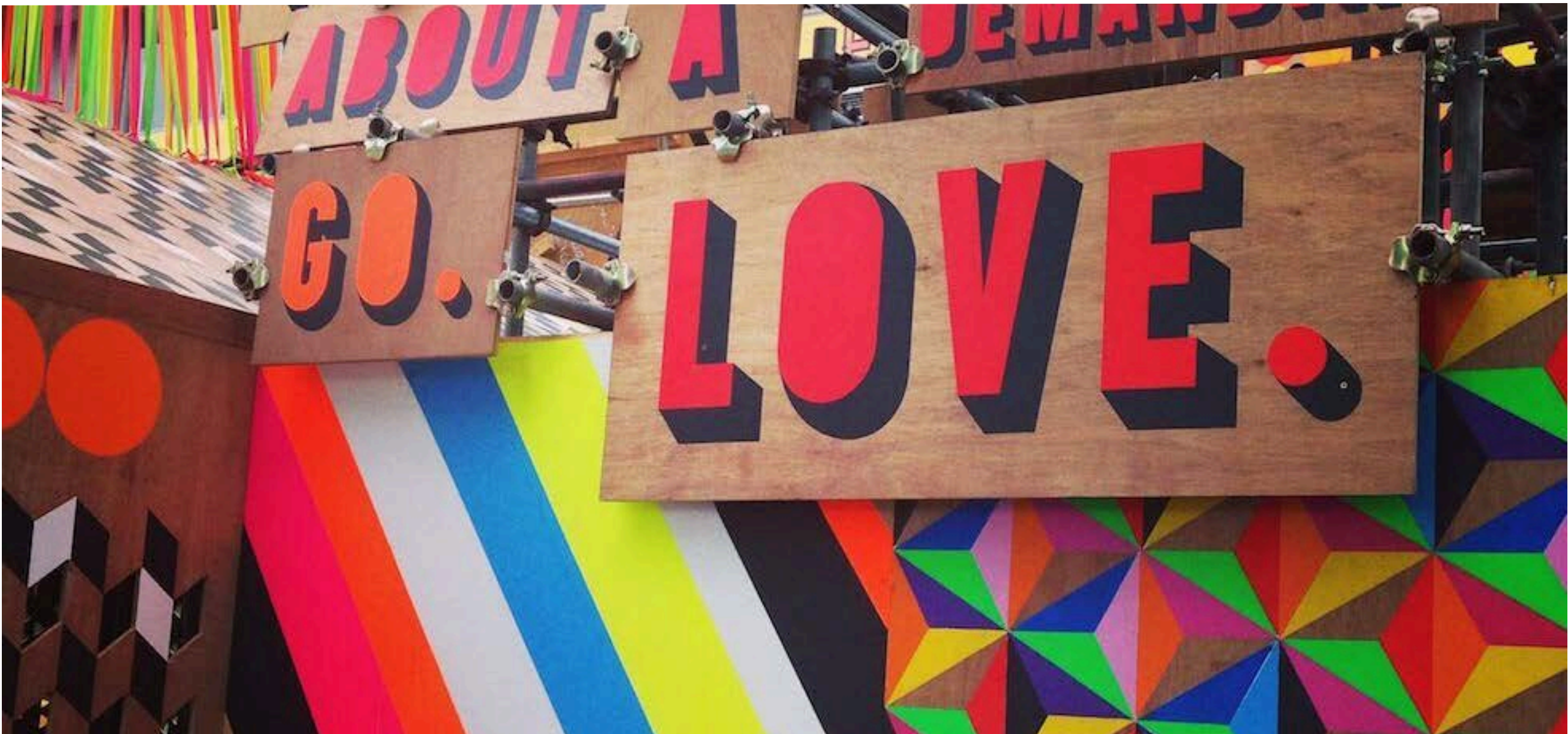


Housing Opportunity

- Affordable housing with a focus on Transitional Age Youth (TAY) and complementary target populations
- Approximately 81 units in total
- Affordability levels and unit types being evaluated
- Looking at successful models for projects with similar objectives



THE HUB OVERVIEW



THE HUB'S MISSION

HUB's Mission (HUB Youth - Nayeli Grano)

The HUB is a youth-led and organized community, dedicated to supporting current and former foster youth ages 15-24. The HUB is a space and welcoming center where foster youth feel a sense of belonging, empowerment, and are offered a variety of services by their peers and other caring community members.

What is it :

- One Stop Center
- Provides robust array of services for transitional age youth (TAY) to ensure self-sufficiency and success past age 25.
- Safe, warm, inviting space for youth to gather and form their own community.
- Services are trauma informed and culturally responsive
- Programs are informed and designed for youth



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SERVICES AND PROGRAM DESIGN

HUB Program Offerings

- Leadership Development and Youth Empowerment
- Peer support
- Independent Living Program
- Housing Assistance
- Wellness
- Parent/Kid Socials
- Employment and Career Development
- Education
- Legal Advice
- Special and Holiday Events

Opportunities and Benefits

- Youth led design
- Expansion of services
- Expansion of housing access
- Community Building
- Increased life outcomes
- Increased wellbeing

WHY IS THIS DEVELOPMENT IMPORTANT?

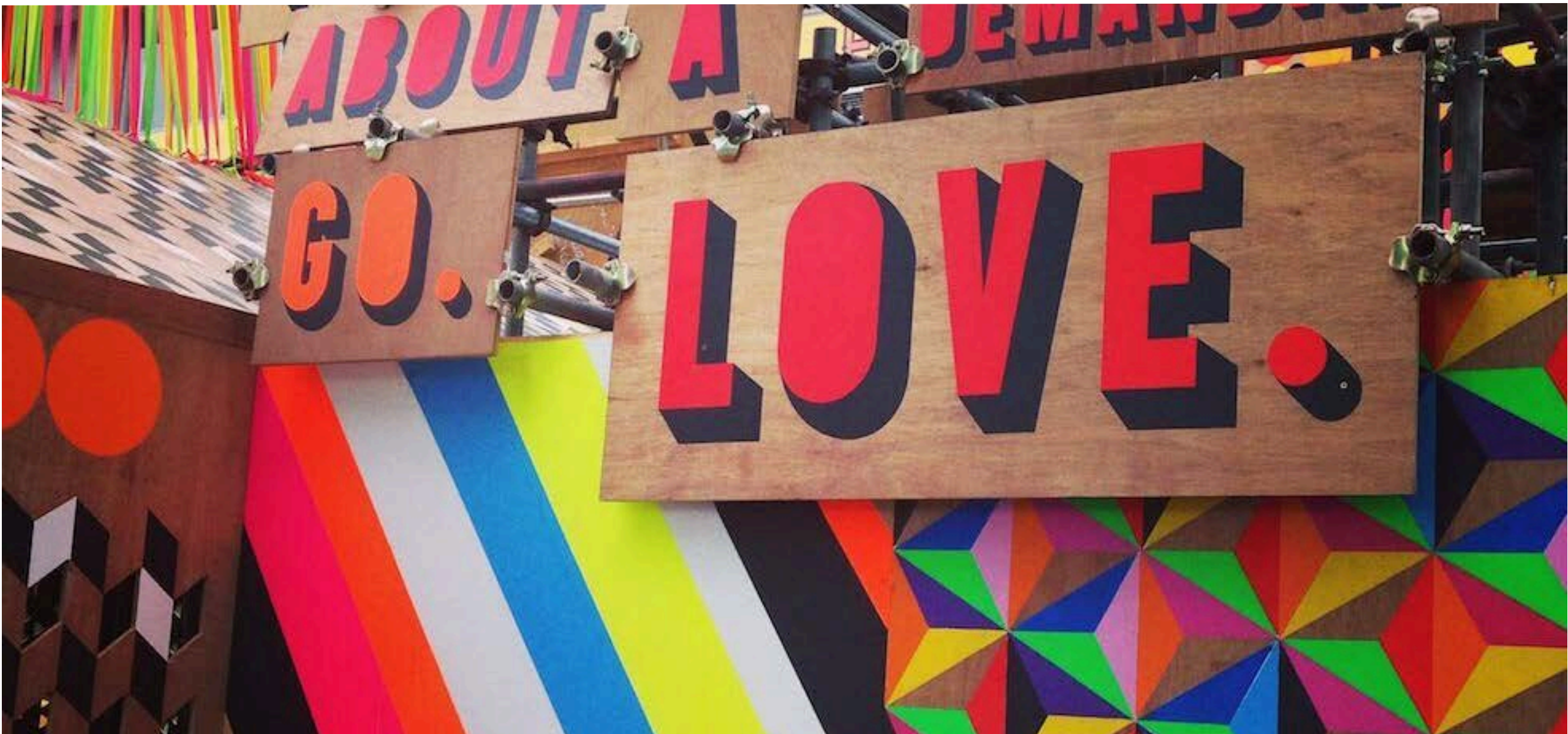
- Our community continues to face a dramatic shortage of affordable housing, especially for our lowest-income neighbors
- Youth & young adults represent **19%** of the homelessness population in our community
- **19%** of people experiencing homelessness in Santa Clara County have been in the foster care system
- Aging out of foster care cited as a primary cause of homelessness for some



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PROJECT / TEAM OVERVIEW



Project Team

- **Hub Youth**
- **Hub Staff and Partners** - County of Santa Clara
- **County** – County of Santa Clara
- **City** – City of San Jose
- **Developer** - Allied Housing
- **Property Manager** – The John Stewart Company
- **Hub Services** – County of Santa Clara
- **Housing Services** – Abode Services
- **Architect** – HKIT
- **Financial Consultant** – CHPC



ABOUT ALLIED HOUSING

Allied Housing, Inc.

- Bay Area focused nonprofit developer primarily focused on creating supportive housing developments and 100% affordable housing development.
- Originally founded in Alameda County, Allied Housing ("Allied"), Abode Services's ("Abode") housing development affiliate, has been addressing the affordable housing and homeless needs in the San Francisco Bay Area for over 25 years.
- Projects throughout Alameda, Santa Clara, Santa Rosa and Napa Counties in various stages of development.

Abode Services

Started in 1989	Housing First	Serving + 10,500 Residents Each Year
<u>Overview</u> <ul style="list-style-type: none">› Programs and Services› Supportive Housing Development› Property Management› Housing Services and Landlords› Outreach	<u>Population Served</u> <ul style="list-style-type: none">› Families› Transitional Age Youth› Veterans› Chronically Homeless› Low-Income	<u>Our Communities</u> <ul style="list-style-type: none">› Alameda County› Santa Clara County› Napa County› San Mateo County› Santa Cruz County› San Francisco County



PROJECT PRELIMINARY OVERVIEW

AT A GLANCE ...

Parkmoor (Hub)

- A New Hub on the Ground Floor
- Up to 81 Residential Units
- New Construction
- Tax Credit Financed Project
- Sustainable, All Electric Building

1

1.62 Acre Site
County Will Demolish Existing Vacant Structures
Located at 1510-1540 Parkmoor Road in San Jose

2

New Ground Floor Hub for Foster Youth between
15-24 Years Old
Affordable Housing

3

Upper Stories over the HUB
Surface Parking + Car Stackers
Wood Frame w/ Podium



PROJECTED SCHEDULE

- **Community Engagement Begins** : Q2 2021
- **Development and Disposition Agreement** : Oct 2021
- **Schematic Design / Entitlement** : Q2 2021 – Q2 2022
- **Design Development/Funding Applications** : Q4 2021 – Q2 2023
- **Construction Documents/Permitting** : Q1 2022 – Q4 2022
- **Construction Start** : Q2 2023
- **Construction Completion** : Q4 2024
- **Lease-Up Begins** : Q2 2024 – Q2 2025

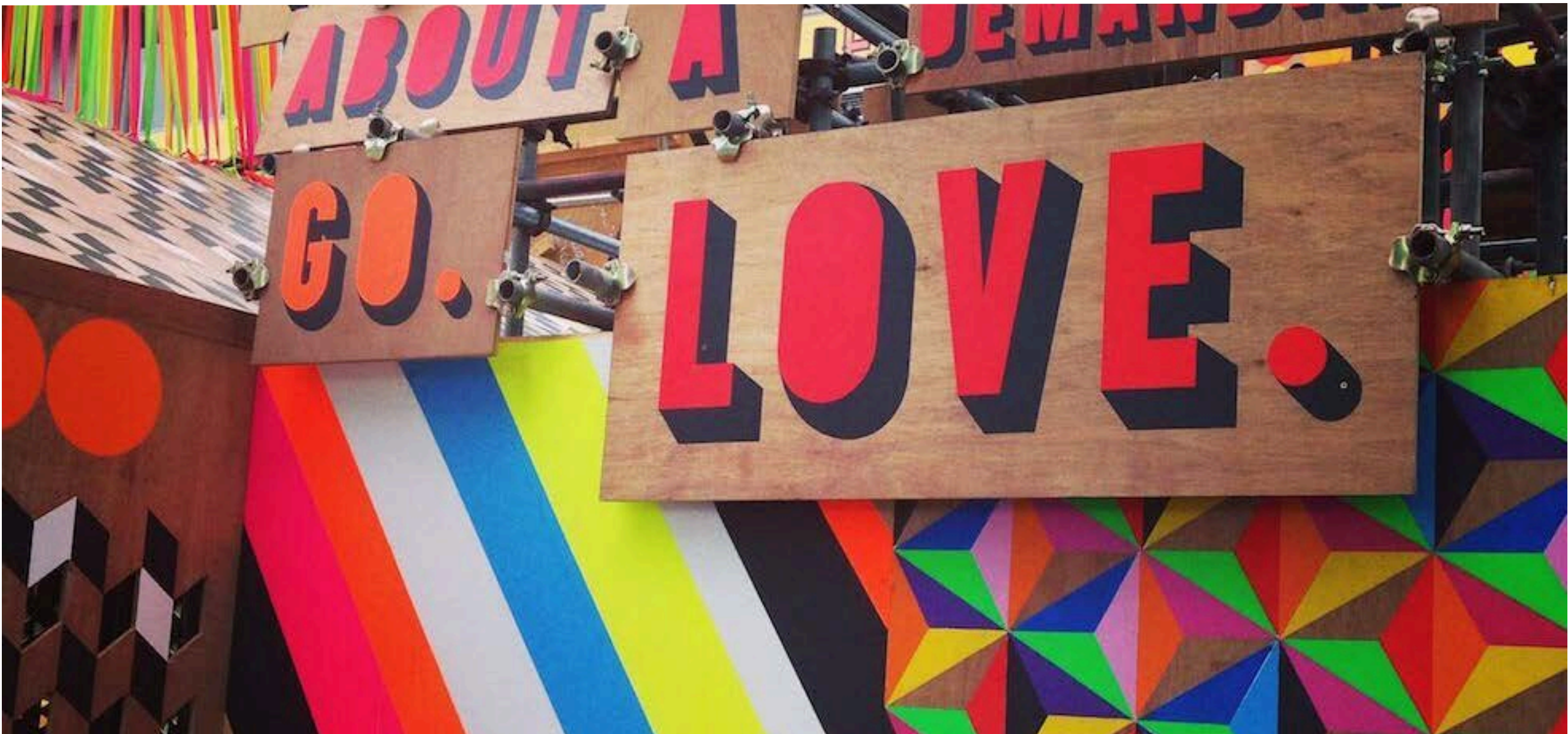


ENGAGEMENT PLAN

Meeting	Date/Time	Audience	Format
Outreach / Focus Meeting #1 (HUB - Staff)	Aug 13, 2021 at 10am	Hub Staff	Virtual
Outreach / Focus Meeting #2 (HUB - Vendors)	Aug 13, 2021 at 1pm	Hub Partners	Virtual
Outreach / Focus Meeting #3 (HUB - TAY/Youth)	Aug 18, 2021 at 4pm	Hub Youth	Virtual
Community Outreach #4 (Listening)	Aug 25, 2021 at 6pm	Community	Virtual
Outreach / Focus Meeting #5 (HUB - Staff)	Sep - Oct 2021 (Forthcoming)	Hub Staff	Virtual
Outreach / Focus Meeting #6 (HUB - Vendors)	Sep - Oct 2021 (Forthcoming)	Hub Partners	Virtual
Outreach / Focus Meeting #7 (HUB - TAY/Youth)	Sep - Oct 2021 (Forthcoming)	Hub Youth	Virtual
Community Outreach #8 (Visioning)	Sep - Oct 2021 (Forthcoming)	Community	Virtual
Community Outreach #9 (Design)	Sep - Oct 2021 (Forthcoming)	Community	Virtual
On-Going 1:1 / City / County / Focus Group Meetings	June 2021 to On-Going	Youth / Hub / City / County / Community	Zoom/Phone/In-Person
On-Going Neighborhood Association Meetings	August 2021 to On-Going	Community	Zoom/In-Person



PARTNERSHIP / COLLABORATION



COMMUNITY PARTNERSHIPS

We Are Listening To You

- Hub Youth
- County Staff, Partners, and Stakeholders
- City of San Jose Community Stakeholders
- Local Neighborhood Associations
- Local Businesses



Share Your Input

- Community Engagement Virtual Sessions
- On-Going 1:1 Meetings
- Email : Parkmoor.Hub@abodeservices.org / mleung@abodeservices.org
- Google Sheet :
- https://docs.google.com/document/d/16VL2ql2C6MTjRGt9IHv6TFZ4fhvOd_1bcJC_q-SMvw/edit?usp=sharing

Project Updates

- Signage on Site
- Social Media / Dedicated Website Update
- Email Newsletter Updates



ACTIVE COMMUNITY ENGAGEMENT

“Listen First, then Let’s Get Things Done.”

- Listen
- Feedback
- Engage
- Dialogues
- Inclusion

Key Outreach Tools:

- ✓ Key Outreach
- ✓ Interactive Design Sessions, workshops
- ✓ One-on-one interviews and meetings
- ✓ Mailings, email fliers, tours, community meetings, presentation, online survey



OUTREACH – NEIGHBORHOOD ASSOCIATIONS

OUTREACH

BUENA VISTA NEIGHBORHOOD ASSOCIATION

BURBANK COMMUNITY ASSOCIATION

DELMAS PARK NEIGHBORHOOD ASSOCIATION

NORTH WILLOW GLEN NEIGHBORHOOD ASSOCIATION

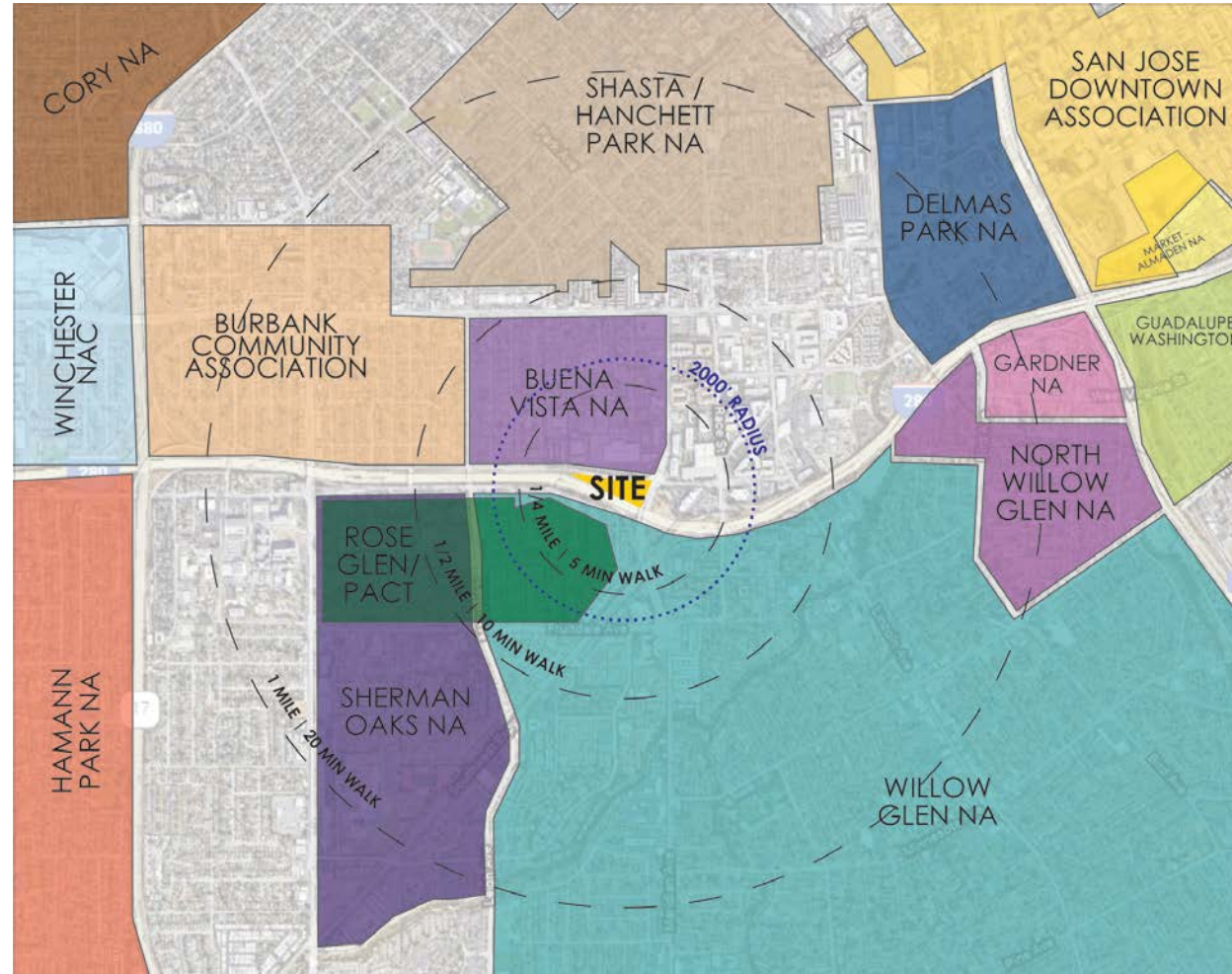
SAN JOSE DOWNTOWN ASSOCIATION

SHERMAN OAKS NEIGHBORHOOD ASSOCIATION

SHASTA HANCHETT PARK NEIGHBORHOOD ASSOCIATION

ROSE GLEN NEIGHBORHOOD ASSOCIATION

WILLOW GLEN NEIGHBORHOOD ASSOCIATION



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OUTREACH – NEIGHBORHOOD ASSOCIATIONS

OUTREACH

MAILERS

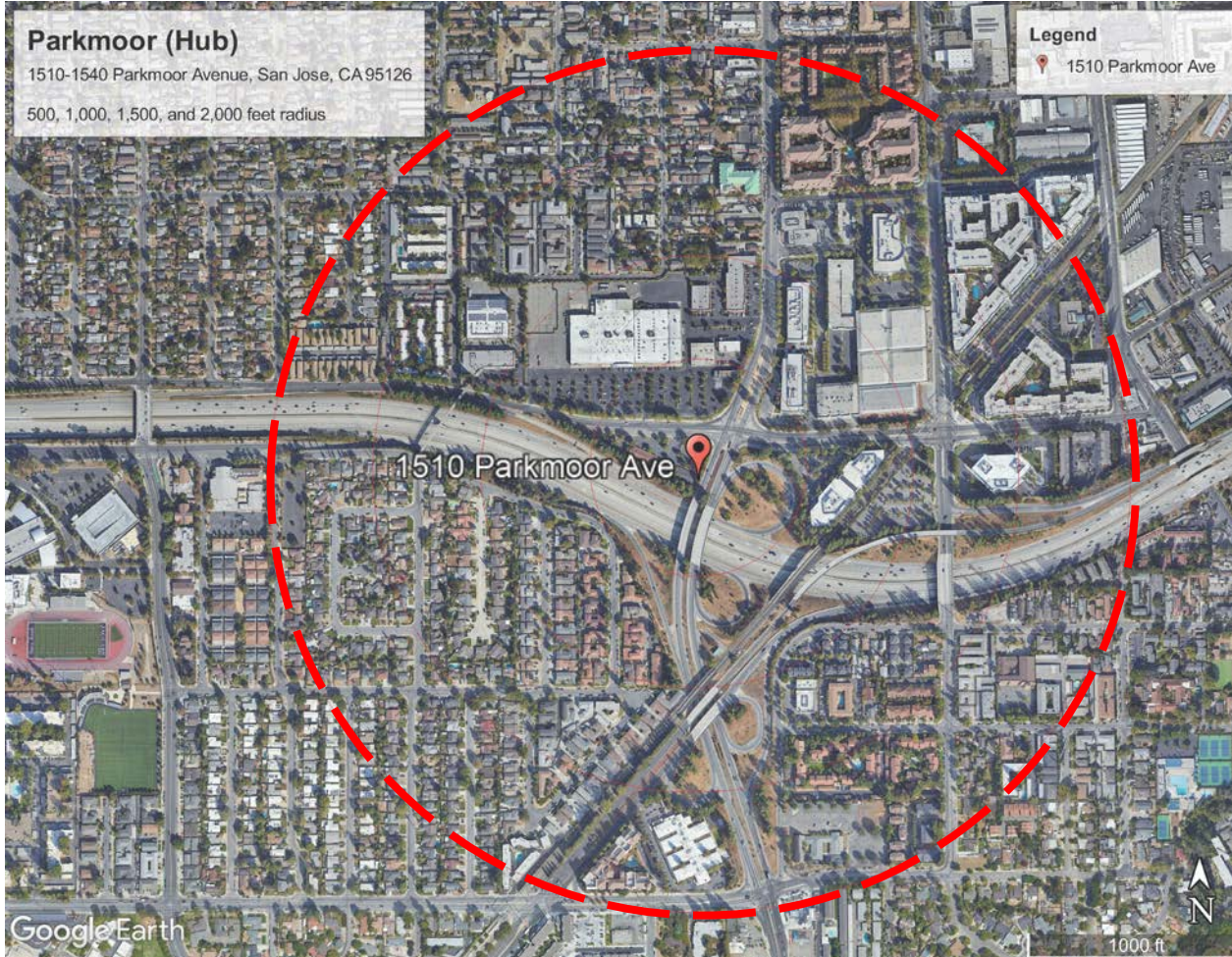
2,000 Feet Radius of the Site

EMAIL OUTREACH

Adjacent Neighborhood Associations

VIRTUAL 1:1 MEETINGS / PHONE / IN-PERSON MEETINGS
(On-Going / Weekly Mon/Wed)

Neighbors



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OUTREACH – BUSINESSES / LOCAL ESTABLISHMENTS

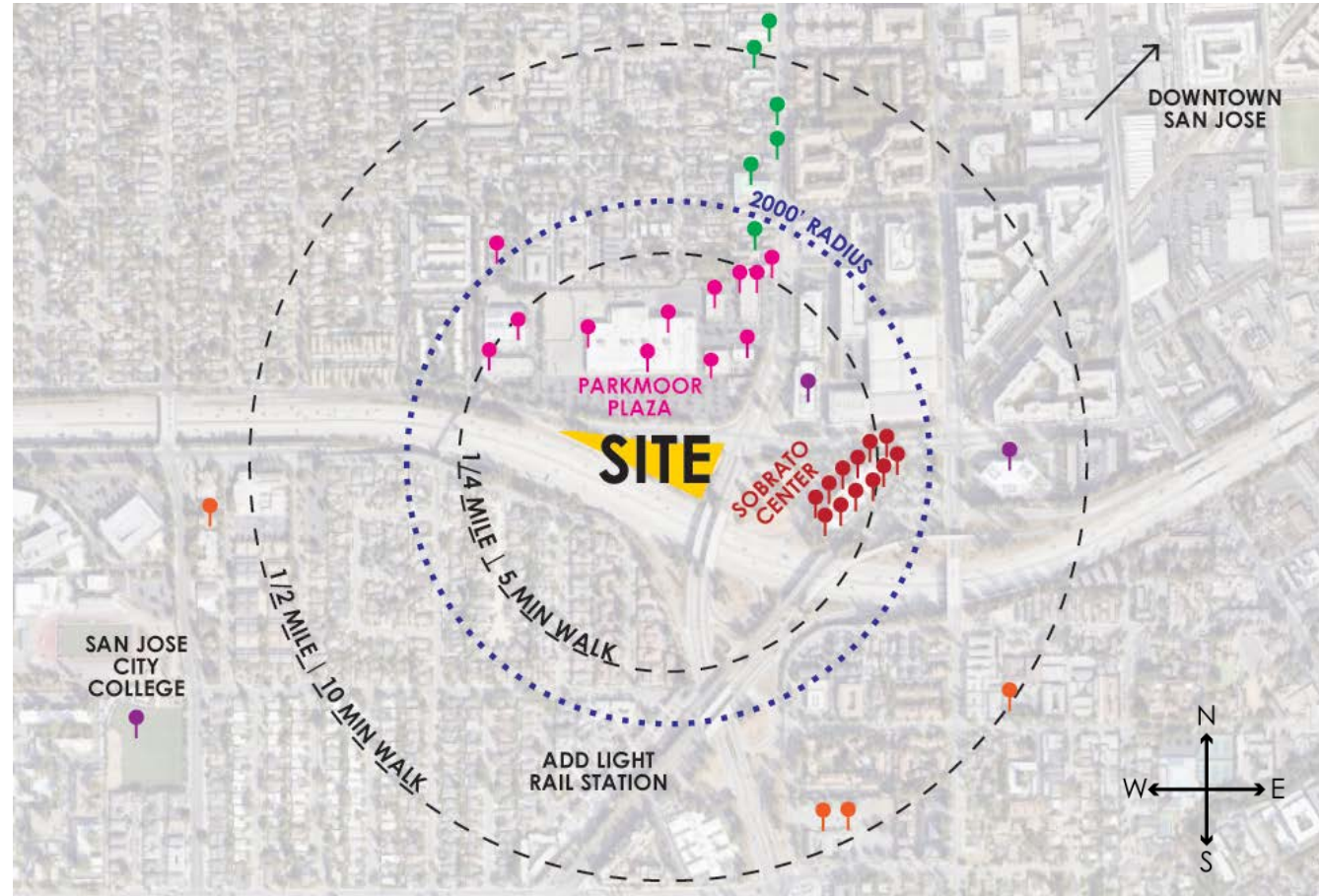
OUTREACH

PARKMOOR PLAZA

24 HOUR FITNESS
CHILDREN'S MUSIC THEATER
HARLEY DAVIDSON
GOPHER & MOLE EXTERMINATOR
SUMMIT UNIFORMS
BEAUTY SOLUTIONS RESOURCE CENTER
FOODMAXX
BIG O TIRES
SAN JOSE CPR CERTIFICATION
HOPE SERVICES
CYCLE GEAR

SOBRATO CENTER

AMERICAN LEADERSHIP FORUM SV
DOWNTOWN COLLEGE PREP
HOPE REHABILITATION SERVICES
INNOVATIVE PUBLIC SCHOOL
PARENTS HELPING PARENTS
SAN JUAN BAUTISTA CHILD
DEVELOPMENT SILICON VALLEY
COUNCIL OF NONPROFITS
SILICON VALLEY EDUCATIONAL
FOUNDATION
TEACH FOR AMERICA – BAY AREA
THE UNITY CARE GROUP
UNITED WAY OF THE BAY AREA
THE HEALTH TRUST



ADDITIONAL LOCAL BUSINESSES

PARAMONT IMPORTS
SONNET HILL
SIGN CRAFT
TUXEDO FASHIONS
YAWH MINI MART
KEVIN WEISS CALVERT, DDS

EDUCATION/SCHOOLS

BASIS INDEPENDENT SCHOOLS
AVENUE: THE WORLD SCHOOL
(PROPOSED)
SAN JOSE CITY COLLEGE

CHURCHES

IMMANUEL EVANGELICAL LUTHERAN
CHURCH
CORNERSTONE CHURCH OF SILICON
VALLEY
PRESBYTERY OF SAN JOSE
SOUTH BAY AGAPE CHRISTIAN CHURCH



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OUTREACH – REGIONAL ESTABLISHMENTS

ADDITIONAL OUTREACH

EDUCATION/SCHOOLS

SAN JOSE STATE UNIVERSITY

SAN JOSE BUSINESS ASSOCIATIONS

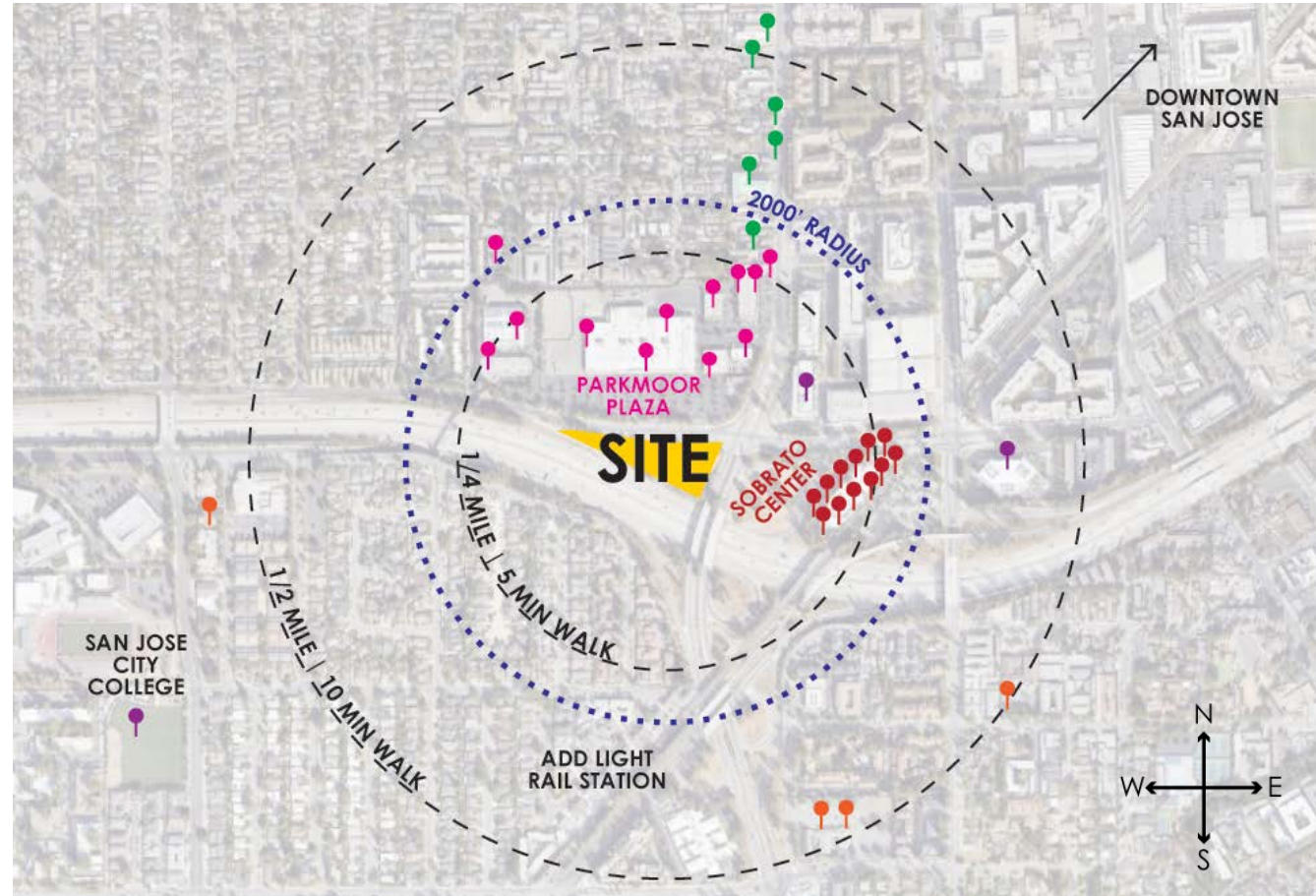
WEST SAN CARLOS BUSINESS ASSOCIATION
SILICON VALLEY ORGANIZATION

OTHER BUSINESSES/ CORPORATIONS

LINKEDIN
GOOGLE
GOOD KARMA BIKE
KAPAS BREWING
FACEBOOK CZI

HOUSING RELATED/ POLICY/ ADVOCACY GROUPS

DESTINATION: HOME
SV @ HOME
CATALYZE SV
YIMBY
SAN JOSE SPUR
HOUSING TRUST SV



OTHER ORGANIZATIONS/NON-PROFITS

HOUSING CHOICES
LOW-INCOME SELF-HELP GROUP
SILICON VALLEY RISING ACTION
WORKING PARTNERS
UNHOUSED RESPONSE GROUP
SOUTH BAY LABOR COUNCIL
BUILDING TRADES COUNCIL

TRANSIT AGENCIES

VTA

CITY OF SAN JOSE/COUNTY OF SANTA CLARA STAFF

SJPD CRIME PREVENTION
SJ HOMELESS LIAISON
HOUSING
PLANNING
MAYOR'S OFFICE
COUNCILMEMBER DEV DAVIS OFFICE
OFFICE OF SUPERVISOR SUSAN ELLENBERG
OFFICE OF SUPERVISOR CINDY CHAVEZ



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OUTREACH – NEIGHBORHOOD ASSOCIATIONS

BVNA MEETING TONIGHT

Just a reminder that tonight the 24th at 7pm we will be having our monthly BVNA meeting; meetings are open to the public, you DO NOT have to live within the Buena Vista Neighborhood boundaries to belong to the Association!

This months meeting will include a presentation by Abode Services, who is redeveloping the triangle parcel across the street from the gas station along Meridian. Additionally art boxes have been painted,

[Learn More](#)

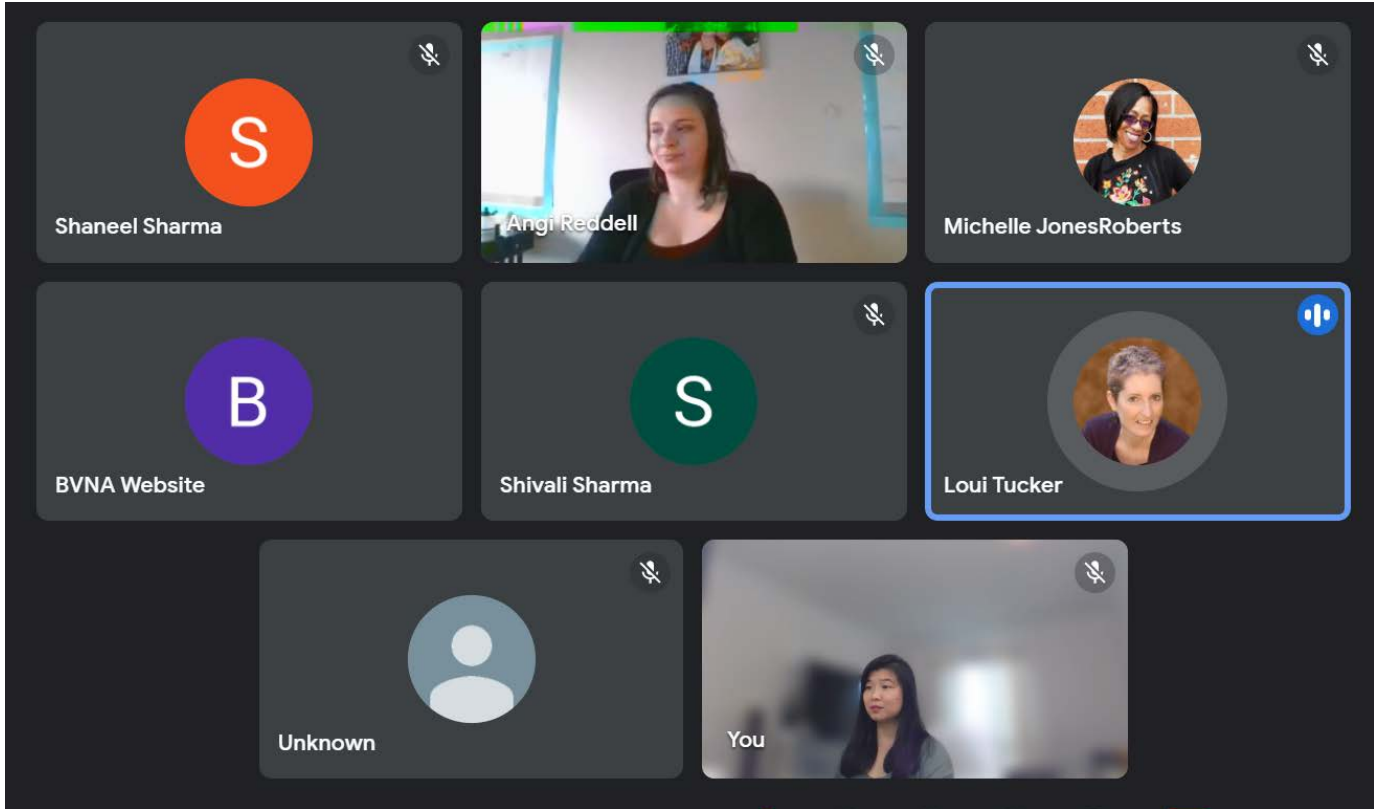
BVNA makes a best effort to provide accurate information about current events, rules, regulations, and municipal code; this site is not intended to provide legal or medical advice and any questions about such areas should be directed to the appropriate City department.

P.O. Box 26953 San Jose, CA
95159-6953

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SITE EVALUATION – PLANNING AND DESIGN



Site Context Evaluations Overview

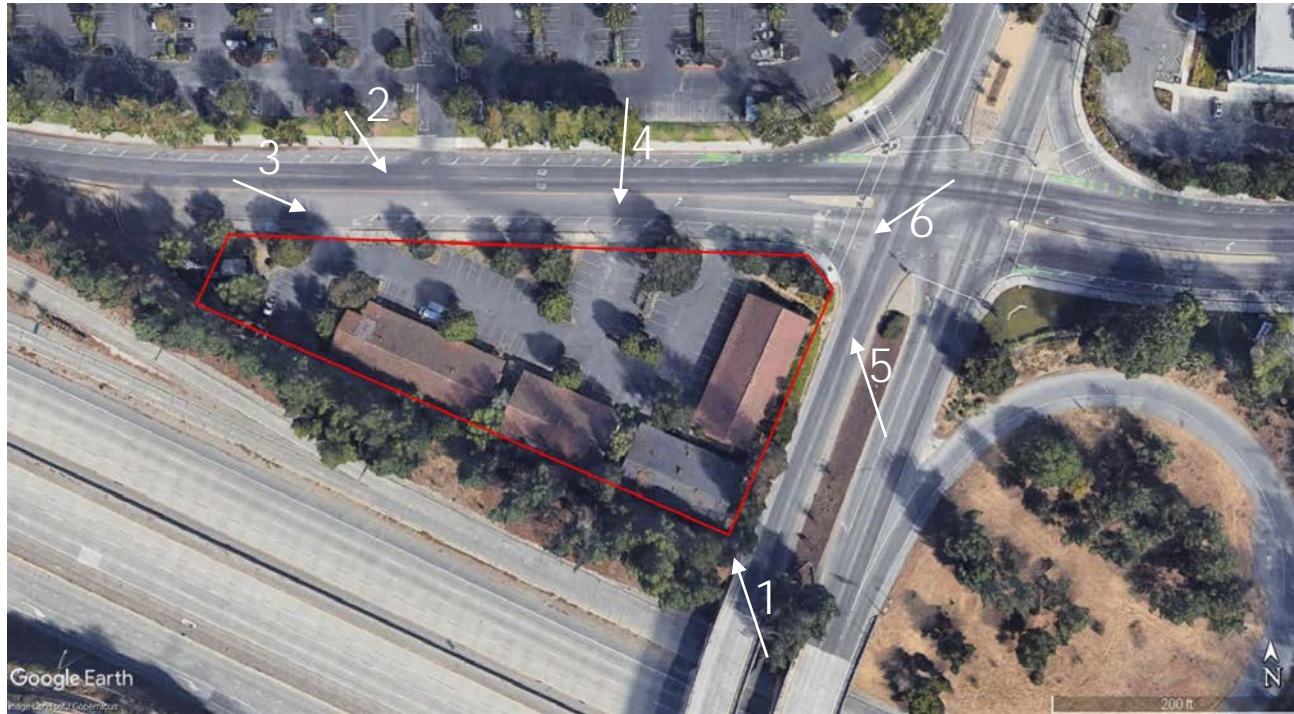
- Site Photos
- Google Map Aerial View
- Site Context Evaluation

Neighborhood Context Evaluation

- Neighborhoods
- Transit Connections
- Schools, Libraries, Daycares
- Healthcare, Fire Stations
- Parks, Community Centers, Churches
- Grocery Store, Retail Chain Stores
- Fast Food, Restaurants



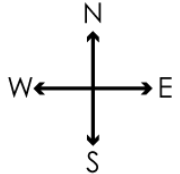
SITE PHOTOS



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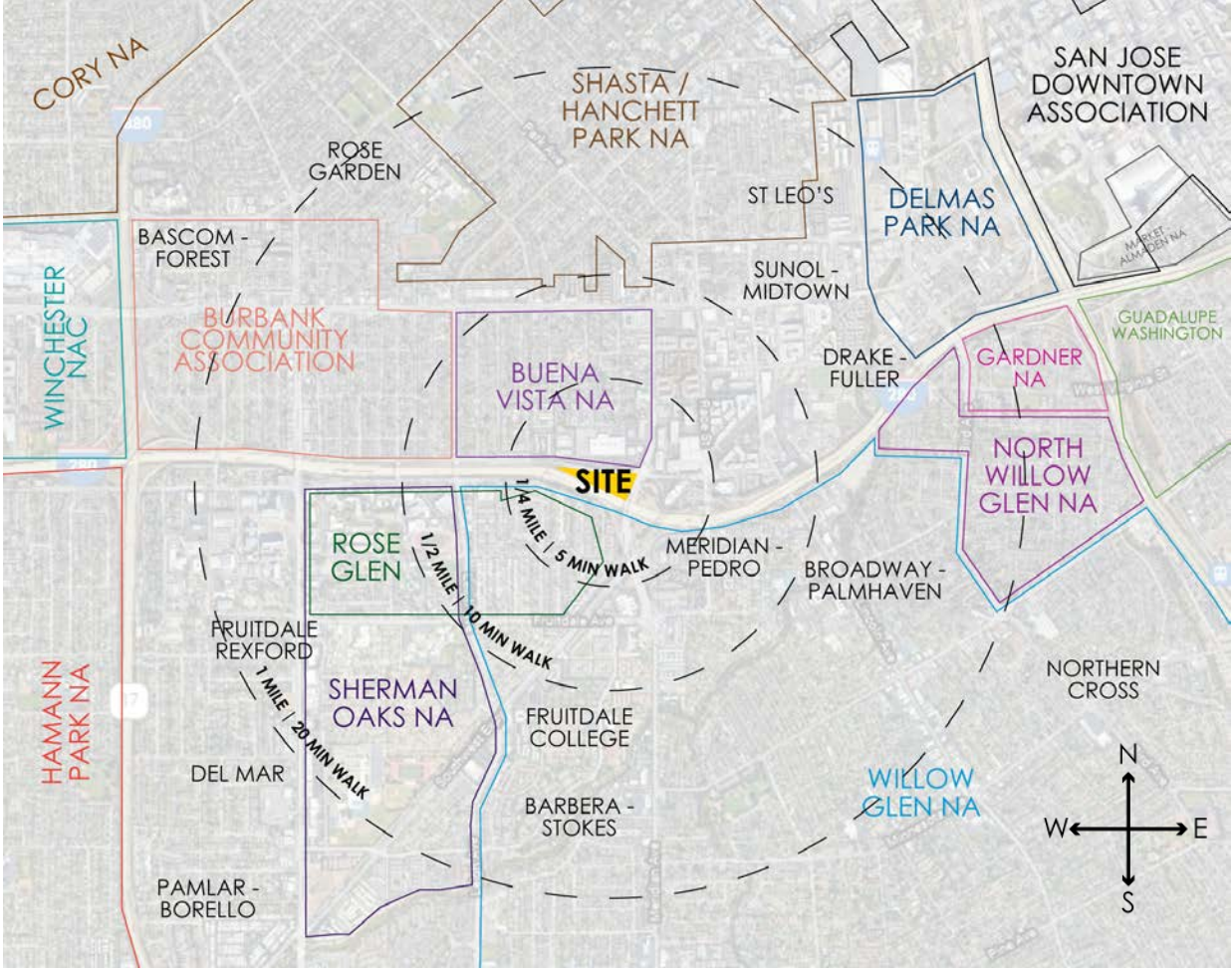
AERIAL VIEW



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NEIGHBORHOODS



LEGEND

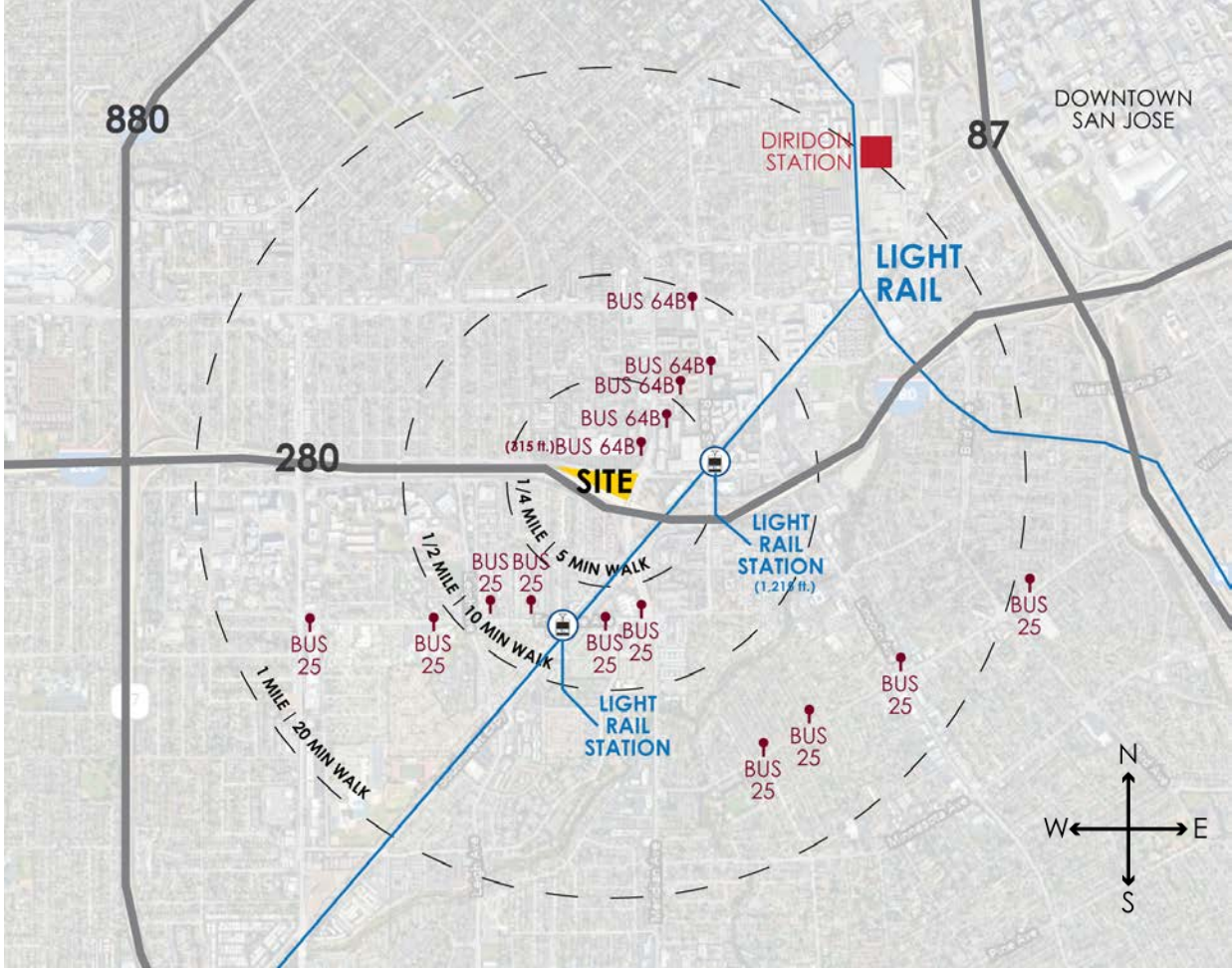
NEIGHBORHOODS ARE LOCATED AS PICTURED



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TRANSIT



LEGEND

HIGHWAYS

BUS STOPS

LIGHT RAIL STATIONS

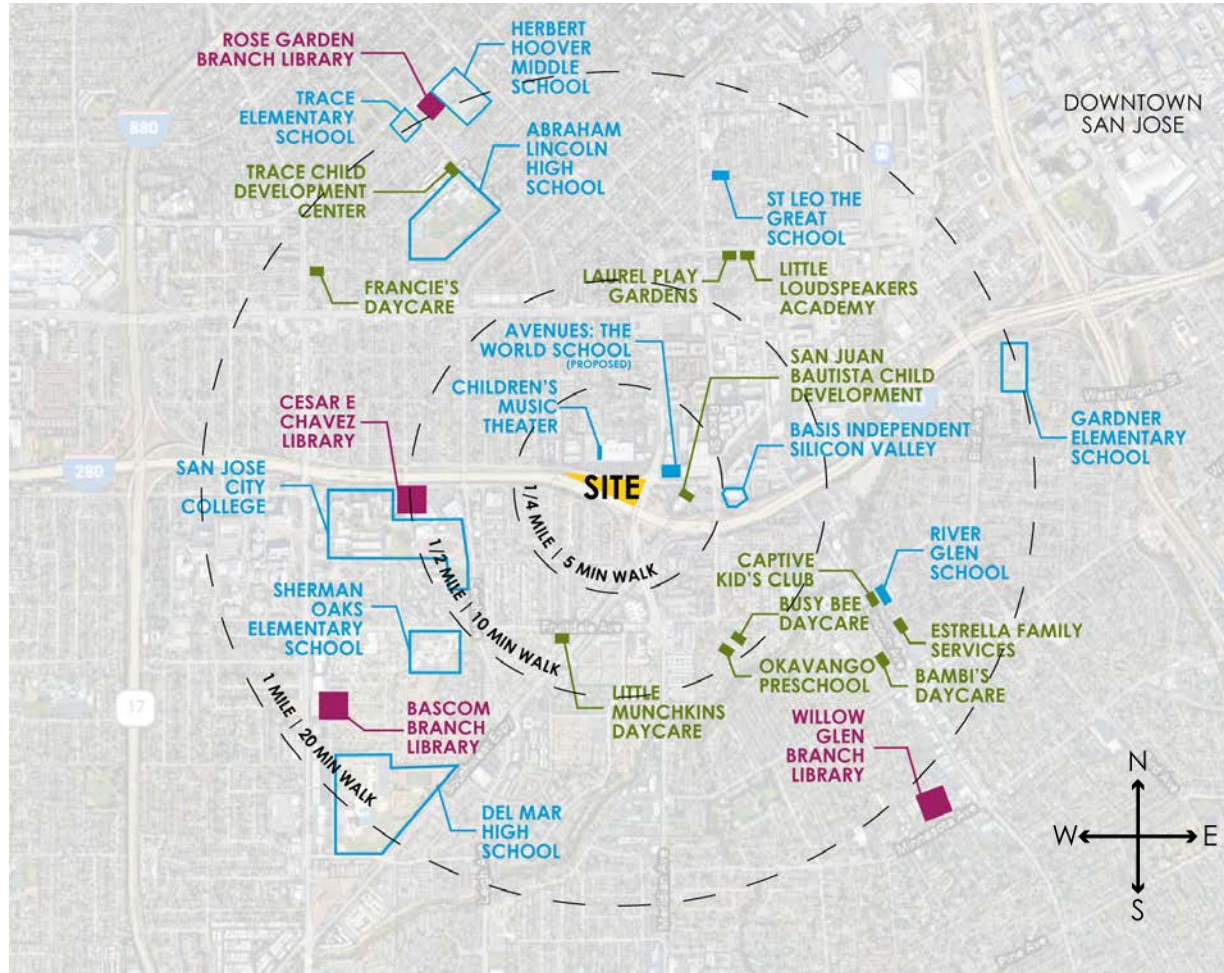
DIRIDON STATION



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SCHOOLS, LIBRARIES, AND DAYCARES



LEGEND

SCHOOLS

DAYCARES

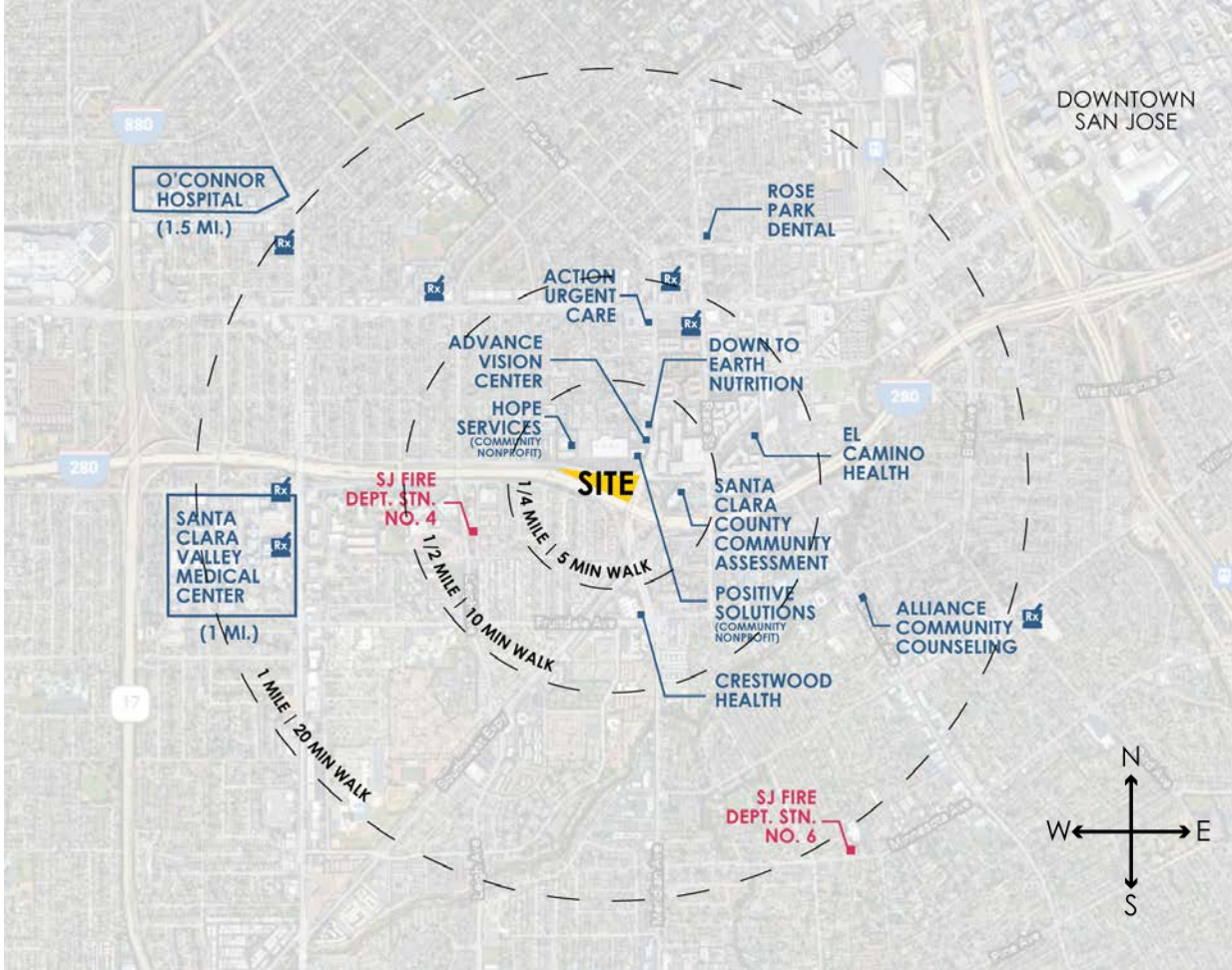
LIBRARIES



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HEALTHCARE & FIRE STATIONS



LEGEND

HEALTHCARE

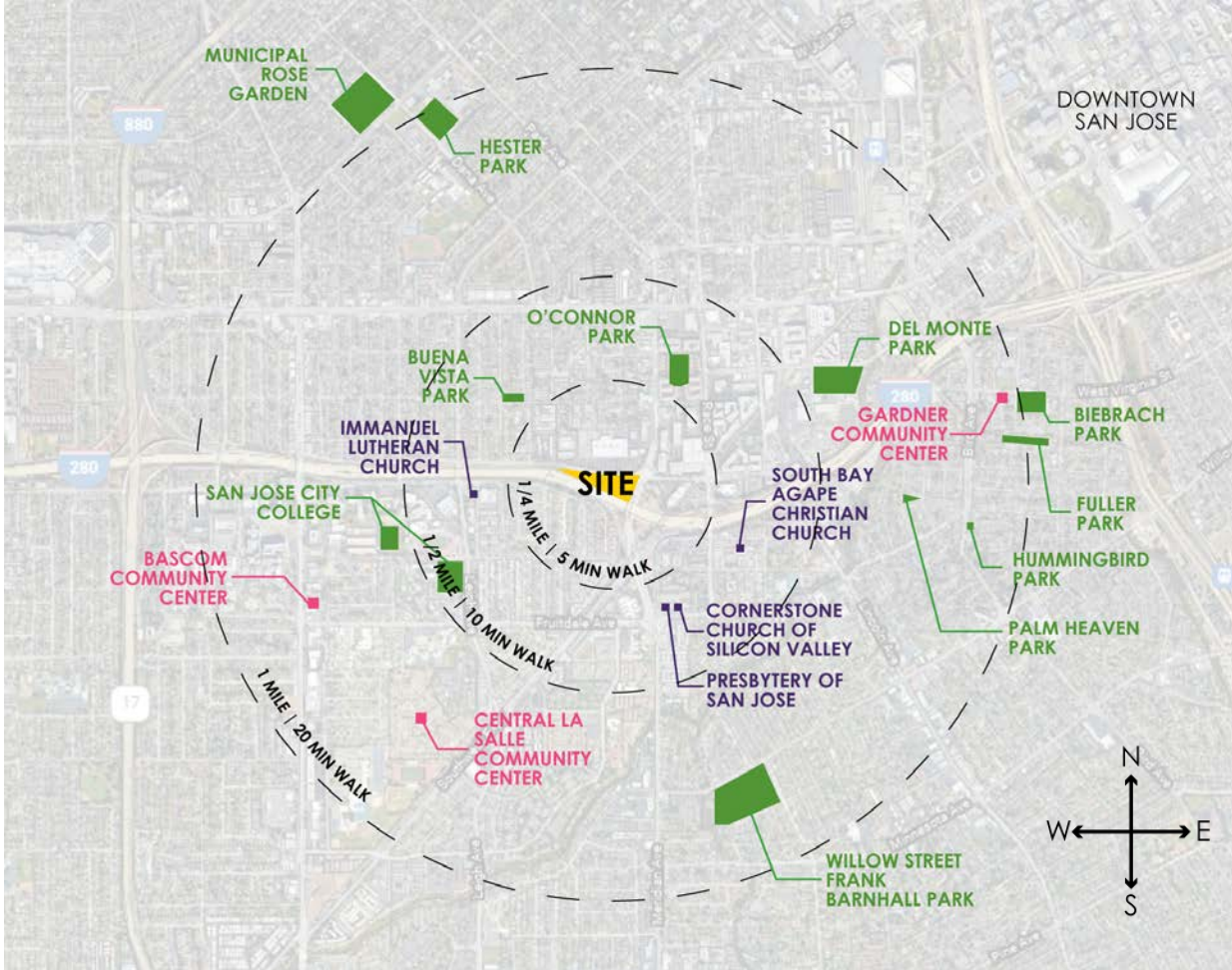
FIRE STATIONS



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PARKS, COMMUNITY CENTERS, & CHURCHES



LEGEND

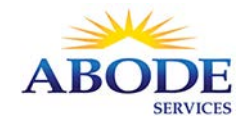
PARKS

COMMUNITY CENTERS

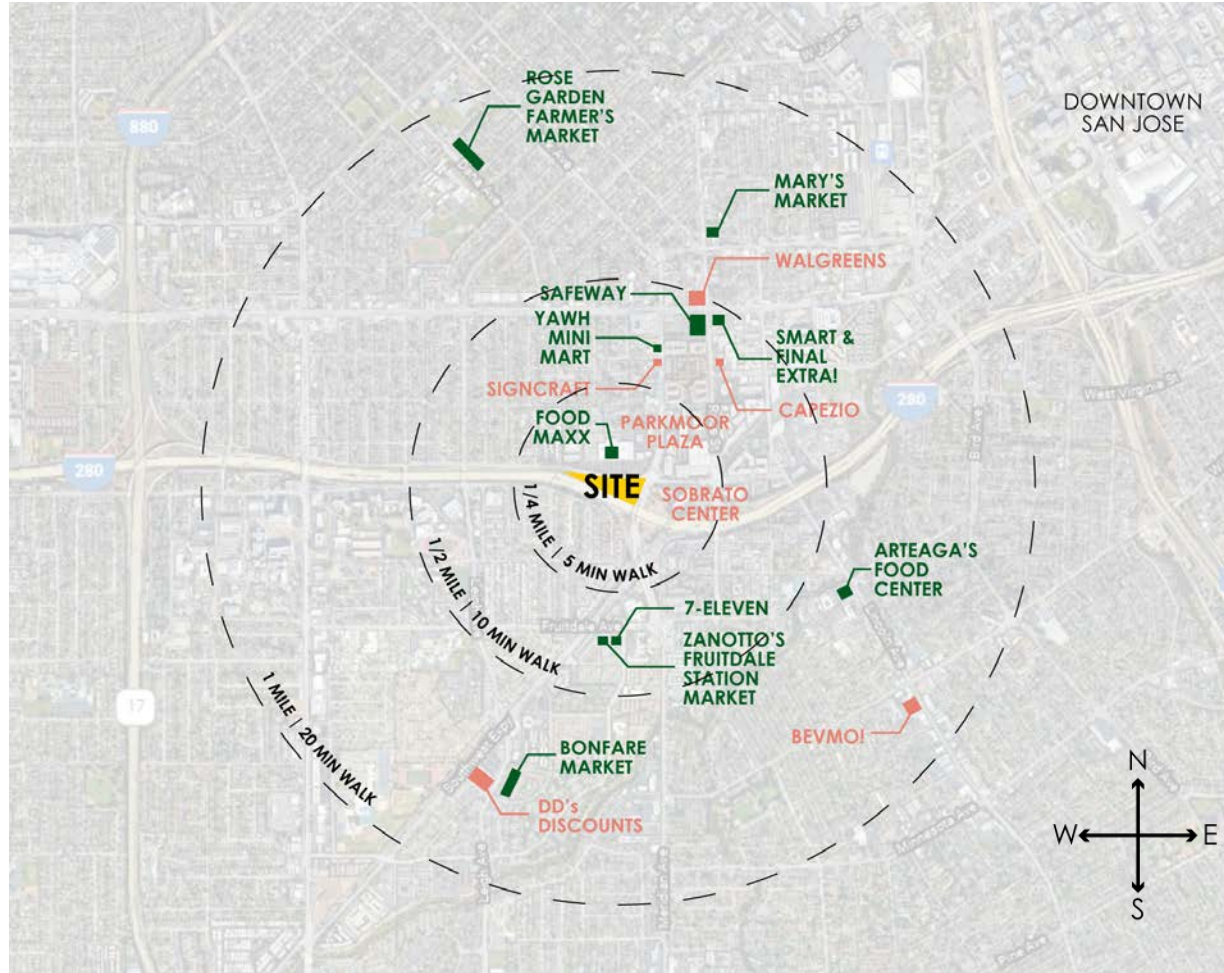
CHURCHES



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GROCERY & RETAIL



LEGEND

GROCERY

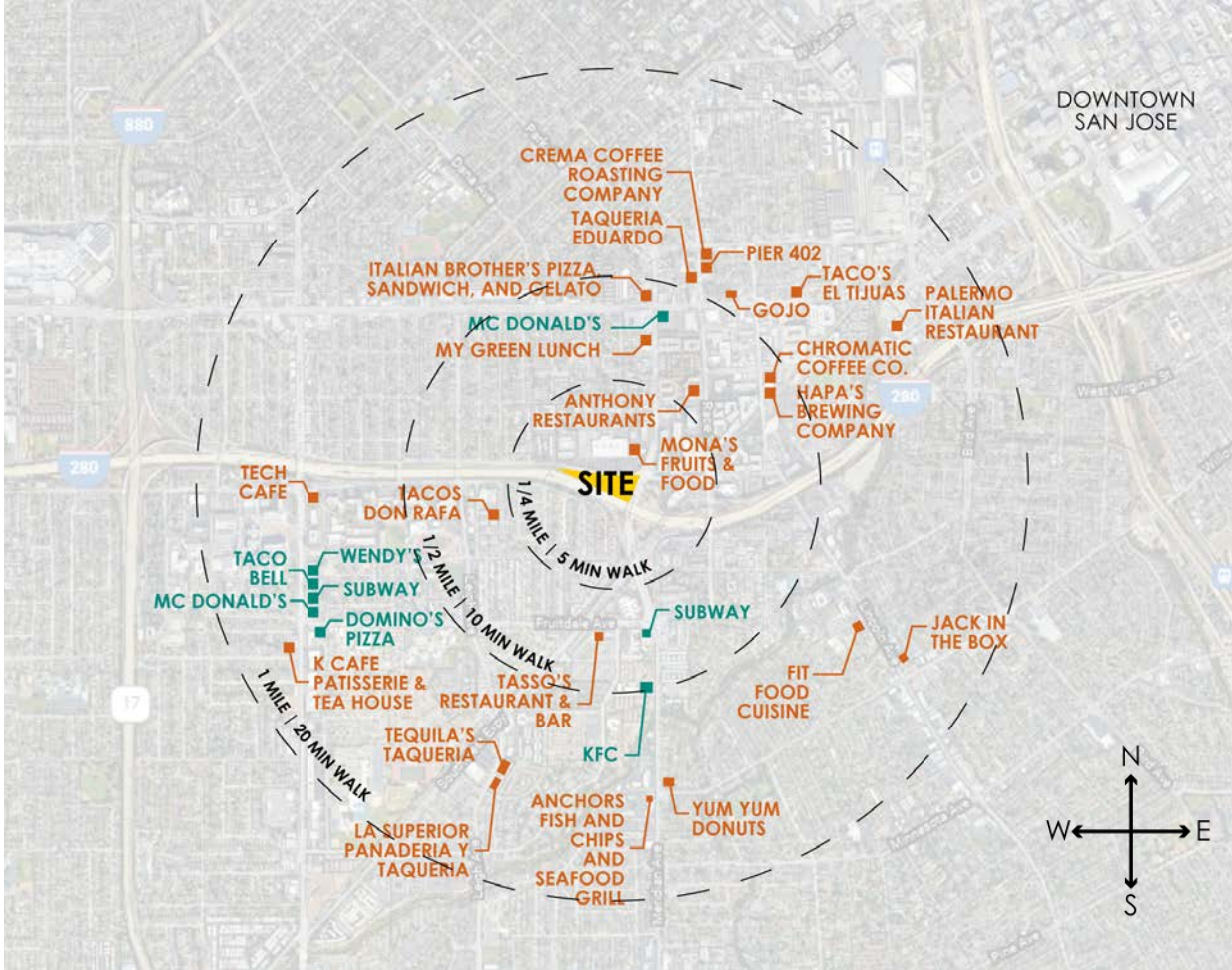
RETAIL



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RESTAURANTS & FAST FOOD



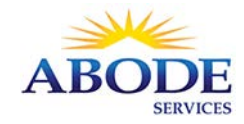
LEGEND

RESTAURANTS

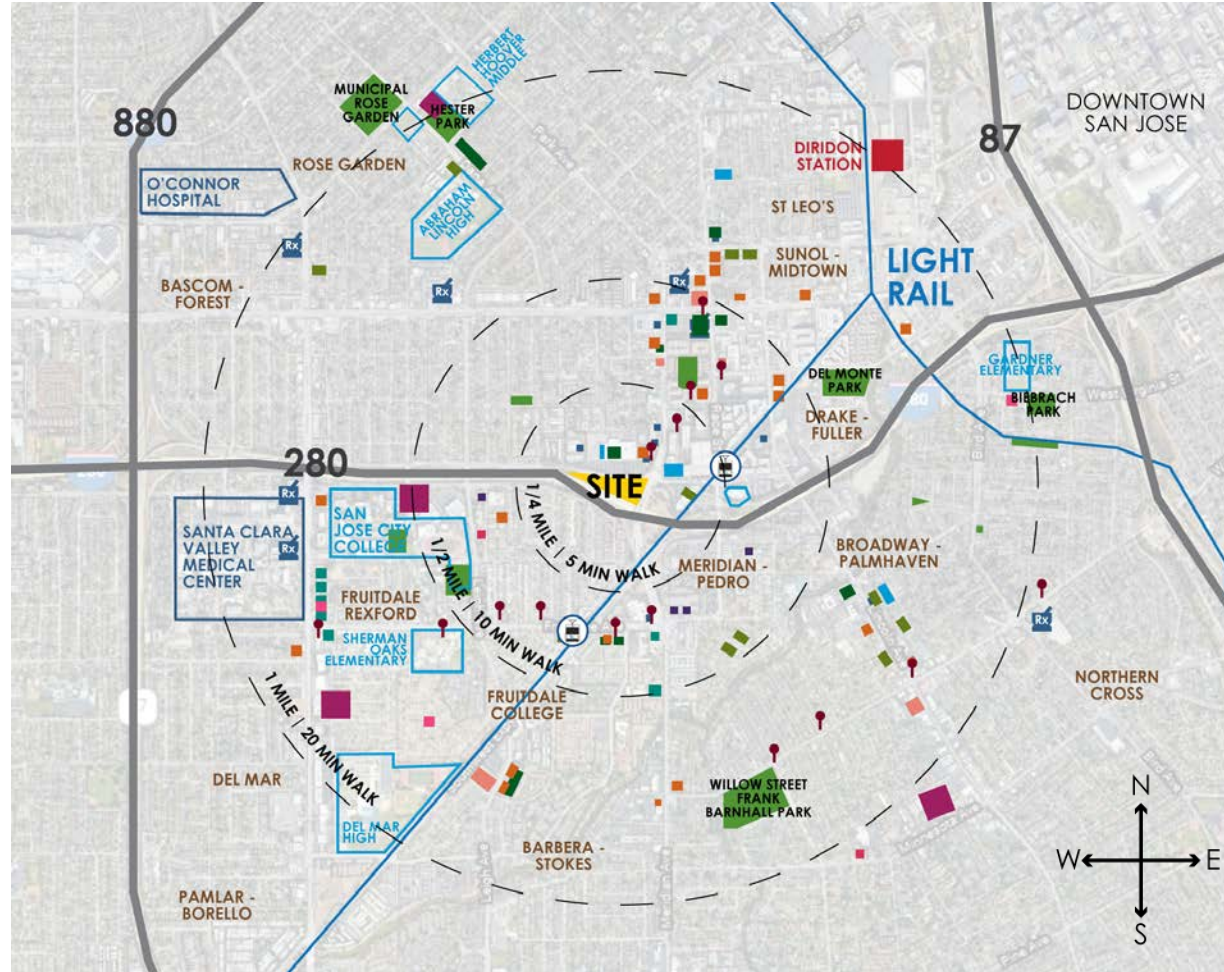
FAST FOOD



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NEIGHBORHOOD OVERVIEW



LEGEND

- HIGHWAYS
- BUS STOPS
- LIGHT RAIL STATIONS
- DIRIDON STATION
- HOUSING
- SCHOOLS
- DAYCARES
- LIBRARIES
- HEALTHCARE
- FIRE STATIONS
- PARKS
- COMMUNITY CENTERS
- CHURCHES
- GROCERY
- RETAIL
- RESTAURANTS
- FAST FOOD
- NEIGHBORHOODS



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Site Analysis Overview

- Site Relationships to Neighborhood
- Parcel and Site Evaluations
- Sun Path
- Site Section

Parcel & Site Evaluation

- Site Context Diagram
- Site Plan Diagram
- Pedestrian Circulation
- Trees



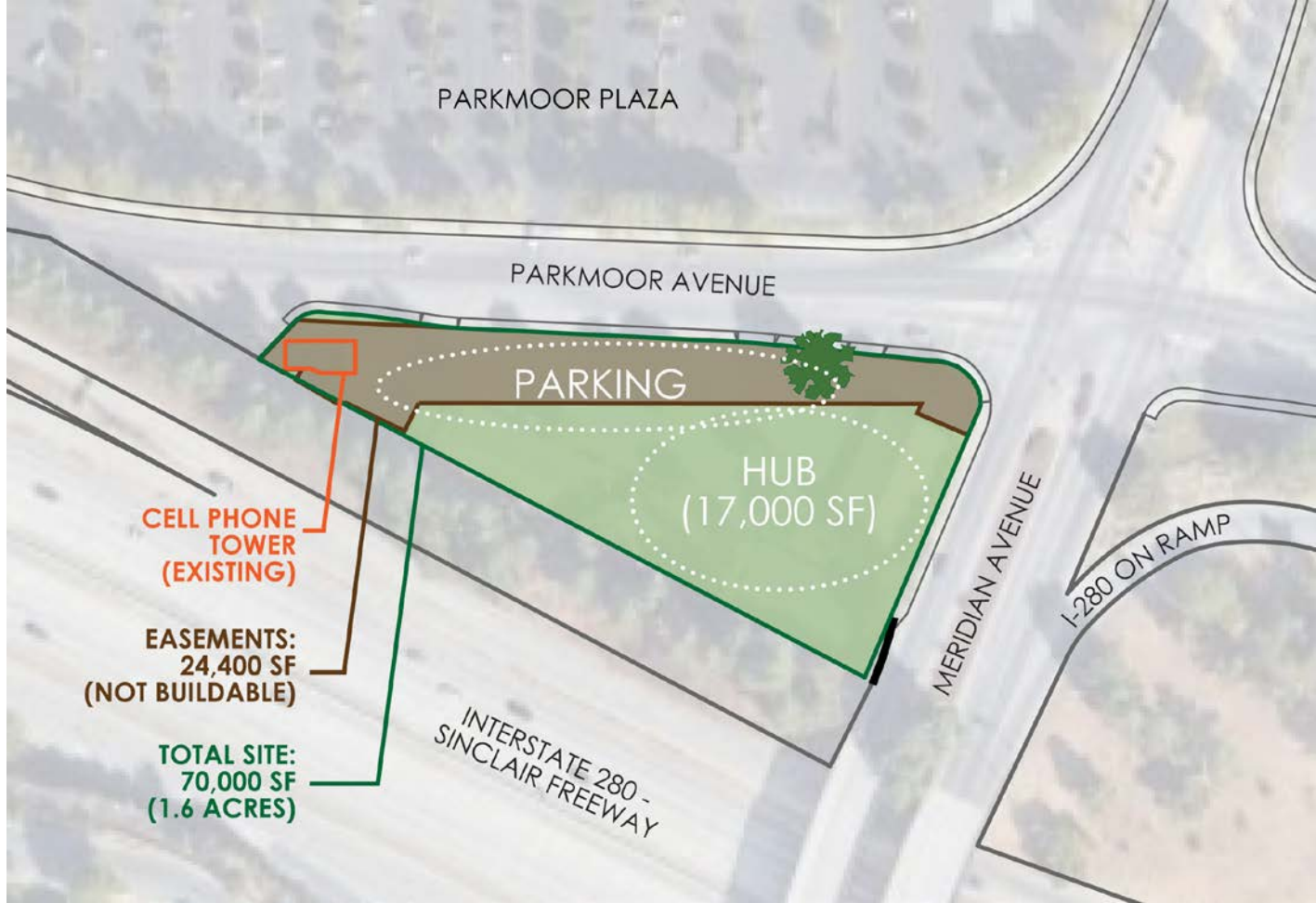
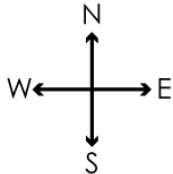
SITE CONTEXT DIAGRAM



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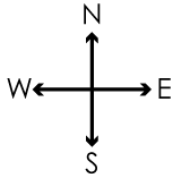
SITE PLAN DIAGRAM



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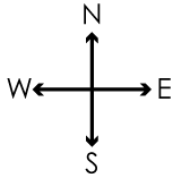
SITE PLAN DIAGRAM – PEDESTRIAN CIRCULATION



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SITE PLAN DIAGRAM - TREES



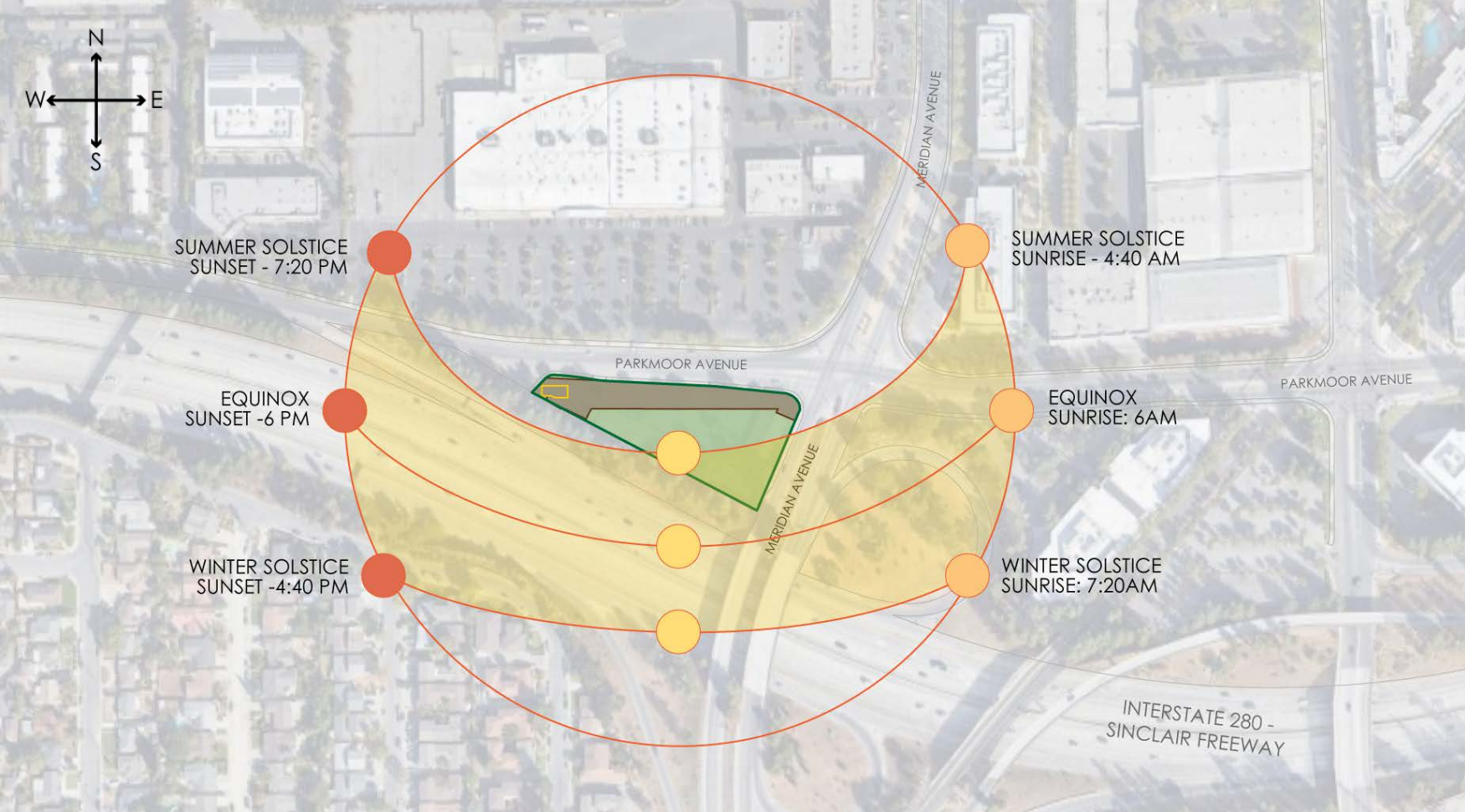
EXISTING OAK TREE TO REMAIN



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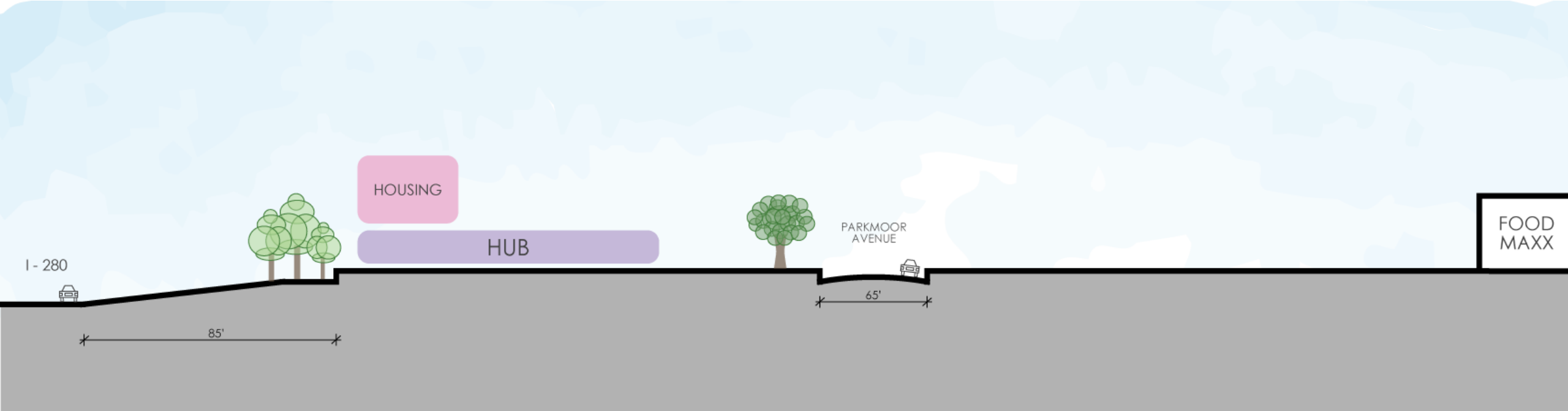
SUN PATHS



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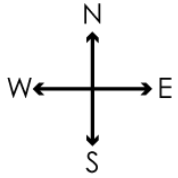
SITE SECTION



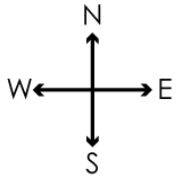
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CITY COMMISSIONED STREET SAFETY STUDY



DRAFT DEPT. OF TRANSPORTATION IMPROVEMENTS



LEGEND:

PROPOSED STRIPING

PROPOSED FACE OF CURB

PROPOSED VACATION AREA

RAISED MEDIAN ISLAND

NEW ADA CURB RAMP



DRAFT

RACE ST, PARKMOOR AVE, AND MERIDIAN AVE CORRIDOR AND INTERSECTION IMPROVEMENTS

Exhibit A



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LISTENING SESSION



TODAY'S LISTENING SESSION

How can we incorporate your vision to help us move forward with the vision of the Project?

- We are asking for your input on some key questions that will guide our design.
- We will break out into smaller groups to get direct input.



TODAY'S ENGAGEMENT SESSION

We are looking for your input.

- Contribute your voice
- Collaborate with your community stakeholders
- Define your vision



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TODAY'S ENGAGEMENT SESSION

How will we get your input?

- We'll be discussing & getting your thoughts on:
 - Making the site feel welcoming
 - Pedestrian experience
 - Art
 - Sustainability
 - Visual inspiration



INTRODUCTION TO GOOGLE JAMBOARDS

We will use Google Jamboards (virtual white boards) to capture your input.

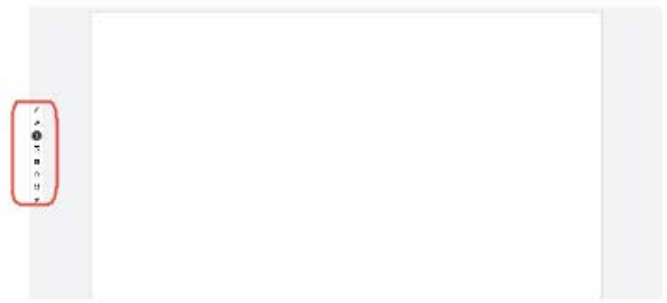
- Each group will have their own virtual white board
- We will show you how to use them.
- If you are calling in and cannot see the screen, our facilitators will share your comments on the boards.



INTRODUCTION TO GOOGLE JAMBOARDS

This is a Jamboard

Step 1:



Step 2:



Step 3:



Type your thoughts! Or tell us your thoughts and we will type it!

+1



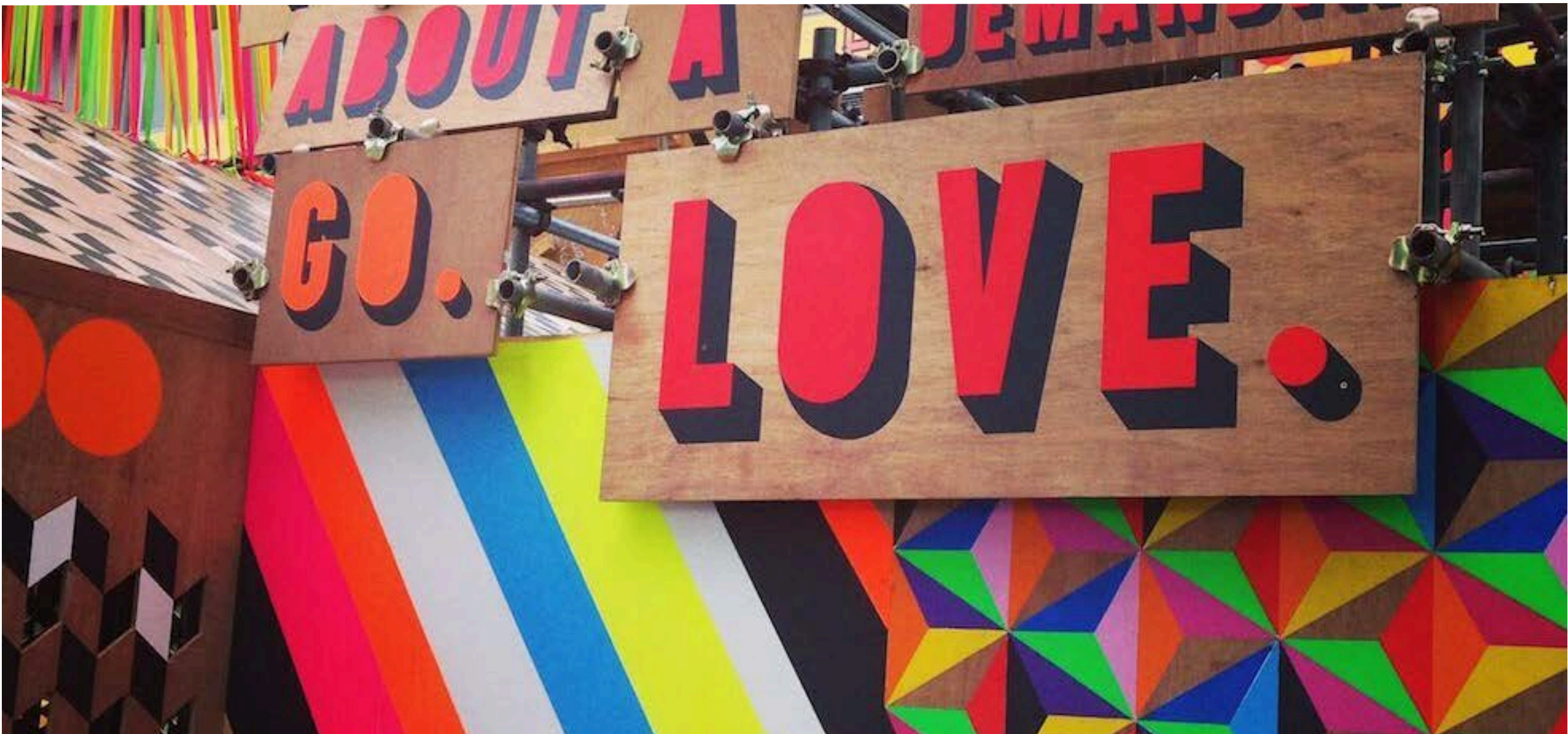
SUMMARY OF FEEDBACK

Listening Session Summary

- Each Team Reports Back
- What was important to You?
- Overall Summary



CONTACT



COMMUNITY PARTNERSHIPS

We Are Listening To You

- Hub Youth
- County Staff, Partners, and Stakeholders
- City of San Jose Community Stakeholders
- Local Neighborhood Associations
- Local Businesses



Share Your Input

- Community Engagement Virtual Sessions
- On-Going 1:1 Meetings
- Email : Parkmoor.Hub@abodeservices.org / mleung@abodeservices.org
- Google Sheet :
- https://docs.google.com/document/d/16VL2ql2C6MTjRGt9IHv6TFZ4fhvOd_1bcJC_q-SMvw/edit?usp=sharing

Project Updates

- Signage on Site
- Social Media / Dedicated Website Update
- Email Newsletter Updates



THANK YOU!

We appreciate your time and insight!

If you have additional thoughts, please record your comments here:

https://docs.google.com/document/d/16VL2qI2C6MTjRGt9IHv6TFZ4fhvOd_1bcJC_q-SMvw/edit?usp=sharing

On-Going 1:1 Meetings / Neighborhood Association Meetings:

Reach out to : Macy Leung, Senior Project Manager at Abode Services/Allied Housing at mleung@abodeservices.org

General Project Email : Parkmoor.Hub@abodeservices.org



County of Santa Clara
Office of Supportive Housing



UPCOMING COMMUNITY MEETINGS

Meeting	Date/Time	Audience	Format
Outreach / Focus Meeting #1 (HUB - Staff)	Aug 13, 2021 at 10am	Hub Staff	Virtual
Outreach / Focus Meeting #2 (HUB - Vendors)	Aug 13, 2021 at 1pm	Hub Partners	Virtual
Outreach / Focus Meeting #3 (HUB - TAY/Youth)	Aug 18, 2021 at 4pm	Hub Youth	Virtual
Community Outreach #4 (Listening)	Aug 25, 2021 at 6pm	Community	Virtual
Outreach / Focus Meeting #5 (HUB - Staff)	Sep - Oct 2021 (Forthcoming)	Hub Staff	Virtual
Outreach / Focus Meeting #6 (HUB - Vendors)	Sep - Oct 2021 (Forthcoming)	Hub Partners	Virtual
Outreach / Focus Meeting #7 (HUB - TAY/Youth)	Sep - Oct 2021 (Forthcoming)	Hub Youth	Virtual
Community Outreach #8 (Visioning)	Sep - Oct 2021 (Forthcoming)	Community	Virtual
Community Outreach #9 (Design)	Sep - Oct 2021 (Forthcoming)	Community	Virtual
On-Going 1:1 / City / County / Focus Group Meetings	June 2021 to On-Going	Youth / Hub / City / County / Community	Zoom/Phone/In-Person
On-Going Neighborhood Association Meetings	August 2021 to On-Going	Community	Zoom/In-Person

