

**CHARITIES HOUSING**  
**PAGE STREET DEVELOPMENT, SAN JOSE**  
**DEVELOPMENT DESCRIPTION**

*ABOUT CHARITIES*

The mission of Charities Housing is to develop, preserve, own and manage affordable housing for individuals, families and folks with special needs at the lowest end of the economic spectrum. Through service enhanced property management and structured resident involvement, Charities Housing contributes to the highest standards of human dignity and participation in our community.

In 1990 Charities Housing was initially established as the Division of Housing Development and Services by Catholic Charities, the largest non-profit social service agency in Santa Clara County. In 1993 Charities Housing became a separate non-profit housing development corporation. Charities Housing's communities are located throughout Santa Clara County from Mountain View to South San Jose. Currently we own and manage approximately 1,150 multifamily, affordable rental apartments in 19 developments. There are also an additional 300 apartments in the development pipeline. Resident services are typically provided by Catholic Charities.

*DEVELOPMENT DESCRIPTION*

Charities Housing (or an affiliate) is proposing to develop, own and manage an 82 unit affordable housing development, located on a total .70-acre site in San Jose, just north of downtown. The proposed site will be the result of the consolidation of three single family parcels located at; 329, 341, and 353 Page Street. The Page Street development will be new construction and is anticipated to be 6 floors of wood frame over a concrete podium. The proposed development will include approximately 82 studio apartments, with one unrestricted staff apartment. Parking will be at a ratio of 0.76 spaces to each residential unit, for a total of 62 spaces and will be provided through a combination of parking lifts and typical surface parking. The studios will be approximately 375 square feet with complete kitchens and ADA accessible bathrooms. Amenities include but are not limited to; ample locked bicycle storage, offices for property management, eco-passes to residents to encourage use of public transportation, service providers and space for front desk staff, laundry facilities, a large community room with an attached kitchen for staff and resident use, landscaped open space at the ground level that will provide a walking/recreational connection between Meridian Ave. and Willard Ave. There will also be podium level out-door terraces for residents.

*AFFORDABILITY AND THE COMMUNITY TO BE SERVED*

These studio apartments will serve residents at 30%, 40% and 50% of Area Median Income (AMI), with the average affordability in the development at 40% AMI. Rents are expected to range from \$595-\$1,013 per month. The development will designate 1/3 of its units for residents with special needs. A portion of the units at 30% AMI will be set aside as homes for residents with special needs, a combination of homeless households and households with other disabilities. The balance will be a combination of units with rents at 40% and 50% AMI respectively.

### *COMMUNITY OUTREACH*

Charities Housing has been proactive in its community outreach efforts, and has gained a great deal of support for the project. As an initial step, Charities met with the City Councilmember and her staff, and with representatives from the local neighborhood association (Buena Vista Neighborhood Association). The representatives expressed support for the development, as a result of that Charities attended two association meetings in which a great deal of feedback was generated. Additionally, Charities met with the Shasta-Hanchett Association on June 28<sup>th</sup>, 2017. Additional Community Outreach effort meetings were also held with the following local organizations, Catholic Charities, Westminster Presbyterian Church, PACT, Catalyze SV, and St. Martin of Tours. On August 7<sup>th</sup> Charities had its second meeting with the councilmember at which time she expressed positive supportive feedback for the project.

### *PLANNING AND ENTITLEMENT*

These properties are located in the West San Carlos Urban Village Planning Area. The Urban Village Plan and Implementation Financing Plan, have been drafted and reviewed by the Community, but have not yet been adopted by the City Council. Planning staff is now anticipating that the Plan(s) will be considered and adopted in the last quarter of 2017. Charities staff has met with Planning Staff and they are supportive of our proposal. As a 100% affordable housing development it is not necessary for the Plan(s) to be adopted to allow the development to move forward.

### *OTHER INFORMATION*

Most of the existing single family homes have been divided into multiple units and there are additional “cottages” that have been added at each property. These homes are currently occupied by renters with one exception. Charities Housing has been pro-active in the relocation process of the current Page Street occupants.

Charities will likely provide VTA bus passes for the residents of this development, to encourage the use of public transportation.

