

# Planning Division: Community Meeting

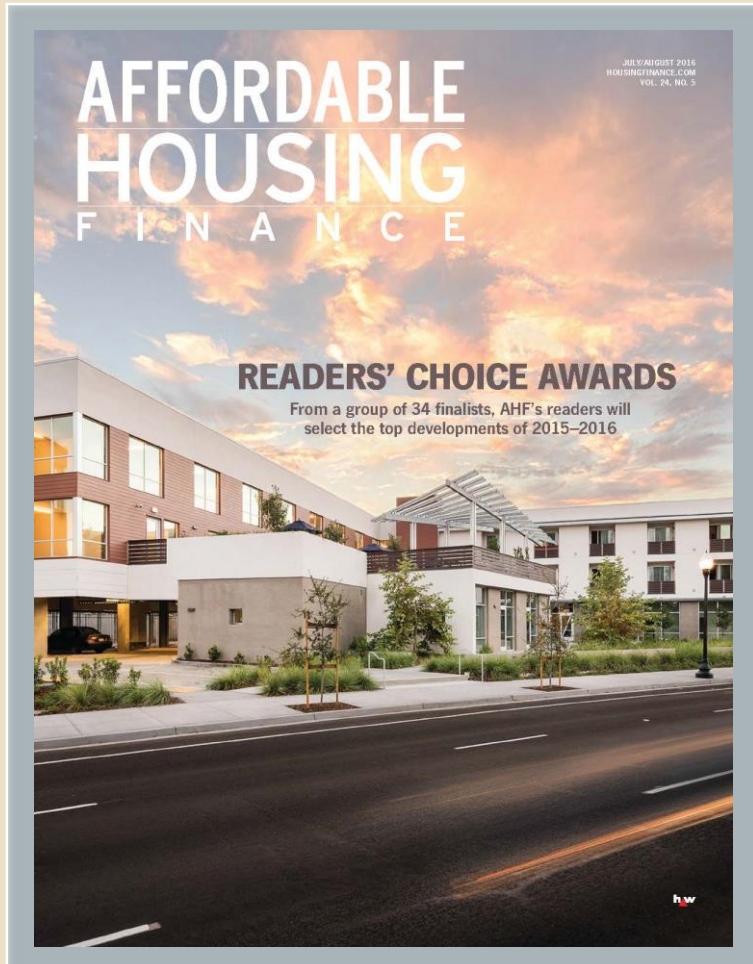
Blossom Hill Senior Apartments  
397 Blossom Hill Road  
San Jose, CA 95123

August 19, 2019

CHARITIES HOUSING



# Company Background



- **Our Mission**

To develop, preserve, own and manage affordable homes for low-income individuals and their families. Through service enhanced property management and structured resident involvement, Charities Housing contributes to the highest standards of human dignity and participation in our community.

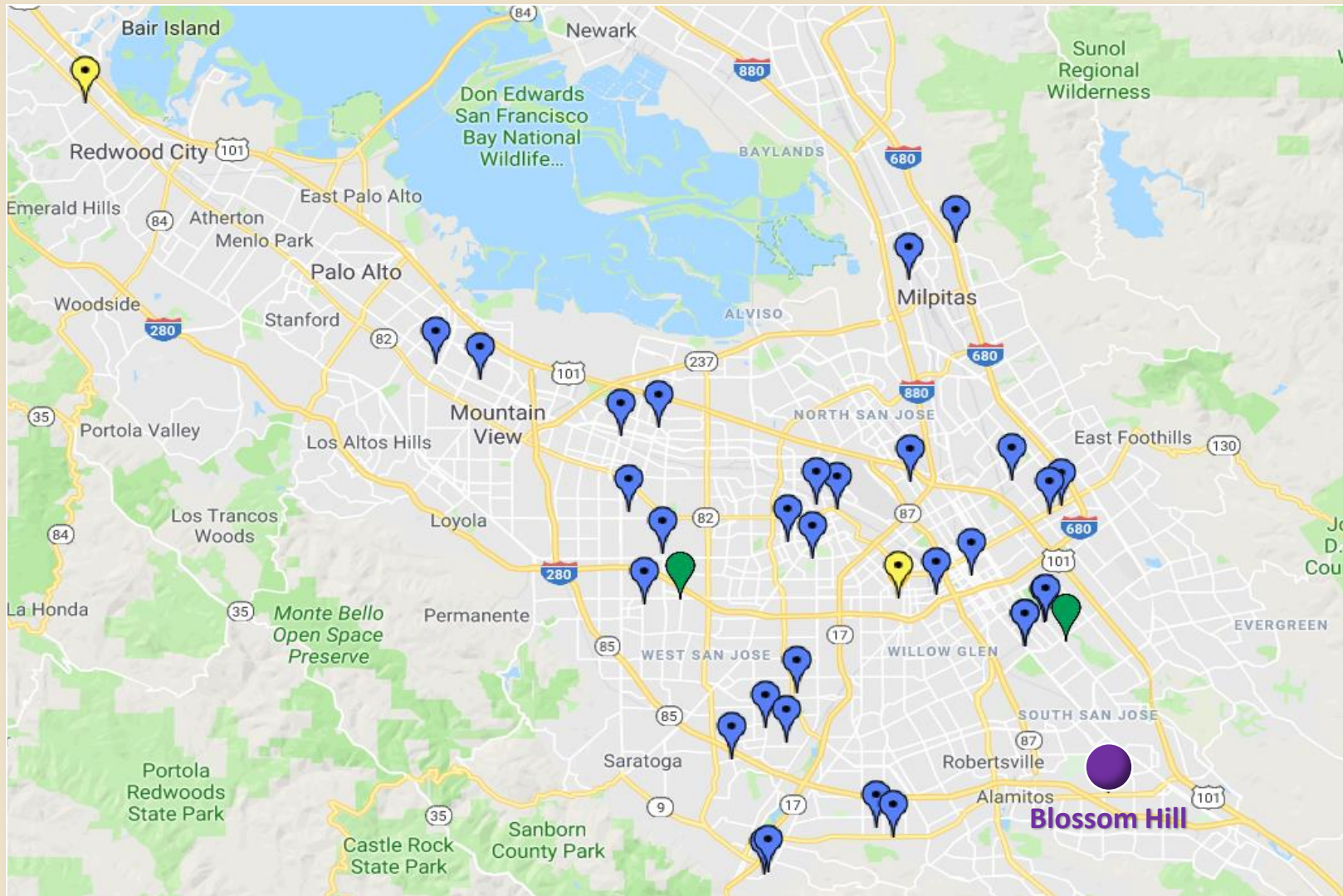
- **Affiliate of Catholic Charities of Santa Clara County**

- Incorporated in December of 1993
- Resident services provided by Catholic Charities

- **Portfolio**

- In operation: 27 properties, 1,269 units, ~ \$18M annual ops. budget
- Under construction: 1 property, 162 units,
- In entitlement: 3 properties, 252 units

# Development Portfolio Map



# Parkside Studios, Sunnyvale



**Development Overview** : completed 2015; 3-stories, 58 studio units (18 PSH units); 30%-50% AMI residents; monthly rents: \$719-\$1,104; 1<sup>st</sup> affordable modular development in Northern California

# San Antonio Place, Mountain View



**Development Overview** : completed 2006; 3-stories, 120 studio units (40 PSH units); 15%-45% AMI residents; monthly rents: \$335-\$1,104; 2007 Gold Nugget Awards: Merit for Best Affordable Housing

# Pensione Esperanza, San Jose



**Development Overview:** completed 1999; 3-stories, 110 studio units; 30%-40% AMI residents; monthly rents: \$674-\$907; Affordable Award in the 21<sup>st</sup> annual Builder's Choice on 2001

# The Property Today



# Transformation





# Transformation



# Who are our new neighbors?

## Homes for Seniors 62+

- Multipurpose services and design features enable seniors to maintain independence
- Seniors w/ income between 30%-50% AMI  
*Under approx. \$51,000 for one-person household @ 50% AMI*
- Monthly Rents: \$769-\$1,646
- 49 homes will be set aside for seniors with a disabling condition
- All residents will be evaluated for income, criminal/background, sex offender registry, landlord reference, credit, and eviction history



# Development Summary



4-stories; U-shape with activated courtyard facing the street

# Development Summary



Residents Terrace on Level 2; 147 residential units include 102-studios, 15-jr. 1Br, 15-1Br, 13-2Br, 2-3Br (manager units); all units are fully equipped with kitchen and bathrooms that are ADA adaptable

# Development Summary

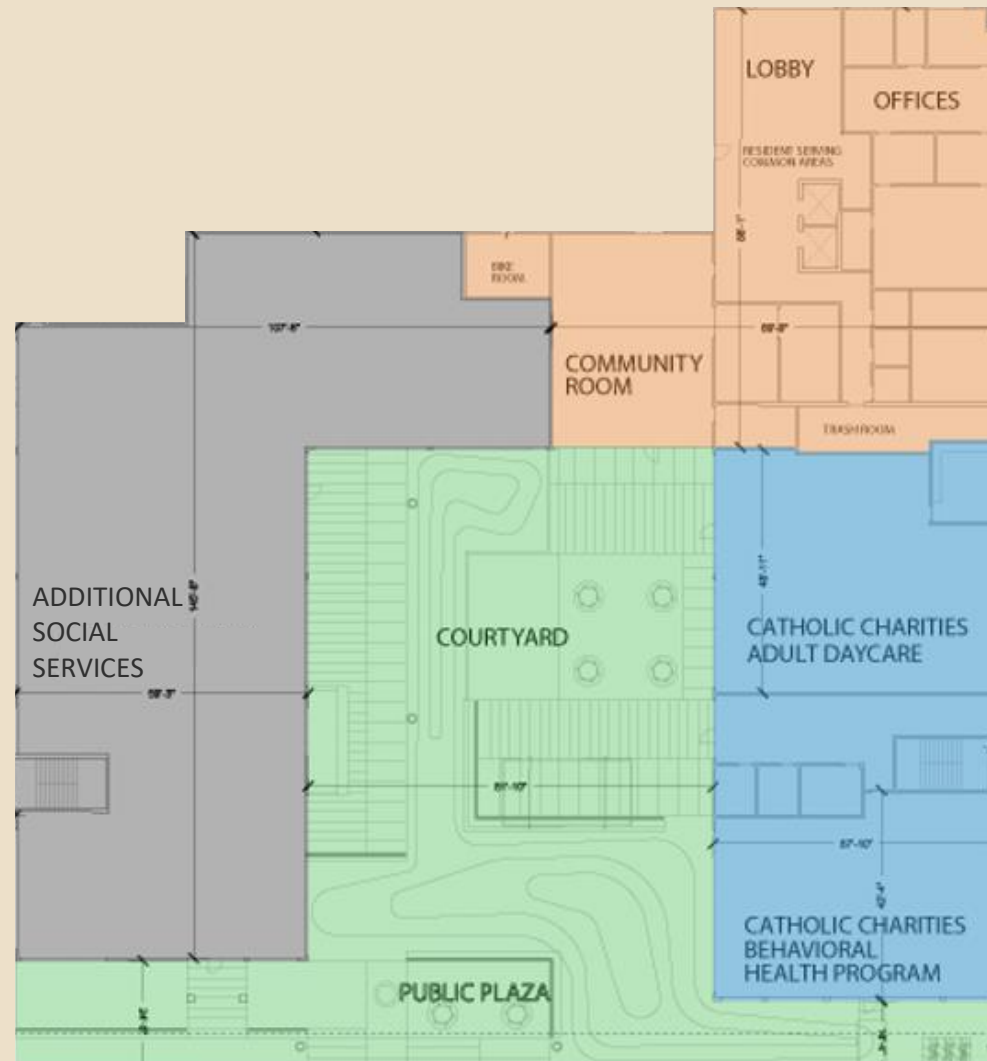


96 parking spaces (48 more than required; 6 ADA parking spaces & 5 EV charging stations); approx.: 15,000 sq. ft. total outdoor space, 7,000 sq. ft. of recreation and management/service office spaces, 16,000 sq. ft. of commercial space

# Fee-Based Community Services



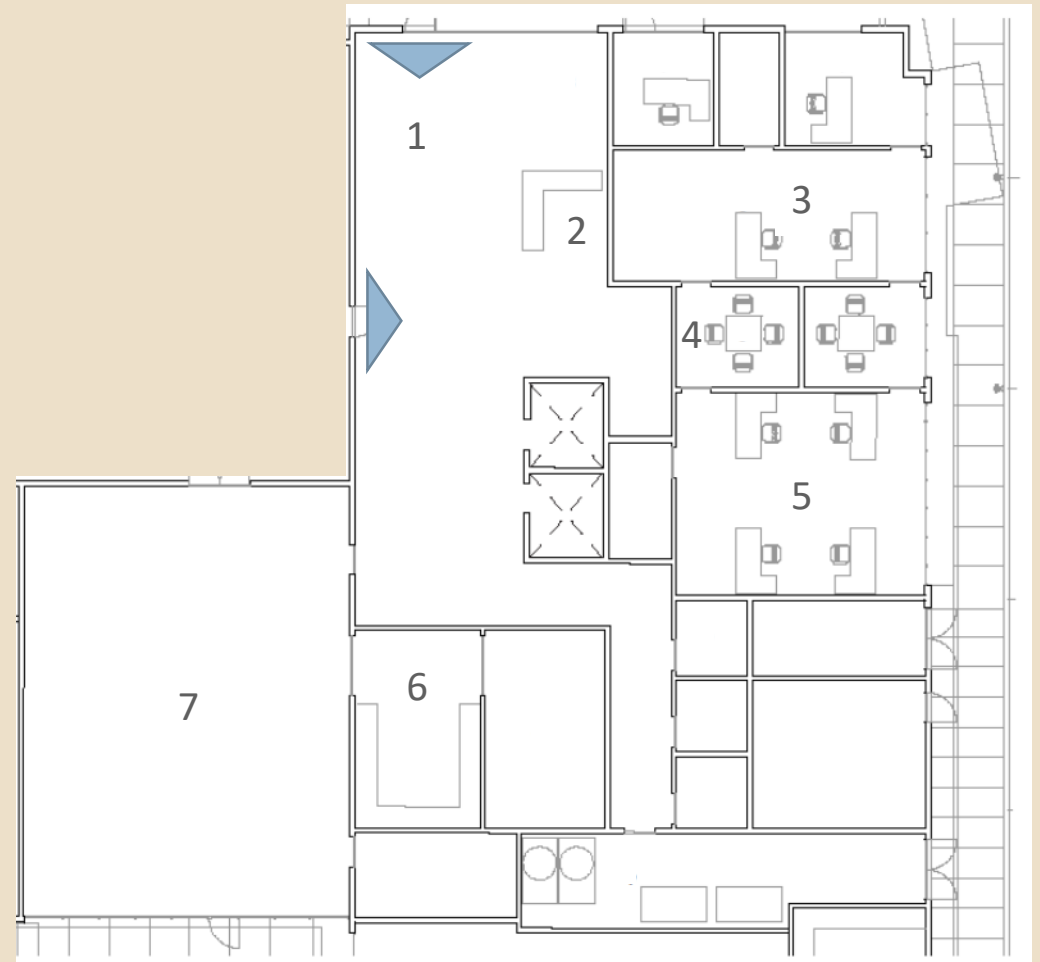
- Catholic Charities
  - Adult Day Program
  - Behavioral Health Program
- Additional Social Services
  - Senior Health Focused



< BLOSSOM HILL ROAD >

# Residents Community Space

1. Lobby (entrances ▲ )
  - Controlled entry system
2. Desk clerks
  - Security camera monitors
3. Property management offices
4. Shared conference rooms
5. Service providers/case manager offices
6. Community kitchen & pantry
7. Multi-purpose community room



# Resident Services



- Residents Service Coordination
  - Transportation sourcing
  - Social events
  - Finance management
  - Linkage to other community services
- Food delivery
- Supportive Services
  - Case management-client centered
  - Support self-sufficiency
  - Benefits coordination
  - Improve health & wellness
- Long Term Supportive Services (LTSS)
  - Support with activities of daily living (ADLs) to maintain independence



# Open Space



# Level 2 Residents' Terrace



# Ground Level Courtyard – Public Space



# Q&A

