

BLOSSOM HILL ROAD DEVELOPMENT FREQUENTLY ASKED QUESTIONS

WILL CHARITIES HOUSING COMMISSION A TRAFFIC / ENVIRONMENTAL STUDY?

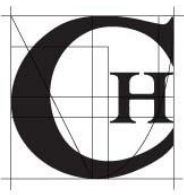
YES. To obtain planning approval, the development must be found in compliance with the California Environmental Quality Control Act (CEQA). Part of the CEQA process is the completion of a Traffic Impact Analysis Report (TIA). Mitigation measures are then identified to reduce the development impact to a less than significant level. The transportation study will include an analysis of vehicle miles traveled, transportation demand management plan, local transportation analysis, evaluation of project conditions, site access, on-site circulation & parking, evaluation of vehicle queuing, and bicycle, pedestrian, and transit facilities.

IS A CHANGE IN ZONING REQUIRED IN ORDER FOR THIS PROJECT TO OBTAIN ENTITLEMENTS?

NO. The project site is designated Neighborhood Community Commercial in the General Plan and is located in the Blossom Hill/Snell Urban Village. Residential projects in a non-approved Urban Village can only move forward on sites with a commercial land use designation only if they apply as a mixed-use development under the category of signature projects or are 100% affordable housing. At the conclusion of the staff review of the development plans and CEQA analysis, the Planning Commission will grant a Conditional Use Permit to enable the development to proceed. This site is particularly well suited for development as affordable housing due to its location in the Urban Village, proximity to public transportation and retail and commercial uses nearby.

WHAT POPULATION IS INTENDED TO BE HOUSED AT THIS DEVELOPMENT?

- Seniors 62+. **All** occupants of the household must be 62+ with the exception of a paid live in aide.
- An Elderly population that may need assistance due to functional impairments or limitations that make it difficult to live independently without assistance to preform activities of daily living (ADLs).
- Residents will be Extremely low and very-low income which is defined as those whose income falls within 30%-50% of area median income. Currently a 1-person household at 30% of area median income takes in no more than \$25,080 annually; and a 1-person household at 50% of area median income takes in no more than \$41,800 annually
- Seniors 62+ who are still working, and meet the income qualifications can live in the development
- One third of the units will be set aside for senior homeless households. Residents in these Permanent Supportive Housing (PSH) units will be referred by the County of Santa Clara from their Coordinated Care Program, Nursing Homes or other County supported residential options.



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WHAT WILL THE VETTING PROCESS LOOK LIKE FOR APPLICANTS?

Prior to occupied tenancy every applicant will be screened and either approved or denied based on the approved tenant selection criteria for the property/population. This process includes but is not limited to the following verifications:

- Income Verification
- Criminal
- Sex Offender Registry
- Landlord
- Credit
- Eviction History

WHAT IS THE LONG-TERM SERVICES AND SUPPORTS INTEGRATION COMMITTEE (LTSS)?

The LTSS is a task force appointed by the Board of Supervisors of the County of Santa Clara. The LTSS includes a range of social service providers that support people living independently in the community. They are supportive of "Aging in Place" which describes older adults living independently in their current residence or community for as long as possible. The ability to age in place is partially determined by the physical design and accessibility of the home, as well as community features such as availability of nearby services and amenities. The LTSS model expects to expand in the future as the percentage of older adults, living longer, continues to grow.

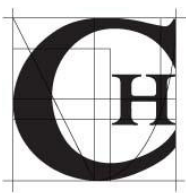
There are various successful LTSS housing developments located throughout the Bay Area. One example is Mission Creek Senior Community, a collaboration between Mercy Housing California, the San Francisco (SF) Redevelopment Agency, the SF Department of Public Health, and SF Public Library. Mission Creek has 140 units of senior housing, including 51 units for frail seniors, an Adult Day Health Center, ground floor retail space, and a branch of SF Public Library. The community serves very low-income seniors, many of whom are at risk of homelessness or who have HIV/AIDS.

WHAT ARE THE PROPOSED FUNDING SOURCES AND SERVICES FOR THE DEVELOPMENT?

The proposed sources of funding for the development include but are not limited to the low-income housing tax credit program, Santa Clara County Measure A Funds, City of San Jose, and other private sources of funding.

The proposed sources of funding for the services depends upon the type of services being provided. The service coordinator position is paid for out of the operating budget for the development. The intensive case management services, for the one third formerly homeless, are paid for by the County of Santa Clara.

The services that will be available from the service providers that reside in the Commercial Space are paid for through the budgets of those agencies and/or fees paid by the participants of the various programs.



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CAN THIS DEVELOPMENT CONVERT FROM AFFORDABLE TO MARKET RATE IN THE FUTURE?

NO. The various sources of financing that will be used for this development will require minimally a 55-year affordability restriction which will be recorded on the property.

WHAT SERVICES WILL BE PROVIDED TO RESIDENTS?

Resident services will be provided through a combination of service providers whose expertise is focused on senior health, socialization and support with the goal of prolonging independence. A full-time service coordinator will be available on site. This role of this individual will be to assess the needs of the residents and then act as a navigator for the residents to connect with the myriad of services that exist throughout the County of Santa Clara. They also coordinate social events, holiday celebrations, educational programs, health appropriate screenings through the public health department and/or other identified needs of the population.

The County of Santa Clara will provide services or contract with an experienced, local service agency, to provide intensive case management services to the one third of the residents who are exiting homelessness. It is anticipated that 3 case managers will be on site.

Although the exact services that will be available in the Commercial Space are still being formulated, services may include but are not limited to an Adult Day Care program, Home Sharing services and Behavioral Health for Older Adults. The services located in the Commercial Space will also be available to the community.

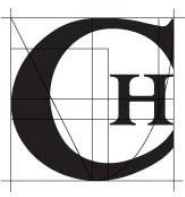
WHO WILL BE OCCUPYING THE COMMERCIAL SPACE?

Charities' intends to lease the commercial space to the social service providers, who will provide services to the residents of the affordable housing located on site and the larger surrounding community. An example of one of the service agencies committed to locating on site is Catholic Charities of Santa Clara County

WHAT IS THE CURRENT DEVELOPMENT SIZE BEING PROPOSED AND WHAT ARE YOUR OCCUPANCY LIMITS PER UNIT?

Charities is proposing to develop a 147-unit four-story development for senior households (62+). The first floor will be a combination of commercial, office and community space with residential units on the top floors. The unit size and occupancy per unit break-down is as follows:

Number of units	Unit Size	Max Occupancy
102	Studios	2
15	Jr 1BR	2
15	1BR	3
13	2BR	5
1	2BR	5 - Staff unit
1	3BR	7 - Staff Unit



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We anticipate the larger Two-bedroom units to be occupied by the small number of tenants who will require a live-in aide.

WILL RESIDENT'S CAREGIVERS LIVE WITH THE RESIDENT ON SITE? WILL CHARITIES BE VETTING SUCH PROVIDERS?

Residents could require a live-in aide to live with them to maintain their independence. However, it is anticipated that a larger percentage of the residents may only need caregiver assistance for a few hours a day. Caregivers are not considered residents of the development therefore property management will not conduct a formal vetting process for them.

If the resident requires a 24-hour live in aide, a request is initiated by the resident and a verification process is completed by the property management site staff. This verification process includes a background check. Final approval/denial is made by senior level staff. If the live-in aide is approved, the resident executes a "live-in aide addendum" to their Lease Agreement. Live-in aides have no tenancy rights and reside on site to assist the resident. If the resident moves out or passes away, the live-in aide is required to move out. Charities Housing does not determine who a resident's live in aide will be.

WHAT ARE THE ANTICIPATED PROPERTY MANAGEMENT STAFFING LEVELS FOR THIS DEVELOPMENT?

A Property Manager, Assistant Manager, maintenance and janitorial staff will be available during business hours Monday – Friday. Property management staff will be residing at the property to address property needs after business hours and on weekends.

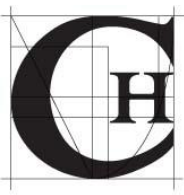
In addition, desk clerks are located at the front entry to provide assistance to residents, verify and check-in guests, conduct physical inspections of the property, and monitor the security cameras that will be located throughout the interior and exterior of the building. Desk clerk hours are typically swing, and graveyard shifts during weekly business hours and twenty-four (24) hours per day on weekends.

All residential entrances and exits will be secured. The only individuals with access to the building will be employees and residents of the development.

IS THERE AN EVICTION PROCESS IN PLACE IF RESIDENTS ARE NOT FOLLOWING THE RULES? YES.

Prior to occupancy every resident must review and sign the Lease and House Rules.

The House Rules clearly explain the rules that residents must comply with and the consequences of not complying. Depending on the severity of a Lease or House Rule infraction, the resident could face a lease violation (warning) or eviction.



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HOW MUCH PARKING WILL BE PROVIDED FOR RESIDENTS AND COMMERCIAL SPACE OCCUPANTS?

Charities is still evaluating how much parking will be needed for the Blossom Hill development. A .68 parking ratio is being considered for the residential portion of the development. Given that a significant percentage of the residents will be frail elderly we are confident that this proposed parking ratio will be adequate. Charities is also working with the City of San Jose to determine the required number of parking spaces in relation to the square footage of commercial space and the proposed uses.

Charities has experience owning and managing both studio and senior housing. The data we have collected from this experience indicates that less than one parking space per unit is more than adequate. Listed below are examples of parking usage in some of our senior and studio developments:

Belovida Senior (55+) Apartments, Santa Clara – 30 – 1BD apartments completed in 2008

- Parking ratio is at 1.03 per unit, currently 7% of the parking goes unused

San Antonio Place, Mountain View – 118 studio apartments completed in 2006

- Parking ratio is at .64, currently 20% of the parking goes unused.

Parkside Studios, Sunnyvale – 58 studio apartments completed in 2015.

- Parking ratio is 1-1, currently 22% of the parking goes unused

Pensione Esperanza, San Jose – 108 SRO apartments completed in 1999

- Parking ratio is at .30, currently all parking is being used.

WILL THE SITE SIT VACANT WHILE YOU GO THROUGH THE ENTITLEMENT PROCESS?

Charities is committed to keeping the site activated and safe prior to starting construction. As such, the site is currently used by four local and reputable organizations. Renowned artist, Pavel and Peter Mester, The Family Giving Tree, Southridge Church, and the Santa Clara County Fire department.

NEXT STEPS:

Charities submitted an application to the planning department of the City of San Jose on June 26th and received our first round of comments on September 20th. Review and revisions to the plans will take place over the next few weeks.

CHARITIES HOUSING RESERVES THE RIGHT TO MAKE CHANGES TO THE BLOSSOM HILL ROAD DEVELOPMENT