

REVISED: 08.19.2019

BLOSSOM HILL SENIOR APARTMENTS 397 BLOSSOM HILL ROAD FREQUENTLY ASKED QUESTIONS



WHAT POPULATION IS INTENDED TO BE HOUSED AT THIS DEVELOPMENT?

- Seniors 62+
- Residents will be extremely low and very-low income which is defined as those whose incomes fall within 30%-50% of area median income (AMI). Currently a one-person household at 30% AMI earns no more than \$30,750 annually; and a one-person household at 50% AMI earns no more than \$51,250 annually. (2019)
- Monthly rents: \$769-\$1,646 (2019)
- One-third of the homes (49) will be reserved for senior residents with a disabling condition. These qualified residents will be referred by the County of Santa Clara and will be supported by the County of Santa Clara with services as required.

WHAT IS THE VETTING PROCESS FOR ALL APPLICANTS?

All applicants will be screened and either approved or denied based on the resident selection criteria for the property. This process includes but is not limited to the following verifications:

- Income Verification
- Criminal Background Check
- Sex Offender Registry
- Landlord Reference
- Credit Check
- Eviction History



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

Some residents could require a live-in aide 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 conduct a modified vetting process.

The process for approving a 24-hour live in aide, requires that the resident initiates a request and the property management site staff completes a verification process that 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 only reside on site to assist the resident. If the resident moves out or passes away, the live-in aide is required to move out.

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

YES. As in every Charities Housing Development, prior to occupancy every resident executes a Lease which includes the 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 consequence will be a lease violation (warning) or eviction. All eviction processes follow the rules and regulations mandated by the city and state laws.

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

Charities is proposing to develop a 147-unit four-story mixed-use development. The ground level will be a combination of services, commercial, management, amenities and parking. All residential units will be floors 2-4. 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
2 (Staff Units)	3BR	7

It is anticipated that the larger homes to be occupied by the small number of tenants who will require a live-in aide.

WHO WILL BE OCCUPYING THE COMMERCIAL SPACE?

Charities intends to lease the commercial space to the social service providers, who will provide senior focused services to the residents as well as the larger surrounding community. An example of a service agency committed to locating on site is Catholic Charities of Santa Clara County. These services will be fee based as required to support their operation.

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 whose role is to assess the needs of the residents and then act as a navigator for the residents to connect them with the myriad of services that exist throughout the County of Santa Clara. Their services include but are not limited to



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transportation sourcing, social events, holiday celebrations, educational programs, and linkage to other community services. The service coordinator will also be responsible for facilitating linkages with the many service providers and agencies that are part of the Long-term services and Supports Integration Committee.

The County of Santa Clara will provide services or contract with an experienced, local service agency, to provide intensive case management services to residents who require supportive services. These services include but are not limited to case management, supporting self-sufficiency, benefits coordination, and improvement of health & wellness.

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 Program and Behavioral Health for Older Adults provided by Catholic Charities. All services provided in the Commercial Space will be fee-based and made available to residents as well as the surrounding community.

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 and County departments that support people living independently in the community. They are supportive of "Aging in Place" which describes older adults living independently in their current homes 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. Charities intends to work with this LTSS task force to offer on-site services to residents.

WHAT ARE THE ANTICIPATED PROPERTY MANAGEMENT STAFFING LEVELS AND PLANS FOR RESIDENT AND BUILDING SECURITY?

A Property Manager, Assistant Manager, maintenance and janitorial staff will be available during business hours Monday – Friday. Additionally, property management staff will be residing in the two on-site staff apartments to address resident and property needs after business hours and on weekends.

In addition, desk clerks will be located at the front entry. Their role is to provide assistance to residents, verify and check-in guests and monitor the security camera surveillance system. Desk clerk hours are typically swing, and graveyard shifts during the week 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, residents and permitted guests. A robust camera system will be installed throughout the interior and exterior of the building as is typical in all Charities developments.

WHAT ARE THE PROPOSED FUNDING SOURCES FOR THE DEVELOPMENT?

The proposed sources of funding for the development will include but are not limited to the low-income housing tax credits, Santa Clara County Measure A Funds, City of San Jose, Housing Authority of the County of Santa Clara (project-based Section 8 vouchers) and other public and private sources.



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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.

WILL CHARITIES HOUSING COMMISSION A TRAFFIC/ENVIRONMENTAL STUDY?

YES. To obtain planning approval, the development must complete a California Environmental Quality Control Act (CEQA) assessment. Charities hires the environmental consultant, but the City of San Jose directs their work.

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

NO. The site is designated Neighborhood Community Commercial in the General Plan and is located in the Blossom Hill/Snell Urban Village. A 100% affordable housing development is a permitted use under current land use designations.

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

This development will provide a total of 96 parking spaces; which is 48 more than required by the zoning code. Six parking spaces will be designated for ADA/wheelchair access. The development will also provide five EV charging station.

WILL THE SITE SIT VACANT WHILE CHARITIES COMPLETE THE ENTITLEMENT PROCESS?

Charities is committed to keeping the site activated and safe prior to starting construction. As such, the site was made available to four local and reputable organizations. Recently the temporary occupants were asked to vacate the property in preparation for demolition. Once demolition occurs the intention is to entertain suggestions for temporary use of the site that will be an asset to the surrounding neighborhood/community.

NEXT STEPS:

Charities will submit final plan revisions to the planning department of the City of San Jose upon completion of Planning Department held Community Meeting. In addition, Charities will post an revised update to this FAQ upon receiving all the questions and comments from the Community Meeting after they were sorted by the Planning Department.

CHARITIES HOUSING RESERVES ALL RIGHTS TO MAKE CHANGES TO THE BLOSSOM HILL ROAD DEVELOPMENT AS APPROPRIATE.