

CHARITIES HOUSING

Revised: 8.30.19

RENASCENT PLACE FREQUENTLY ASKED QUESTIONS

DEVELOPMENT DESCRIPTION

Renascent Place, located at 2450 Senter Road, San Jose, will provide permanent affordable apartments to qualified residents. Renascent Place is a total of 162 apartments in one 4-story building. 160 of the apartments are 350 square foot studios and there are 2, two-bedroom staff units. Each studio apartment will contain a full kitchen and ADA accessible bathroom. Site amenities include community/resident meeting rooms with kitchen, staff and service provider offices and conference rooms, laundry room, outdoor terrace and patio with exercise equipment and planters for gardening, free bicycle repair shop and an area for pets. There is a total of 91 parking spaces plus ample secured bicycle storage. Free VTA ECO passes will be provided for every resident to encourage the use of alternative forms of transportation.

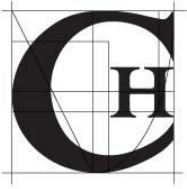
This Permanent Supportive Housing development will provide housing for individuals with disabilities who have also experienced long or multiple episodes of homelessness. Intensive case management services provided on site free of charge, will integrate case management, clinical services, educational and vocational services to help chronically homeless individuals retain their permanent housing and attain each individual's highest potential. A part time nurse will address minor health issues and determine referrals to other health care professionals as needed.

The property management team will be made up of a property manager, assistant manager, support staff, maintenance and janitorial personnel. In addition, two (2) professional security personnel will be on the property 24 hours per day, 7 days per week, including weekends and holidays.

Charities Housing and the City of San Jose jointly raised \$15M from the State of CA to assist in the residential development and to complete over 6 miles of the Coyote Creek Trail System, plant trees in the neighborhood, install a traffic signal at a dangerous intersection and pay for Rangers to provide safety and security along the Creek trail system

TRAFFIC AND ENVIRONMENT

Entitlements (planning approvals) were approved in 2016. To be granted entitlement approval the development was found to be in compliance with the California Environmental Quality Control Act (CEQA). Part of the CEQA process/analysis is the completion of a Traffic Impact Analysis Report (TIA).



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The TIA report ensures developers comply with the City of San Jose's transportation policies and regulations by identifying the impact of the proposed development on the surrounding neighborhood and any required mitigation measures. The developer engages a traffic consultant to study factors including: trip generation during weekday morning and evening peak hours, traffic volume in scenarios with and without the development, site access, and parking availability. Mitigation measures are then identified to reduce the development impact to a less than significant level. The transportation report becomes part of the environmental documentation needed for entitlement approval.

PARKING

The criteria for determining the appropriate amount of parking was based upon the population being served at this development and experience that Charities has with similar developments.

Renascent Place will provide gated surface parking for 91 automobiles and 10 motorcycles and interior, locked bike storage room for 86 bicycles. The amount of secured bike storage is more than double the number required by City standards. VTA Eco passes will also be given to all residents, to encourage the use of public transit.

Listed below are examples of parking usage in some of Charities' studio developments:

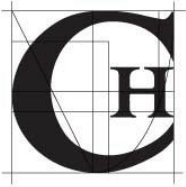
San Antonio Place, Mountain View – 118 studio apartments completed in 2006 Parking ratio is .64, currently 20% of the parking is unused.

Parkside Studios, Sunnyvale – 58 studio apartments completed in 2015. Parking ratio is 1-1, currently 22% of the parking is unused.

Pensione Esperanza, San Jose – 108 SRO apartments completed in 1999 Parking ratio is .30, currently all parking is being used.

POPULATION TO BE SERVED

As stated previously, this is a Permanent Supportive Housing development for individuals with disabilities who have also experienced long or multiple episodes of homelessness. It is our expectation, based upon extensive experience owning and managing apartments of this size, that 85-90% of the apartments will be occupied by one (1) person. The residents will all be extremely low income when they first occupy their homes. Extremely low-income households are defined as those whose incomes are at 30% of area median income or below. Currently a 1-person household at 30% of area median income earns no more than \$27,950 annually (2018).



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SERVICES

The County of Santa Clara will fund a robust service delivery system, expending approximately \$1,700,000 annually. Abode Services was selected to deliver individual case management services. Services will be provided primarily on site by a minimum of twelve

(12) case managers and supervisory personnel. Referrals to other social services, not provided on site will also be part of the responsibility of the Abode's case managers. A part time nurse will address minor health issues and determine referrals to other health care professionals as needed. Case management services are summarized as:

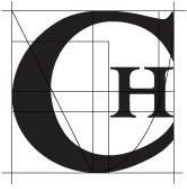
- a. Assessment: Identify needs of clients to retain housing, improve health conditions, improve daily living activities, sustain recovery, and achieve long-term stability.
- b. Housing Retention: Assist clients to maintain permanent housing by assisting with rental application processes, appeals, and referrals to services like financial education. Provide clients with the skills/knowledge to be successful residents and respond effectively and appropriately to lease violations.
- c. Treatment and Services: Provide or help clients access primary care, specialty care, dental care and behavioral health services (including substance abuse counseling, individual and family counseling, crisis intervention, and medication management), employment services, job training, and/or volunteering opportunities.
- d. Other support services: as required.

RESIDENT SELECTION

Residents will be referred through the Santa Clara County's Coordinated Assessment System. The County Homeless Management Information System (HMIS) is an online database that draws on information collected from shelters, outreach, service programs, and the County's Transitional Housing Placement (THP) program. Through the database's VI-SPDAT surveys, the County will assess and prioritize potential residents according to need.

PROPERTY MANAGEMENT

Charities has contracted with the John Stewart Company (JSCo) to provide property management services. JSCo was formed in 1978 and currently manages approx. 32,000 rental housing units throughout California. Of the 32,000 apartments managed by JSCo, approximately 1,600 are Permanent Supportive Housing units located in 26 developments throughout northern California.



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The John Stewart Company will utilize stringent tenant selection criteria. Every applicant will be screened and either approved or denied based on criteria which includes the following verifications:

- Income Verification
- Credit
- Criminal Background
- Sex Offender Registry- conducted by the Housing Authority

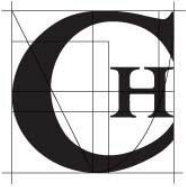
EVICTION PROCESS

Prior to occupancy every resident must review and sign at a minimum a Lease, House Rules and Visitor Policy. These documents clearly explain the rules that residents must comply with and the consequences of not complying. Depending on the severity of a Lease, House Rule or Visitor Policy infraction, the resident could face a lease violation (warning) or eviction.

MEASURES TO PROVIDE PRIVACY AND SECURITY FOR NEIGHBORS

Renascent Place is designed and will be staffed to provide for the safety and privacy of the neighbors including:

- a. Generous setbacks from 2 shared residential property lines. Location of the parking on the perimeter of the site, adjacent to the single-family homes results in a deep set-back on the east side of 86 feet and on the south side of 107 feet (zoning requires 73.5 feet)
- b. Maximum building height of 49 feet, not including some minor projections, is well below the 65-foot allowed under this zoning district
- c. Preserving the existing mature trees on the site perimeter and the addition of larger/fast growing trees to create an effective visual screen as soon as possible
- d. Replacing and increasing the height of the perimeter fence on both the east and south property lines to provide screening
- e. Based upon public input, the south face of the building was redesigned so that the operable windows in the 24 south facing residential units now face Senter Road. The small windows that were added to provide additional natural light in these apartments have translucent glass



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- f. Monitored security camera system with cameras located throughout the building and external community areas with additional cameras placed on the perimeter fence lines
- g. Gated parking area
- h. 24/7 staff coverage, including 2 paid security staff, will be on site including weekends and holidays
- i. Controlled access into the building for both residents and guests

CONSTRUCTION SCHEDULE

Construction began December 2016 with an expected completion of December 2019.

CONTACTS FOR RENASCENT PLACE

Charities, L&D Construction, the County, the City of San Jose, the John Stewart Company and Abode Services are all committed to making this a successful development, not only for the residents housed at Renascent Place, but also for the surrounding community.

During construction, inquiries should be directed to L&D Construction and Charities Housing at (408) 892-8237 (Ted Lytle at L&D) or (408) 550-8314 (Hai Nguyen at Charities). Following completion of construction, a contact for the John Stewart Company and Abode Services will be provided.