CASA DE NOVO COMMUNITY APARTMENTS
2188 THE ALAMEDA, SAN JOSE, CA 95125
Overview

- Introduction and Welcome!
- Project Site History and Background
- Project Schedule, Engagement, and Funding
- Design Presentation and Community Input
- Contact
- Questions and Answers
Allied Housing | Developer

Affordable housing developer based in Fremont and specializes in the development and operation of supportive housing.

Completed 9 supportive housing projects ranging from 25 to 145 units in last 15 years.

15 projects in the pipeline including 3 projects in the city of San Jose.

2 developments in the City of Santa Clara, one that is leasing up currently and one scheduled to start construction in May 2022.

More than 800 units in various stages of development in four Bay Area counties.
Abode Services is the Bay Area’s largest homeless housing and services provider and is affiliated with Allied Housing.

Abode provides onsite social services to 1988 households in 29 properties in 6 counties for 11 Bay Area affordable housing owners.

Abode brings 30 years of experience to every site and helps residents to thrive and properties to be stable and sustainable.

Abode’s housing retention for developments like this one is 96%.

On-Site Supportive Services

- Housing stability support
- Community-Building activities
- Individual and group support
- Health and wellness workshops
- Life enrichment programming
The John Stewart Company / HIP | Property Manager

The John Stewart Company (JSCo) / HIP has extensive experience with very low-income households and special needs populations. JSCo manages over 32,000 units across more than 450 properties in California.

Allied works closely with JSCo and HIP, and Abode Services to operate stable and sustainable properties that both cashflow and focus on resident housing retention and stability.

Site Operations Staffing (Phase 1 and 2)

- Two onsite property managers
- Two maintenance technicians
- Two onsite resident managers for off-hour emergencies
- 4 - 5 full-time social service staff with offices on site
Fremont Family Apartments

• 54 units, 39 parking spaces and 15 covered solar canopies.

• 3 residential wings and a 4th wing for the main lobby/community amenities.

• Generous interior courtyard amenity, readily available for the residents to enjoy.
DAHLIN’S EXPERIENCE IN SANTA CLARA COUNTY

Villas on the Park

1020 North 4th Street

Alum Rock

Race Street Apartments

The Cannery at Lewis Street

Salvation Army San Jose Complex
VanderToolen Associates Inc. (VTA) is an award-winning landscape architecture firm with offices in Northern California, providing landscape design services to developers and public agencies around the world.

- Asana
- Radius
- Saybrook Pointe
- Winchester Ranch
- Avellino
Site Background

- Allied Housing Purchased the property in 2016 and secured the City’s Conditional Use Permit (Hotel Supportive Housing ordinance).
- 50% of the 56 units = long term apartment; 50% = interim housing.
- Redevelopment into larger permanent supportive housing building once funding could be secured.
- Received State HCD Homekey and County Measure A funding in December 2020.
- Submitted entitlement plans to San Jose in August 2021. Entitlement in progress.

Project Status

- Successful Homekey Application
- City has noted that “No Commercial is required”
- The Housing Authority requested the Project to be separated into 2 phases to be able to keep the existing 27 project-based vouchers on site without relocating the existing residents off site.
Phase I of Re-Development

- After securing land use approvals and funding, place interim housing guests into permanent housing off site. 27 existing apartment units to remain as they are.
- Demolish motel side and construct Phase I (East side).
- After construction complete of Phase I, relocate 27 apartment households to new apartment homes of same size (25 1 BR, 2 2 BR) in Phase I and lease up remaining 31 units (59 total, including one 2 BR resident manager unit.)

Phase II of Re-development

- Funding for Phase II is anticipated to be secured by the end of lease up of Phase I.
- Demolish the old apartment side and construct 59 new apartment homes with studios, one bedroom and two-bedroom homes in Phase II.
- After construction, Site will have one combined property management and services team and will have 2 resident managers on site.
- Project is securing land use approvals using the streamlining legislation AB 2162 as one development with a 2-Phase construction plan.
Casa De Novo

- An Apartment Re-development with Homes that are affordable to Residents
- 118 New Homes in 2 Phases

**PHASE 1 UNIT MIX:**
- Studio Units: 10
- 1 BD Units: 39
- 2 BD Units: 10
- Total: 59

**PHASE 2 UNIT MIX:**
- Studio Units: 30
- 1 BD Units: 19
- 2 BD Units: 10
- Total: 59

1. Located at 2188 The Alameda in San Jose
   - 100% affordable housing
   - Project will have 2 Phases

2. 5 stories over 1 story
   - Ground Floor includes indoor and outdoor resident amenities, management and social services

3. Surface and under building parking
   - Guest and secured bicycle parking
   - Potential Community art

- New Construction
- Tax Credit and Homekey Financed Project
- Sustainable, All Electric Building
PROJECTED SCHEDULE

- **Begin Community Engagement**
  - Dec. 2021

- **Pursue Measure A funding from County for Phase I**
  - Q2/3 2023

- **Start Construction Phase I**
  - Q4 2023

- **Pursue for Tax Credits Ph. I**
  - Q4 2025

- **Start Construction Phase II**
  - 2026

- **Entitlement Approval**
  - Q1 2023

- **Complete Construction Phase I**
  - Q2 2024
## ENGAGEMENT

<table>
<thead>
<tr>
<th>Meeting</th>
<th>Date/Time</th>
<th>Audience</th>
<th>Format</th>
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<tbody>
<tr>
<td>Community Meeting #1</td>
<td>Dec 15, 2021 at 6:30pm</td>
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<tr>
<td>Information Flyers</td>
<td>December 2021</td>
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<td>Community Meeting #2</td>
<td>Nov 14, 2022 at 6:00pm</td>
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<td>Community Meeting #3</td>
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<td>One on One Meetings</td>
<td>On-Going</td>
<td>Community</td>
<td>Zoom/Phone/In-Person</td>
</tr>
<tr>
<td>Group Meetings</td>
<td>On-Going</td>
<td>Community</td>
<td>Zoom/In-Person</td>
</tr>
</tbody>
</table>
• **Lighting – Could a New Construction project overly contribute to Urban Lighting Pollution?**
  Landscape Architect continues to coordinate with Electrical engineer to reduce both Light Poles and upwards projecting lighting to help reduce urban light pollution while also maintaining the necessary illumination levels for pedestrians and safety.

• **Landscaping – Can we use landscape to soften the experience for neighbors?**
  Landscape Architect has provided a series of Evergreen screen trees along the rear of the parking lot to screen the building.

• **Traffic – How do we mitigate traffic on The Alameda?**
  Guest as well as Secure Resident Bike Parking, With Electrical Outlets for Electrical Bikes has been provided. Design also eliminates vehicular access mid-block to The Alameda, all vehicular access occurs at rear of the building.

• **Scale – How does the building relate to the scale of the neighboring community?**
  The design locates outdoor amenities on ground level for greater integration with neighborhood while the Exterior design is sensitive to neighborhood context and incorporated community feedback, to be mindful of the pedestrian experience.

• **Sustainability – How does the project maintain sustainability?**
  Design is a 100% Electric building that is pursuing Green Point Rating.

• **Accessibility – How does the project maintain Accessibility?**
  We are exceeding code minimums by providing additional accessibility features by providing 15% mobility units and 10% communications units. The remainder of the units will be adaptable. For mobility and communications units there will be at least one of each on each floor.
PHASE 2 UNIT MIX:
STUDIO UNITS: 30
1 BD UNITS: 19
2 BD UNITS: 10
TOTAL: 59

PHASE 1 UNIT MIX:
STUDIO UNITS: 10
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TOTAL: 59

AMENITY
OFFICE/
SOCIAL SERVICES
TRASH COLLECTION
SECOND FLOOR PLAN

PHASE 2 UNIT MIX:
Mix of Studios, One Bedrooms & Two Bedroom Units

15% Mobility units
10% Communications units
75% Adaptable

PHASE 1 UNIT MIX:
Mix of Studios, One Bedrooms & Two Bedroom Units

15% Mobility units
10% Communications units
75% Adaptable
PHASE 2 UNIT MIX:
Mix of Studios, One Bedrooms & Two Bedroom Units
15% Mobility units
10% Communications units
75% Adaptable

PHASE 1 UNIT MIX:
Mix of Studios, One Bedrooms & Two Bedroom Units
15% Mobility units
10% Communications units
75% Adaptable
Alternate Color Scheme

Proposed Color Scheme

Alternate Color Scheme
Screening for Parking at Portola Ave. Street Elevation

Irregular

Organic

Rectilinear
Portola Avenue Street Tree – Crape Myrtle Options

Option - A  Dark Pink

Option - B  Purple

Option - C  White
ENGAGEMENT QUESTION - # 4

Street Furniture – Bike Rack Options

Option – A, Rectilinear

Option – B, Circular

Option – C, Blade
ENGAGEMENT QUESTION - # 5

Accent at Pedestrian Entry

Wood Accent

Large Format Tile Accent
Alternate Color Scheme
Result from Community Votes:

Screening for Parking at Portola Ave. Street Elevation
Result from Community Votes:

Portola Avenue Street Tree – Crape Myrtle Options
Result from Community Votes:

Street Furniture – Bike Rack Options
Result from Community Votes:

Accent at Pedestrian Entry
Result from Community Votes:
We appreciate your time and joining us on our meetings!

Project Website:  [https://www.abodeservices.org/pipeline-projects](https://www.abodeservices.org/pipeline-projects)

If you would like to talk to someone about this housing development in a language other than English, please email CasaSJ@abodeservices.org and we will arrange a separate meeting with a translator.

Si desea hablar con alguien sobre este desarrollo de viviendas en español, envíe un correo electrónico a CasaSJ@abodeservices.org y organizaremos una reunión separada con un traductor.

如果您想用普通話與某人談論此房屋開發，請透過電子郵件 CasaSJ@abodeservices.org. 我們將安排與您單獨會面，並安排一名翻譯。

General Project Email： CasaSJ@abodeservices.org