THE NEW HUB
WORKSHOP #5: HOUSING

November 16, 2022

Please note that this meeting is being recorded.
Welcome!
Workshop #5: Housing

Agenda

- Welcome & Background
- Parkmoor Housing
- Feedback Exercises
- Q&A
- Wrap Up & Next Steps
**Ask**
Using Chat, ‘Q&A’, or ‘Raise Hand’ function
To submit questions during the discussion

**Share**
Your experiences
We welcome your ideas

**Respect**
Others’ experiences
And recognize the value of different perspectives

**Smile**
And have fun
We can’t wait to hear from you!
1. We want to share updates

2. We want to hear your input and questions.
Background
The Hub’s Mission:
The Hub is a youth-led and organized community center, dedicated to supporting current and former foster youth, ages 15 to 25, by providing a safe, welcoming center where foster youth feel a sense of belonging, empowerment, and are offered a variety of services by their peers and other caring community members.
Meet the Team

**Property & Hub Owner:** Santa Clara County

- Social Services Agency
- Office of Supportive Housing

**Developer:** Allied Housing

**Architect and Interior Designer:** HKIT Architects
**Our Mission**

Social Services Agency

Provide resources and opportunities in a culturally responsive manner to enhance the quality of life in our community by protecting, educating, and empowering individuals and families. Our vision is to serve, empower, and transform.

Office of Supportive Housing

Increase the supply of housing and supportive housing that is affordable and available to extremely low income and/or special needs households. OSH supports the County mission of promoting a healthy, safe, and prosperous community by ending and preventing homelessness.
Foster Youth & TAY

- Transition Aged Youth ("TAY") typically refers to youth between the ages of 15 and 24 who are "aging out" of foster care in Santa Clara County.

- Today, we are also referring to the broad community of former and current foster youth and other stakeholders who are invested in the development of the new Hub.
Previous Outreach

New Hub Meetings:
- Nov. 28, 2018 Youth Meeting
- Nov. 29, 2018 Staff / Partner Meeting
- Jan. 22, 2019 Youth Meeting
- Jan. 23, 2019 Staff / Partner Meeting
- Aug. 13, 2021 Youth Focus Group
- Aug. 13, 2021 Staff / Partner Focus Group
- July 13, 2022 Workshop #1 Introduction
- August 26, 2022 Workshop #2 Exterior Spaces
- September 22, 2022 Workshop #3 Interior Spaces
- October 20, 2022 Workshop #4 Art and Murals
- Today Workshop #5 Housing

Community-Wide Meetings:
- August 25, 2021 Community-Wide
- Sept. 21, 2021 Community-Wide
- Oct. 13, 2021 Community-Wide
Workshop Series & Bimonthly Meetings

Five-Part Formal Workshop Series:
- Workshops will focus on specific topics
- Presentation followed by open Q&A

<table>
<thead>
<tr>
<th>Meeting</th>
<th>Topic</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td>Workshop No. 1</td>
<td>Kick-Off</td>
<td>July 13, 2022</td>
</tr>
<tr>
<td>Workshop No. 2</td>
<td>Hub Design: Exterior</td>
<td>August 26, 2022</td>
</tr>
<tr>
<td>Workshop No. 3</td>
<td>Hub Design: Interior</td>
<td>September 22, 2022</td>
</tr>
<tr>
<td>Workshop No. 4</td>
<td>Hub Design: Art</td>
<td>October 20, 2022</td>
</tr>
<tr>
<td>Workshop No. 5</td>
<td>Housing</td>
<td>Today</td>
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</table>

Informal Bi-Monthly Coffee Hour:
- Hosted by County staff (OSH & DFCS)
- Staff will share project updates and design questions
- Relaxed format for listening, discussion, and open Q&A
Estimated Timeline

Milestones

- Previous TAY Engagement (2013)
- Community-Wide Meetings
- Existing Buildings Demo
- Entitlements Approved
- Close All Financing
- Five-Part Workshop Series
- Bimonthly Meetings
- Construction Complete
- Housing Lease-up
- Hub Opening Day

Timeline:
- 2019
- 2020
- 2021
- 2022
- 2023
- 2024
- 2025

Background
## Big Picture Feedback Themes

<table>
<thead>
<tr>
<th>Broad Range of TAY Community Stakeholders</th>
<th>• Include all foster youth community stakeholders, including current Hub users, Hub alumni, TAY service providers, and others within the TAY community</th>
</tr>
</thead>
</table>
| TAY-Centered Design, Programming, & Services | • Resources for TAY parents (child supervision, playground, cooking & parenting classes, First Five, etc.)  
• Space “to call your own” |
| Need for TAY Housing | • Set-aside units for TAY in permanent affordable housing projects  
• Connect housing units with THP+, Youth Homelessness Demonstration Program (YHDP), and other subsidy programs |
| Build Connection between New Hub and Housing | • Why is the new Hub co-located with housing?  
• Housing and Hub should feel like a community |
| Accessing Services and Programs at the New Hub | • Can TAY housing residents access the Hub and/or its services?  
• Expand and augment existing programs (desire for learning kitchen, maker space, social lounge, etc.) |
The Hub Youth Center is a youth-led resource center which supports current and former foster youth;

The current Hub space has not been meeting all the needs of its users;

The County began looking for a site to build a “forever home” for The Hub and acquired the Parkmoor site in 2017;

**This site is a unique opportunity to:**

1. Design a customized space that represents Hub users and the TAY community
2. **Create affordable housing that is focused on TAY needs**
Site Plan

parkmoor housing
Ground Floor Plan

View from Housing Entrance
Second Floor Plan

parkmoor housing
Outdoor Common Area

parkmoor housing
Community Room

OUTDOOR COMMON AREA

COMMUNITY ROOM

KITCHEN

LAUNDRY

WC WC

STOR TRASH

View from Room Entry
Typical Unit Plans

Studio

1-Bedroom

parkmoor housing
Typical Unit Plans

2-Bedroom

3-Bedroom

parkmoor housing
# Parkmoor Housing Programs

## 100% Permanent Affordable Housing:

<table>
<thead>
<tr>
<th>No. of Units</th>
<th>Unit Types</th>
<th>Program Requirements to Qualify</th>
<th>Agency Referring Applicants to Housing</th>
<th>Rental Subsidy</th>
<th>Rent Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>TAY Permanent Affordable Housing</td>
<td>20</td>
<td>Studios, 1-BRs, 2-BRs, &amp; 3-BRs</td>
<td>TAY, enrolled in THP+ &amp; Extremely Low-Income</td>
<td>THP+ (up to three years)</td>
<td>Affordable to Extremely Low-Income Households</td>
</tr>
<tr>
<td>TAY Permanent Supportive Housing</td>
<td>20</td>
<td>Studios &amp; 1-BRs</td>
<td>TAY, chronically homeless, &amp; Extremely Low-Income</td>
<td>Project Based Voucher (up to 20 years)</td>
<td>Affordable to Extremely Low-Income Households</td>
</tr>
<tr>
<td>Other Affordable Units</td>
<td>39</td>
<td>1-BRs, 2-BRs, &amp; 3-BRs</td>
<td>Very Low- or Low-Income</td>
<td>N/A</td>
<td>Affordable to Very Low- and Low-Income Households</td>
</tr>
</tbody>
</table>
How Did We Plan for Housing at The Hub?

- Financing & project requirements
- Best practices for permanent TAY Housing
- Data-informed decisions
- Current Pipeline of Projects
Financing & Project Requirements
Financing & Project Requirements:

• The Hub and the housing development are legally and financially separate projects, with different requirements.

• The housing project is expected to be funded with local, State, and Federal funds for affordable housing → each source has its own specific project requirements.

• The housing project must be able to financially sustain its operations for 55+ years.
Best Practices for Permanent TAY Housing
Best Practices for Permanent TAY Housing

100% TAY Model
• Uncommon
• Typically limited to small projects
• Tend to have lower housing retention rates

Integrated Model
• 25% to 35% TAY set-asides are most common in the Bay Area
• Many affordable housing developments include set-asides less than 10%
• Projects often mix TAY populations with adult mentors, seniors, and/or families
Data-Informed Decisions
Data-Informed Decisions

SSA Data
• 524 foster and former foster youth ages 16-25
• 200 Non-Minor Dependents in Extended Foster Care ages 18-21
• 114 or 23.3% are parents ages 17-24
• 154 THP+/Parenting housing slots for former foster youth ages 18-24 (non-EFC)

Community Queue
• 459 TAY took the Vi-SPDAT assessment for TAY over the past 12 months
• 73% are single adults or households without children
• 27% are families with children
In November of 2016, Santa Clara County voters approved a $950 million Affordable Housing Bond. It is projected that the Housing Bond will fund 120 new affordable housing developments over ten years, including 4,800 new units dedicated to Extremely Low-Income and Very Low-Income households. In addition, the County will establish rental and ownership opportunities for Moderate Income households.

YEAR 5 IMPLEMENTATION

$643,345,710 IN MULTI-FAMILY HOUSING DEVELOPMENT APPROVED

9 CITIES

4,363 NEW APARTMENTS

689 UNITS RENOVATED

47 HOUSING DEVELOPMENTS

$25 MILLION FIRST-TIME HOMEBUYER PROGRAM

*As of Nov. 1, 2022. The implementation update does not include County acquisitions.
Mesa Terrace:

- **Developer:** Eden Housing
- **Development Type:** New Construction
- **Location:** 1171 Mesa Drive, San Jose
- **No. of Total Units:** 46
- **No. of PSH TAY Units:** 23
- **% TAY Units:** 50%
- **Status:** Under Construction
Roosevelt Park Apts:

- **Developer**: First Community Housing
- **Development Type**: New Construction
- **Location**: 21 N. 21st Street, San Jose
- **Total No. of Units**: 80
- **No. of TAY Units**: 9
- **% TAY Units**: 11%
- **Status**: Under Construction
The Crestview:

- **Developer**: Jamboree Housing
- **Development Type**: Hotel Conversion
- **Location**: 901 E. El Camino Real, Mountain View
- **Total No. of Units**: 49
- **No. of PSH TAY Units**: 13
- **% TAY Units**: 26%
- **Status**: Design & Financing
Pavilion Inn:

- **Developer:** Santa Clara County Housing Authority & Jamboree Housing
- **Development Type:** Hotel Conversion
- **Location:** 1280 N. 4th Street, San Jose
- **Total No. of Units:** 42
- **No. of (Perm.) PSH TAY Units:** 21
- **% (Perm.) TAY Units:** 50%
- **Transitional TAY Units:** 21
- **Status:** Design & Financing
### Total Current Pipeline of Permanent TAY Housing

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Total No. of Units</th>
<th>No. of TAY Units</th>
<th>% of TAY Units</th>
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<tr>
<td>Mesa Terrace</td>
<td>46</td>
<td>23</td>
<td>50%</td>
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<tr>
<td>Roosevelt Park Apartments</td>
<td>80</td>
<td>9</td>
<td>11%</td>
</tr>
<tr>
<td>The Crestview</td>
<td>49</td>
<td>13</td>
<td>26%</td>
</tr>
<tr>
<td>Pavilion Inn</td>
<td>42</td>
<td>21</td>
<td>50%</td>
</tr>
<tr>
<td>Parkmoor Housing</td>
<td><strong>81</strong></td>
<td><strong>40</strong></td>
<td><strong>50%</strong></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>298</strong></td>
<td><strong>106</strong></td>
<td><strong>36%</strong></td>
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Feedback Exercises
Workshop #5 – Housing Questions

1. What has your experience been in trying to find housing that is affordable to you?

2. What is important to you about your housing?

3. What can we do to help The Hub and the three housing programs at Parkmoor feel like one community?

4. What should we name the housing project at Parkmoor?

5. How do you want to stay engaged with this project?

Jamboard Link:
https://jamboard.google.com/d/1KCsonn7CsJyl2NYk9hZ8ezYdVED-rtKIryu2Xj58Jno/edit?usp=sharing
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2019 2020 2021 2022 2023 2024 2025

wrap up & next steps
Stay Engaged!

• Sign up for the project’s notification list (email & website below)
• Attend future workshops / focus groups – Date TBD
• Attend informal bimonthly meetings to get the latest updates
• Email us with your questions and feedback to help us design the new Hub!

Project Email (Design & Notification List): Parkmoor.Hub@abodeservices.org
County Email (Direct): Andrew.Barnes@hhs.sccgov.org
Project Website: https://www.abodeservices.org/parkmoor-hub
Thank you!

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