

Bascom Apartments – 3090 S. Bascom Avenue

Community Meeting #1 – May 27, 2020



**VAN METER
WILLIAMS
POLLACK** LLP



SOLARI
ENTERPRISES INC.
Affordable Housing Specialists



Agenda

Bascom Apartments – 3090 S Bascom Ave

- Introductions
 - Councilmember Foley
 - Project Team
 - Project Website
- About Affirmed
 - Mission & History
 - Fairways @ San Antonio Court
 - Villas on the Park – 290 N 2nd St
 - Vela Apts – 2350 Alum Rock Ave
- 3090 S Bascom Ave
 - Existing Conditions
 - Architecture
 - Project Details & Site Plan
 - General Plan Consistency
 - AB 2162 Entitlement
 - Supportive Housing
 - Property Management
- Tentative Schedule
- Feedback and Questions



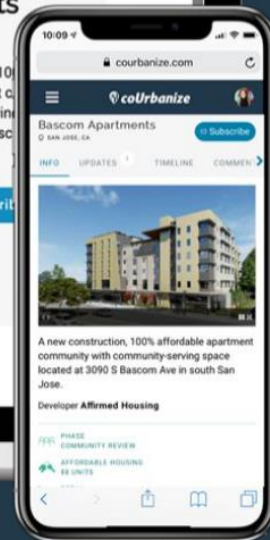
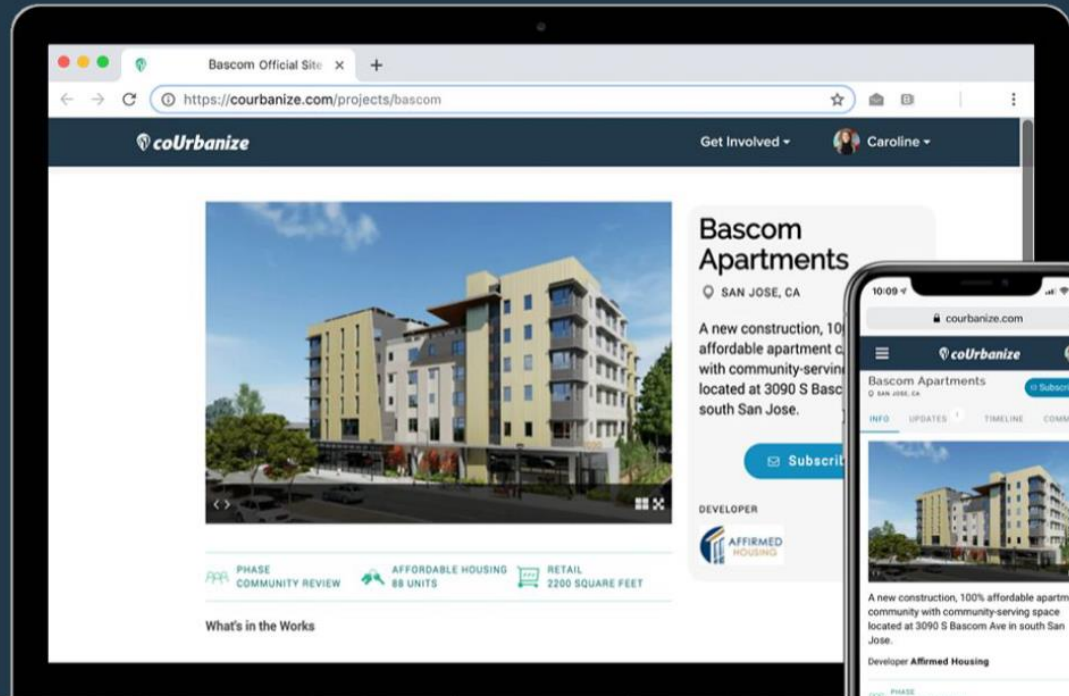
3090 S Bascom Ave Vicinity Map

Project Website

courb.co/bascomapt

Get Information

courb.co/bascomapt



An online community engagement solution
purpose-built for real estate & planning

About Affirmed

History & Mission

- San Diego based affordable housing developer with over 25 years of experience
- Our mission is to create and maintain exceptional residential communities for the families and individuals we serve
- Built 50 communities across the state, with nearly 4,000 affordable apartments
- Over 500 supportive housing apartments in operation and over 300 under construction



About Affirmed

Fairways – 305 San Antonio Court

- Site Area: 2.1 acres
- Unit count: 86
- Families earning between 25% - 60% of County Average Median Income
- Completed in 2010
- Council District 5



About Affirmed

Villas on the Park – 290 N 2nd Street

- Site Area: 0.36 acres
- Height: 71 feet (6 stories)
- Unit count: 84
- Vehicle parking spaces: 7
- Bicycle parking spaces: 29
- 100% formerly homeless individuals
- 24-hour security
- Council District 3
- Affirmed Housing branch office



About Affirmed

Villas on the Park – 290 N 2nd Street



About Affirmed

Vela Apartments – 2350 Alum Rock Ave

- Site Area: 0.61 acres
- Height: 75 feet (7 stories)
- Unit count: 87
- Vehicle parking spaces: 48
- Bicycle parking spaces: 90
- 50% formerly homeless individuals & families
- 24-hour security
- Council District 5
- Construction start: October 2020



3090 S Bascom Ave

Existing Conditions



KEY PLAN - EXISTING SITE



3090 S Bascom Ave

Architecture



FRONT VIEW ALONG S. BASCOM AVE

3090 S Bascom Ave

Architecture



3090 S Bascom Ave

Architecture



AERIAL VIEW FROM ADJACENT NEIGHBORHOOD

3090 S Bascom Ave

Project Details & Site Plan

- Site selection
 - 0.65 acres located at 3090 S Bascom Ave
 - Council District 9
 - GP Land Use Designation: Neighborhood/Community Commercial
 - Zoning: Commercial Pedestrian
 - South Bascom Urban Village
- 90 units of affordable housing
 - 53 studio
 - 17 one-bed
 - 15 two-bed
 - 5 three-bed
- Diverse tenant population
 - 29 supportive housing units
 - 29 extremely low income units
 - 30 low and very low income units
 - 2 managers units



3090 S Bascom Ave

Project Details & Site Plan

- 2200 square feet of ground-floor commercial
- Height: 6 stories (78 feet)
- 17 residential vehicle parking spaces currently provided; 13 required:

PARKING REQUIREMENTS				
City Density Development Parking Incentive 20.190 and AB 2162				
Unit Type	% AMI	Units Provided	Parking req Table 20-290	Total Parking required
Studio-PBV	30%	20	0	0
Studio	30%	18	0	0
Studio	50%	6	0	0
Studio	60%	9	0.25	2.25
1BR	30%	5	0	0
1BR - RRH	40%	4	0	0
1BR	60%	3	0.25	0.75
1BR	80%	5	0.25	1.25
2BR	30%	5	0.25	1.25
2BR - RRH	30%	5	0	0
2BR	80%	4	0.5	2
3BR	30%	1	0.25	0.25
3BR	60%	1	0.5	0.5
3BR	80%	2	0.5	1
MGR, 2 BR		1	1.7	1.7
MGR, 3BR		1	2	2
TOTAL		90		12.95

- 8 commercial vehicle parking spaces currently provided; 8 required
- 19 motorcycle parking stalls
- 50 long-term bicycle parking spaces with repair station
- VTA transit passes
- 24-hour security



3090 S Bascom Ave

General Plan Consistency

General Plan Policy IP-5.12 provides a path for 100% affordable, residential mixed-use projects to proceed without a General Plan Amendment

Residential projects that are 100% affordable deed restricted by a public entity for a period not less than 55 years to low income residents (earning 80% or less of the Area Median Income), can proceed within an Urban Village ahead of a Growth Horizon, or in a Village in a current Horizon that does not have a Council approved Plan, if the project meets the following criteria:

1. The project does not result in more than 25% of the total residential capacity of a given Urban Village being developed with affordable housing ahead of that Village's Growth Horizon. For Villages with less than a total housing capacity of 500 units, up to 125 affordable units could be developed, however the total number of affordable units cannot exceed the total planned housing capacity of the given Village.
2. The development is consistent with the Urban Village Plan for a given Village, if one has been approved by the City Council.
3. Development that demolishes and does not adaptively reuse existing commercial buildings should substantially replace the existing commercial square footage.
4. The project is not located on identified key employment opportunity sites, which are sites generally 2 acres or larger, located at major intersections and for which there is anticipated market demand for commercial uses within the next 10 to 15 years.
5. Affordable housing projects built in Villages under this policy would not pull from the residential Pool capacity.

The proposed project would be 100% affordable to lower income persons. This site is located in the S. Bascom South Urban Village Plan Area which is in Horizon III. The City is currently in Horizon I. This urban village does not have an adopted plan and has 805 residential dwelling units allocated to its growth. The proposed 90-unit development would not result in more than 25% of the total residential capacity development with affordable housing.

3090 S Bascom Ave

AB 2162 Entitlement

AB 2162 establishes supportive housing as a use "by-right" in multifamily and mixed use zones, including nonresidential zones where multifamily uses are permitted. To qualify, projects must meet the following criteria:

- 100% subsidized and affordable to lower income households
- 25% of units must be supportive housing
- Onsite supportive services
- 3% or more of nonresidential floor area set aside for supportive housing services
- Units must include at least one bathroom and kitchen
- Comply with objective development standards that apply to other multifamily development within the same zone

Bascom Apartments will be the third development in San Jose to be processed under AB 2162.

3090 S Bascom Ave

Supportive Housing

- What is Supportive Housing?
 - Long-term housing (no limit on length of stay) for individuals and families who are homeless, paired with onsite services and case management.
 - On-site services and case management support residents with housing stability, retaining housing, improving health, and maximizing their ability to live and, when possible, work in the community.
- Extensive case management services provided by Community Solutions:
 - Life skills classes
 - Recovery programs
 - Mental health services
 - Budgeting and financial stability classes
 - Job training assistance
 - Wellness and health education
 - Transportation to off-site services and appointments
 - Connection to behavioral and physical healthcare

Supportive Housing Can Produce Health Care Savings

Combining affordable housing with intensive services for a high-needs group saved an average of over \$6,000 a year per person in health care



Days in
Hospital



Emergency
Room Visits



Days in
Nursing Home

3090 S Bascom Ave

Property Management

- Property Management Services provided by Solari Enterprises
 - Extensive property management experience, specializing in affordable housing
 - Manages 134 properties, containing 8,174 apartments
 - Extensive experience working with service providers and local Housing Authorities to screen and lease-up apartments
 - Highly trained on-site staff present 24/7, to prevent loitering around the building, ensure the safety of residents, and respond to community concerns
- House Rules:
 - Drugs and Criminal Activity: Resident, any member of the resident's household, or guests shall not engage in illegal or criminal activity, or any act intended to facilitate illegal or criminal activity, including gang or drug-related illegal or criminal activity. Weapons are not permitted at the community.
 - Alcoholic Beverages: Drinking alcoholic beverages will not be permitted in the common areas. Intoxication and disorderly conduct will not be permitted on the premises.
 - Respect for Neighbors: Observe quiet hours of 10:00 p.m. – 8:00 a.m. and keep volume and noises at a reasonable level during all hours.
 - Guests: Overnight guests are limited to a two-day stay, no longer than a cumulative 2-week period in any 12-month time. It is management discretion to ban a guest from being allowed at the community. Residents must escort their guests into and out of the building and follow community specific check-in policy. Disturbances, excessive guests or illegal activities will be immediately addressed by on-site staff.

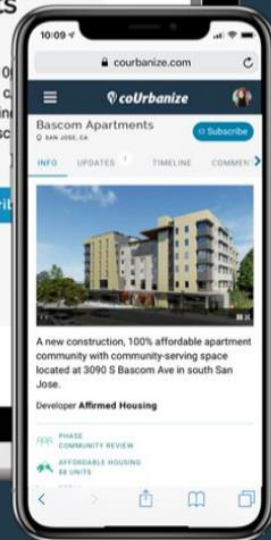
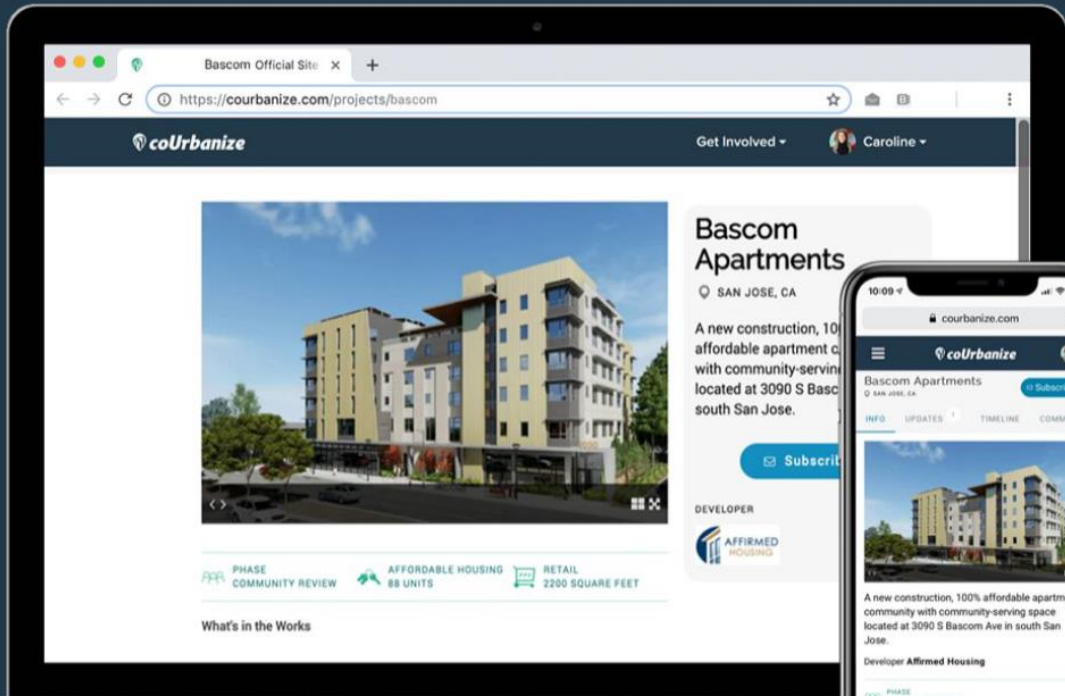
Tentative Schedule

- City Preliminary Review Completed February 25, 2020
- Santa Clara County Measure A Funds Awarded April 1, 2020
- 1st Entitlement Submittal to City May 20, 2020
- Community Meeting #1 May 27, 2020
- **Community Meeting #2 June 10, 2020**
- **Community Meeting #3 July 8, 2020**
- **Community Meeting #4 August 5, 2020**
- **Receive Entitlements October 2020**
- **NEPA Review Complete December 2020**
- **Building Permits May 2021**
- **Construction Start June 2021**
- **Construction Completion March 2023**

Contact Us

Get Information

coub.co/bascomapt



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