

Community Workshop #3: Sharing the Result SUMMARY

The Core Companies, Eden Housing, and the County of Santa Clara hosted their final community workshop for the East Santa Clara Street Master Plan Phase II project on Wednesday, February 7, 2024, at 6:30 p.m. The purpose of the meeting was to allow the project team to share the final design, including a refined landscape plan, Building 800's interior layout, the materials, and color palette, and to answer questions from the community. Fourteen nondevelopment team participants joined the workshop, which was held virtually via Zoom due to the in-person location at the Roosevelt Community Center in San Jose being designated as an Emergency Shelter the week of the meeting.

The virtual meeting included a presentation that covered various aspects of the project, including:

Project Overview: Christy Marbry, The Core Companies

Final Design/ Connectivity: Justin Huang, Studio T Square

Community Impact/Benefits: Samantha Meyer, Eden Housing

Property Management/Affordable Housing: Samantha Meyer, Eden Housing

The primary updates from Community Meeting #2 that were shown at Community Meeting #3 were:

- The final design
- The materials and color palette
- A refined landscape plan
- Building 800's interior layout

Participant feedback is summarized below.

Parking (number of spaces, parking permits, and access)

- Participants asked about the amount and types of allocated parking spaces, specifically for the senior building. Some participants expressed concern that the project does not provide enough parking spaces considering the age of residents. The project provides one-half space per unit for the senior building, which the team believes is sufficient given the area is transit-rich enough to provide residents with adequate transportation options. The project team noted that the City of San Jose no longer has minimum parking requirements and all the parking the project provides is discretionary.
- A participant expressed concern that the City of San Jose does not have a neighborhood parking permit requirement or district for this neighborhood. The team noted that the neighborhood can petition the City of San Jose for comprehensive parking solutions that work for all stakeholders.
- A participant asked if there will be elevators as part of the parking garage for seniors. The project team confirmed that all parking spaces will be accessible by elevator.

Community Impact/Benefits

- Participants asked about the types of events that could be planned for the outdoor stage, and whether the site could be used as a music venue. The project team stated that it is looking at the stage as one aspect of a new, beautiful plaza that can be used by the community for passive programming, such as meetings and senior events rather than as a music site. Participants suggested using the stage area for family movie nights with the community.

Connectivity/ Access

- Participants noted that this was the first time they have seen the project propose access through 16th St. rather than 17th St. There was a concern about moving more people and cars onto St. John St., and participants asked if there was any consideration about moving access back to 17th St. The project team confirmed that it is engaging in discussions with the city about this issue and that it will update the website as the development team reviews the city's comments.

Property Management/Affordable Housing

- Participants asked about the actual rental costs of the units, specifically for the senior building. The project team noted that rents would range from \$1,003 to \$2,007 in the 30-60% AMI range (based on 2023 rents), resulting in about a third of a resident's income going to rent. Participants asked about the definition of a large family unit and the corresponding rental prices. The project team reiterated that typically a two-bedroom unit can house up to five people and a three bedroom unit can house up to seven people. Rent for a two-bedroom at 60% AMI would be \$2,409 (based on 2023 rents).
- Participants asked about the age group that is considered as senior for this project. The project team stated that for this project seniors are 55 years and older.
- Participants asked about internet access in the senior units. The team stated that it will try to provide free WIFI if it is financially feasible for the project, and each unit will have ethernet plug-ins. The team noted that many seniors will qualify for low- cost internet, which service staff will be able to facilitate. Additionally, the team expects to provide residents with a computer check-out program, and/or there will be an on-site computer room.
- Participants asked about laundry access. The team confirmed that the project provides a laundry room in Building 800.
- Participants asked about the ADA accessibility of the senior units. The team confirmed that it will build out a number of ADA units upon completion, and all the units will be adaptable to fit a tenant's ADA needs.