

Blossom Valley Senior Apartments Grand Opening Program

Date: March 21, 2024

Time: 11:00 am – 12:30 pm

Location: 399 Blossom Hill Rd., San Jose, CA 95123

- 11:00 AM: Welcome and Sign in
- 11:05 AM: Opening remarks by **Gregory R. Kepferle**, CEO, Catholic Charities of Santa Clara County
- 11:10 AM: **Mark J. Mikl**, Executive Director, Charities Housing
- 11:15 AM: **Hai Nguyen**, Senior Project Manager, Charities Housing

Guest Speakers

- 11:20 AM **Sylvia Arenas**, Santa Clara County Supervisor, District 1
- 11:25 AM **Matt Mahan**, Mayor, City of San Jose
- 11:30 AM **Sergio Jimenez**, Councilmember, District 2, City of San Jose
- 11:35 AM **Consuelo Hernandez**, Director, Office of Supportive Housing, County of Santa Clara
- 11:40 AM **Rachel VanderVeen**, Assistant Director, City of San Jose Housing Department
- 11:45 AM **Nathan Ho**, Senior Strategic Advisor, Santa Clara County Housing Authority
- 11:50 AM **Jennifer Loving**, Chief Executive Officer, Destination Home
- 11:55 AM **Lori Saito**, Vice President, Wells Fargo
- 12:00 PM **Ting Ting Xiao**, Relationship Manager, California Community Reinvestment Corporation (CCRC)
- 12:05 PM **Patricia Garcia**, Operations Manager, Martha's Kitchen
- 12:10 PM Blessing by **Very Reverend Andres C. Ligot**, Vicar General/Chancellor, Diocese of San Jose
- 12:15 PM Closing Remarks by **Gregory R. Kepferle**
- 12:20 PM Ribbon Cutting Ceremony and Light Lunch
- 12:30 PM **(Optional)** Tour of Blossom Valley Senior Apartments (Join us in seeing the property's courtyard, gym, laundry room, and the interior of one unit)



Blossom Valley Senior Apartments Grand Opening Program



Parking: Guest Speakers will have access to designated onsite parking (see image above). All guests are welcome to park onsite in non-Guest Speaker spots should there be spaces available. You may also park in the neighborhood. **Please note: DO NOT park in the nearby Medical Offices, or in front of the property.**

Additional Site Details: The Grand Opening will be held outside in the main Courtyard, please prepare accordingly for the weather. We will have a podium, microphone, and chairs. Please talk to Charities' staff about onsite restroom access.



Front of the building from Blossom Hill Road. Image by Jeff Peters



Courtyard of the Building Accessible from Blossom Hill Road. Image by Jeff Peters

Blossom Valley Senior Apartments Grand Opening Program

DEVELOPMENT DESCRIPTION

Charities Housing will develop, own, and manage Blossom Hill Senior Apartments located at 399 Blossom Hill Road in San Jose. This mixed-use affordable housing development is on a 2.04-acre lot and will feature 147 apartments. The apartments are a variety of sizes including **117** studios, **15** 1BR, and **13** 2BR apartments. The development will also provide **two** 3BR staff units and 16,000 SF of ground floor commercial space. Charities has identified two potential nonprofit organizations who will provide services for the residents in the development as well as folks in the surrounding community, Catholic Charities of Santa Clara County and Martha's Kitchen.

The residential and commercial space is accommodated in one building. The construction type is 3-stories of Type V (wood) over on-grade Type I (concrete) podium level. Surface parking is provided with EV charging stations. Ample secure bicycle parking is included. The residential amenities include but are not limited to; a large community room with a full kitchen, second floor outdoor terrace, two laundry rooms, fitness room, property management and service staff offices. A large ground floor landscaped courtyard is included and will be shared by the residents, commercial space users and community.

SITE

399 Blossom Hill Road is located on the Northerly side of Blossom Hill Road, approximately 800 feet east of Snell Avenue in San Jose. The former owner/occupant was a furniture store. The site is surrounded by multi-family attached residential to the north, commercial to the west, single family detached residential to the south (across the 6 lane Blossom Hill Rd.) and a commercial medical office building to the east. It is also situated within walking distance of bus lines 27, 66, 122, 304 and the Blossom Hill light rail station is within .25 miles of the site.

The site is well served by many large and small retail establishments located at the intersection of Blossom Hill Road and Snell Avenue. The mix of retail uses includes pharmacies, banks, supermarkets restaurants and a wide variety of retail stores.

AFFORDABILITY AND THE COMMUNITY TO BE SERVED

This development is intended to incorporate the Long-Term Supportive Services (LTSS) housing model which includes multipurpose services and design features that enables older adults to maintain independence (prevent institutionalization). Targeted for adults (62 and over), the residents will be extremely low and very low-income seniors and seniors who may have functional impairments or limitations that make it difficult to live independently and/or without assistance needed to perform activities of daily living (ADLs). ADLs can be defined as dressing, toileting, bathing, walking, transferring and eating. The LTSS housing model also strives to support residents in need of assistance with instrumental activities of living (IADLs) which can include managing medications, money management, meal preparation, grocery shopping, house cleaning, etc. In addition, one-third of the apartments will be set aside for senior, homeless households/individuals. Residents in these Permanent Supportive Housing (PSH) apartments will be referred by the County of Santa Clara from their Coordinated Care Program, Nursing Homes or other County supported residential options.

Blossom Valley Senior Apartments Grand Opening Program

The development will serve residents with incomes at 30%, 40%, and 50% Area Median Incomes. Rents are expected to range from \$884 - \$1,929 per month. Project Based Rental Assistance (Section 8) will be provided to assist one-third of residents who will be in the PSH apartments (49 units).

RESIDENT SERVICES

Resident services will be provided through a combination of service providers whose expertise is focused on senior health, socialization, and support, with the goal of prolonging senior independence. Catholic Charities of Santa Clara County will provide staff to perform Service Coordination for all the residents. Service Coordination involves linking residents with existing services in the community.

The County of Santa Clara has identified Abode Services who will provide intensive case management services for those residents in the PSH apartments. Using the standard County model for wrap around services in PSH housing, the County will provide Case Managers at a ratio of 1 case manager for every 20 participants.

COMMERCIAL SPACE

In addition to the services described above there will be approximately 16,000 SF of Commercial Space on the ground floor of the development that will be separated into 2 large blocks of spaces. Catholic Charities of Santa Clara County will occupy the smaller 5,000 SF block of commercial space as they look to provide their wraparound services. As for the larger 11,000 SF block of commercial space, Martha's Kitchen intends to build a commercial kitchen to prepare meals that will be delivered to those in need throughout the community.

COMMUNITY ENGAGEMENT

Charities Housing has been engaged in a robust community engagement process regarding this development and affordable housing during the approval process. We have convened and attended numerous neighborhood meetings, conducted tours of our existing developments, and met one on one with many individuals. Now that construction is completed, Charities would like to welcome surrounding neighborhood associations to use the community room space as neighborhood meeting spaces as well as a gateway to connect with our residents.

PLANNING AND ENTITLEMENT

This site is located within the Blossom Hill and Snell Urban Village Plan area. This development was awarded full entitlement approval by the Planning Commission in December 2019. Construction was completed in December 2023.

FINANCING

The financing plan will be a combination of 4% tax credits with tax exempt bonds. Financing partners include State of California, County of Santa Clara, City of San Jose, Wells Fargo, California Community Reinvestment Corporation.

OTHER INFORMATION

Since this senior housing development is designed for independent living (not assisted living), we plan to have a dedicated service coordinator who will serve as the main conduit to assist residents finding

Blossom Valley Senior Apartments Grand Opening Program

affordable transportation sources based on their needs such as VTA Paratransit and GoGoGrandparent. As an environmental requirement to help reduce vehicle transportation and overall emissions, the building will promote alternative transportation sources, provide ample bike parking, locks, and showers, and fully equipped EV charging stations.

Furthermore, the building will be all-electric in order to comply with the City of San Jose's Reach Code. Other sustainable features include but are not limited to: GreenPoint Rated Certification, Energy-Star appliances, energy-efficient light fixtures, low-flow water fixtures, low VOC emitting paint & sealants, non-formaldehyde insulation, energy-efficient windows, drought tolerant planting, solar thermal hot water, photovoltaic solar panels (common areas) and the most up to date onsite water retention and drainage features.

Points of Contact:

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