



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



Meeting Guidelines

Ask

Using Chat, 'Q&A', or 'Raise Hand' function

To submit questions during the discussion

Respect

Others' experiences

And recognize the value of different perspectives

Share

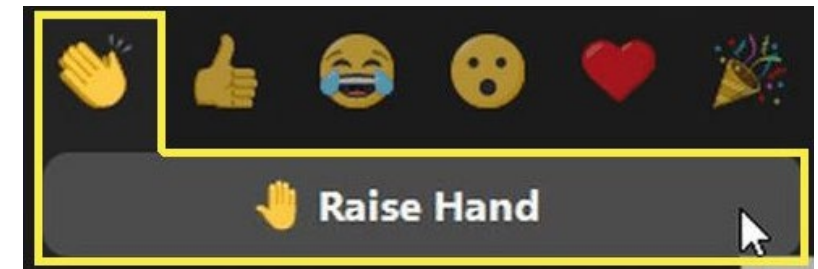
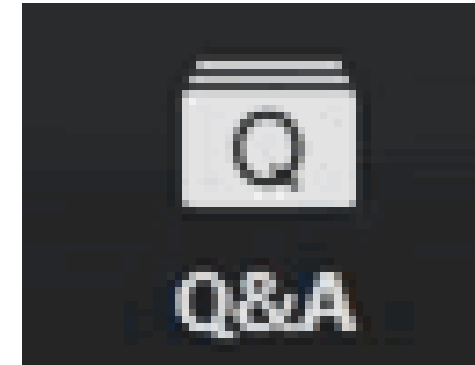
Your experiences

We welcome your ideas

Smile

And have fun

We can't wait to hear from you!



Workshop Objectives

1. We want to share updates

2. We want to hear your input and questions.



Background

Please Participate!

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.



Photo of The Hub's founding 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

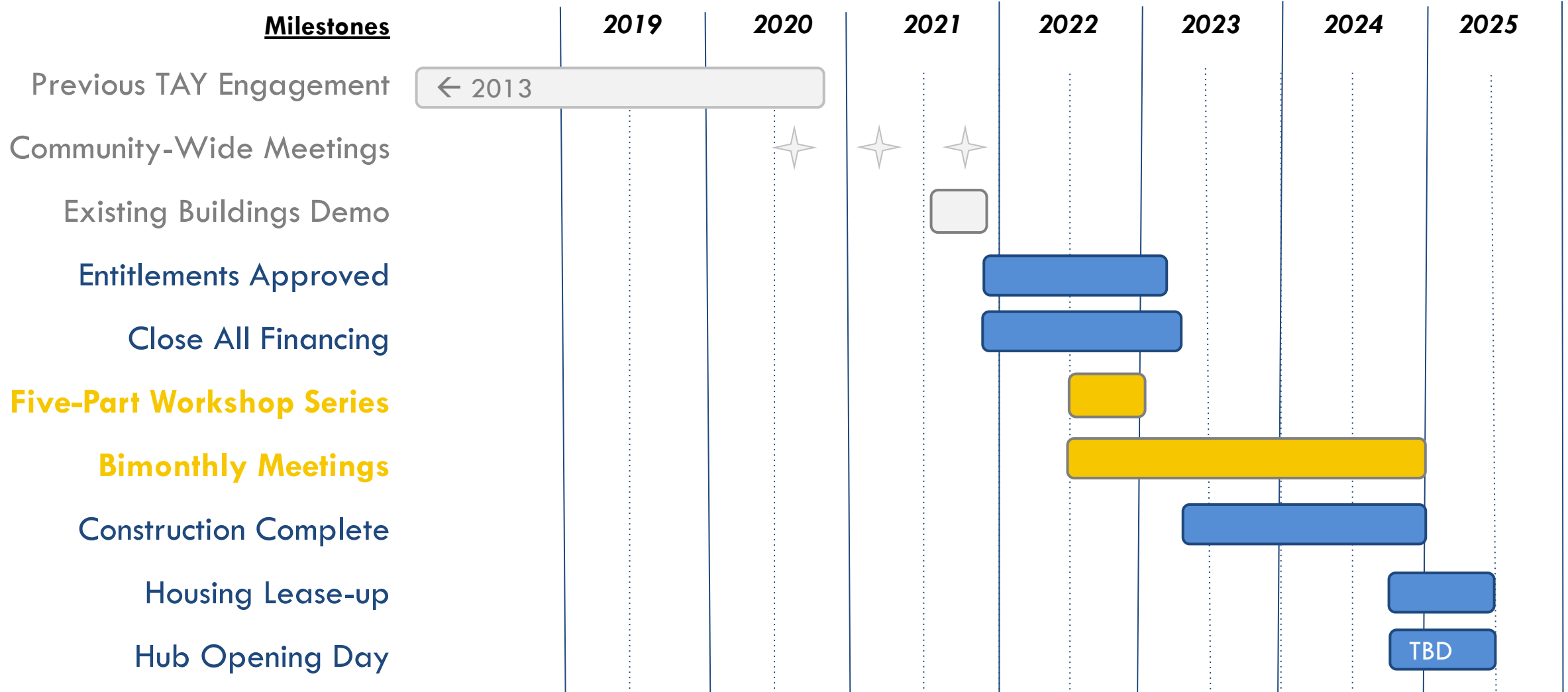
Informal Bi-Monthly Coffee Hour:

- Hosted by County staff (OSH & DFCS)
- Staff will share project updates and design questions
- Relaxed format for listening, discussion, and open Q&A

Meeting	Topic	Date
Workshop No. 1	Kick-Off	July 13, 2022
Workshop No. 2	Hub Design: Exterior	August 26, 2022
Workshop No. 3	Hub Design: Interior	September 22, 2022
Workshop No. 4	Hub Design: Art	October 20, 2022
Workshop No. 5	Housing	Today



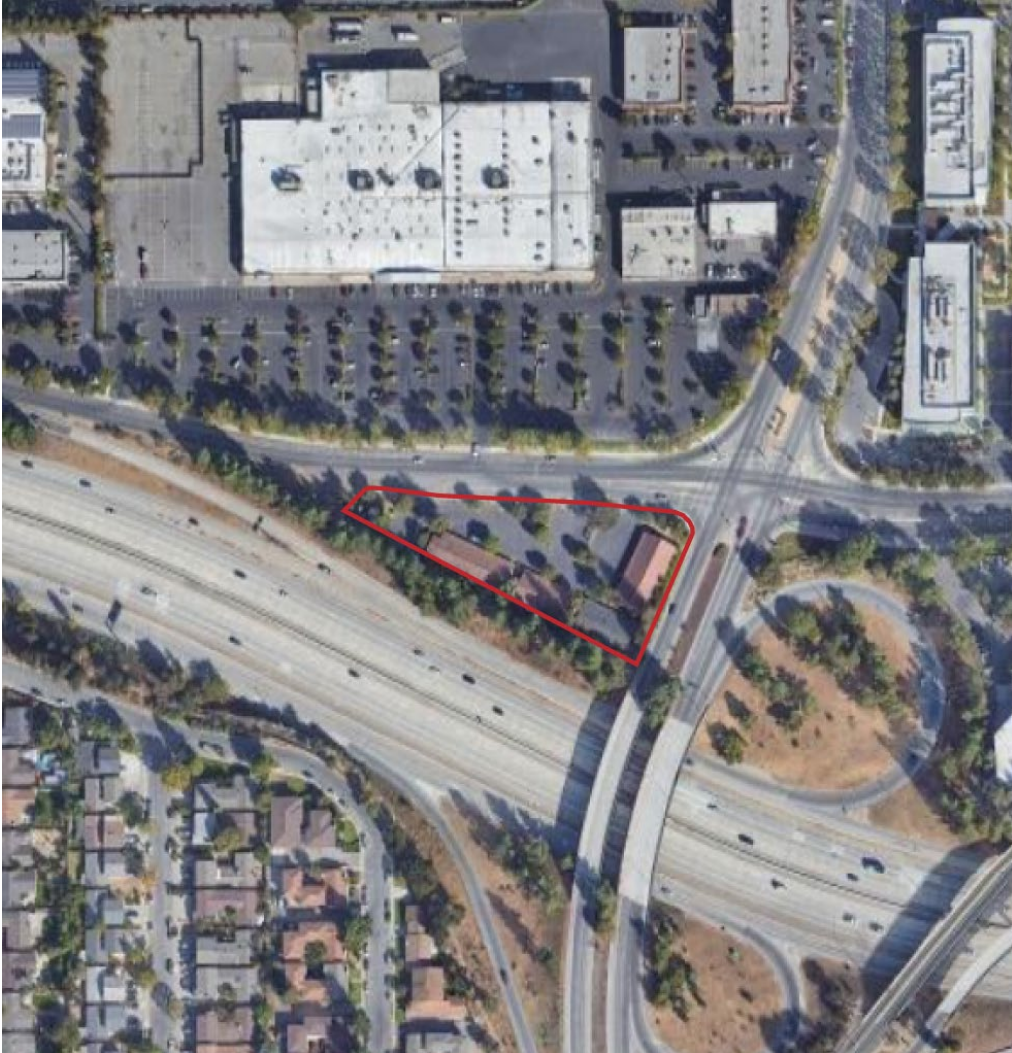
Estimated Timeline



Big Picture Feedback Themes

<p>Broad Range of TAY Community Stakeholders</p>	<ul style="list-style-type: none"> • Include all foster youth community stakeholders, including current Hub users, Hub alumni, TAY service providers, and others within the TAY community
<p>TAY-Centered Design, Programming, & Services</p>	<ul style="list-style-type: none"> • Resources for TAY parents (child supervision, playground, cooking & parenting classes, First Five, etc.) • Space “to call your own”
<p>Need for TAY Housing</p>	<ul style="list-style-type: none"> • Set-aside units for TAY in permanent affordable housing projects • Connect housing units with THP+, Youth Homelessness Demonstration Program (YHDP), and other subsidy programs
<p>Build Connection between New Hub and Housing</p>	<ul style="list-style-type: none"> • Why is the new Hub co-located with housing? • Housing and Hub should feel like a community
<p>Accessing Services and Programs at the New Hub</p>	<ul style="list-style-type: none"> • 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.)

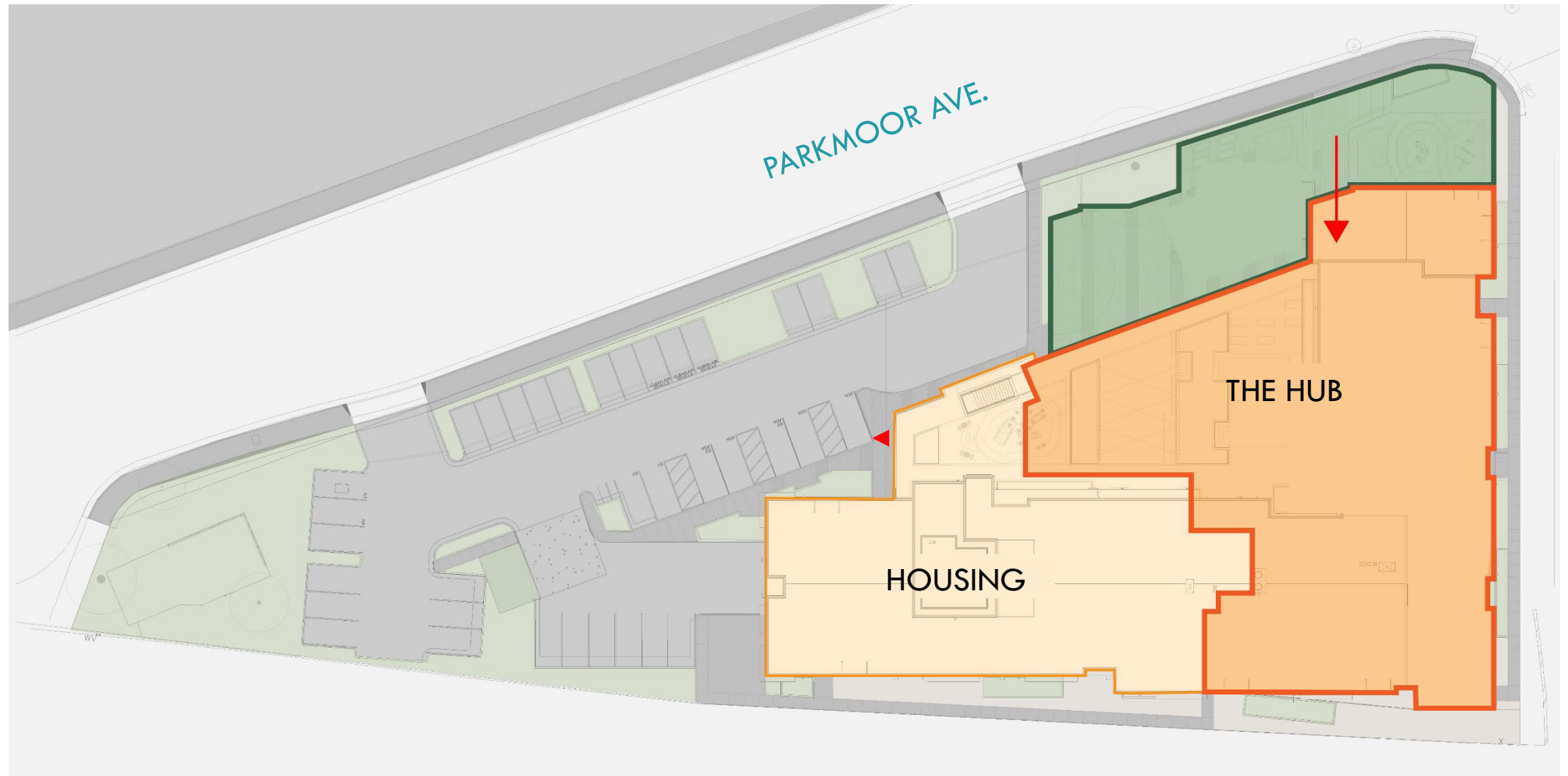
Project Background



- 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**

Parkmoor Housing

Site Plan



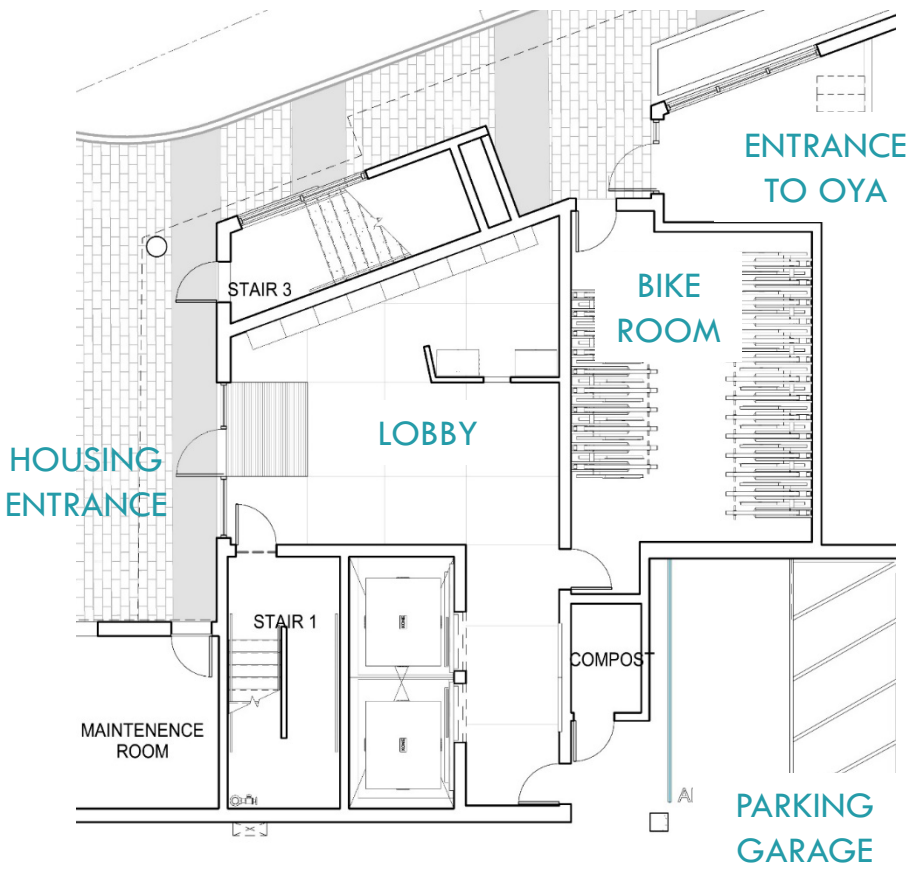
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Housing Entrance



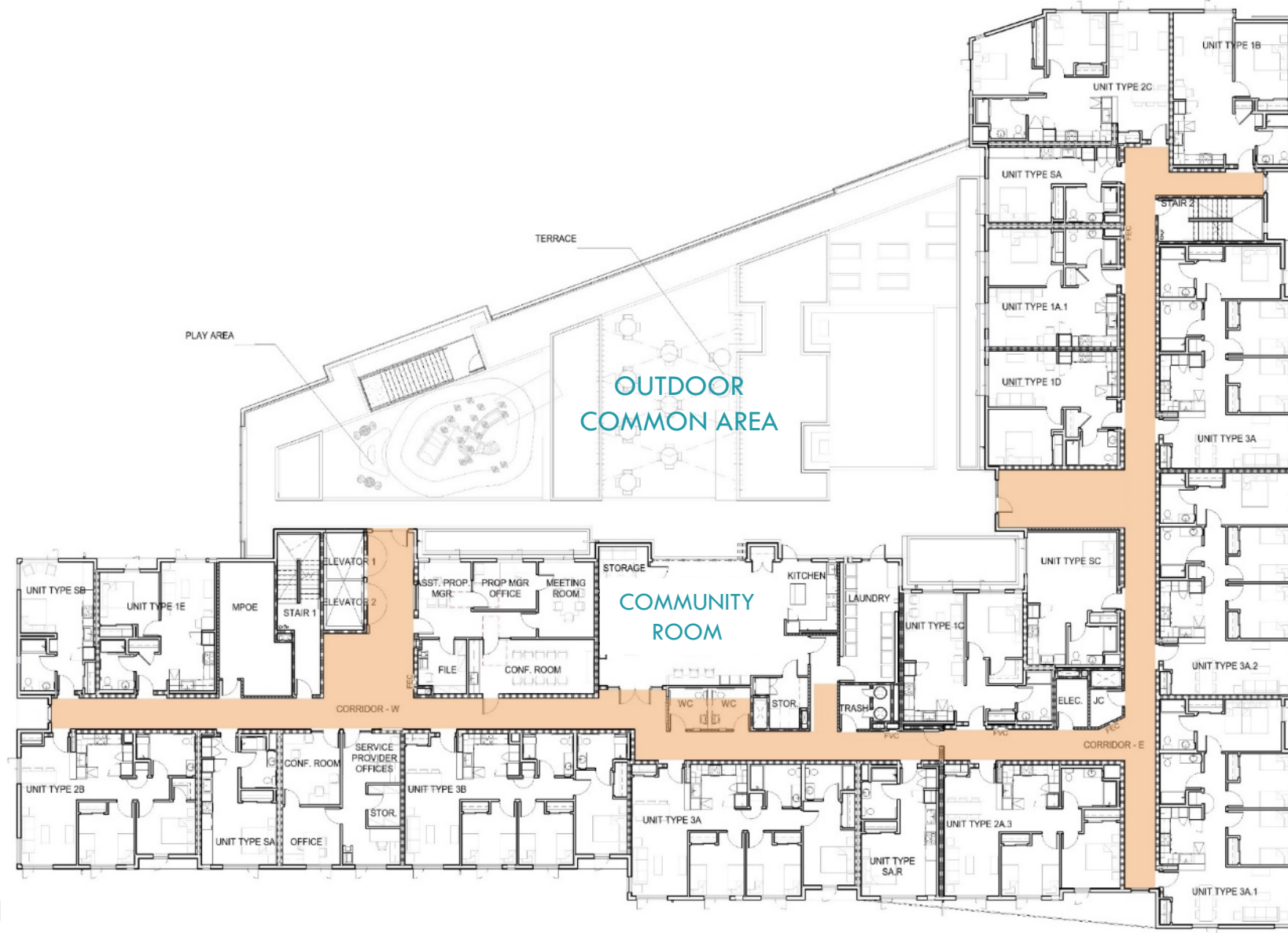
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Ground Floor Plan



View from Housing Entrance

Second Floor Plan

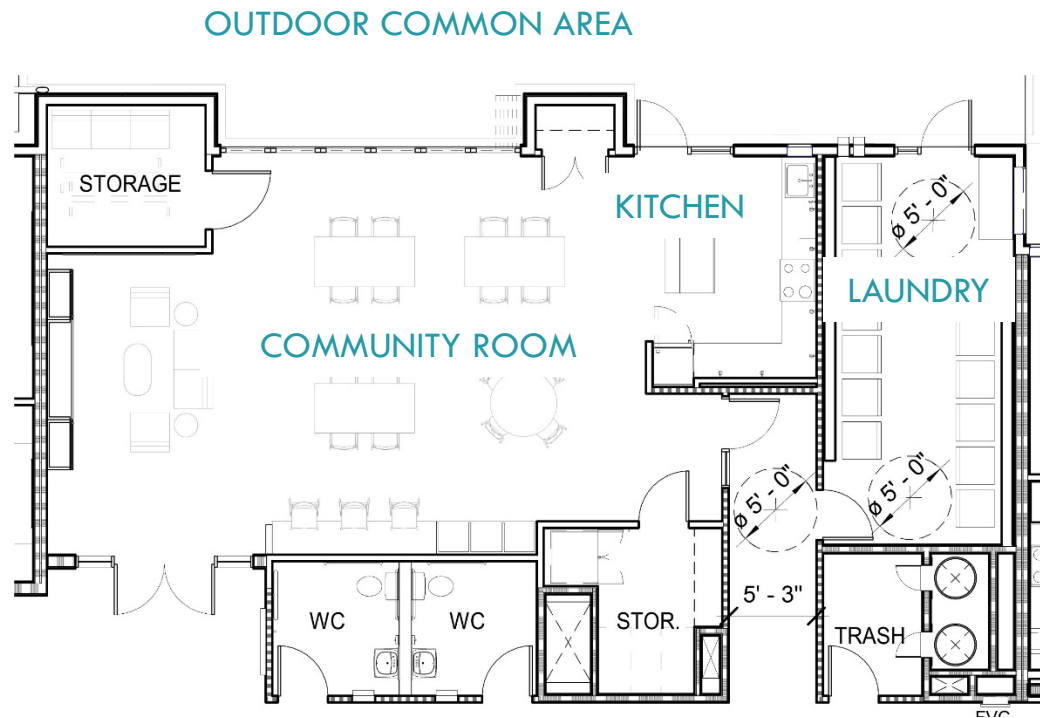


Outdoor Common Area



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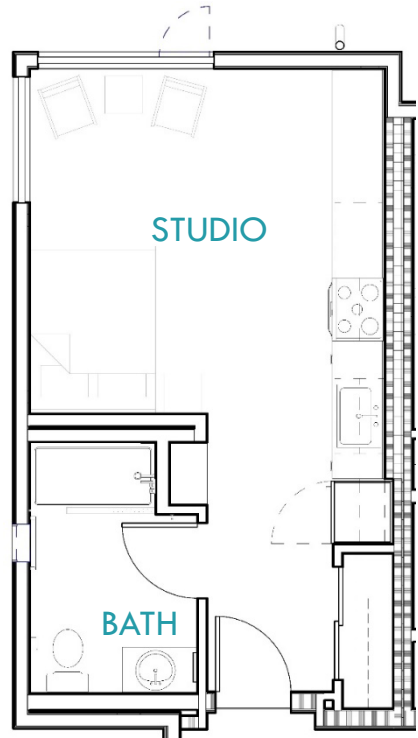
Community Room



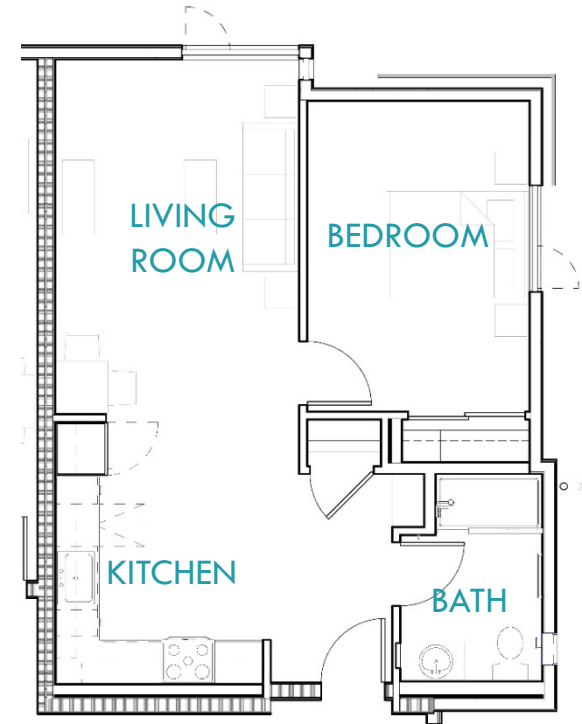
View from Room Entry



Typical Unit Plans

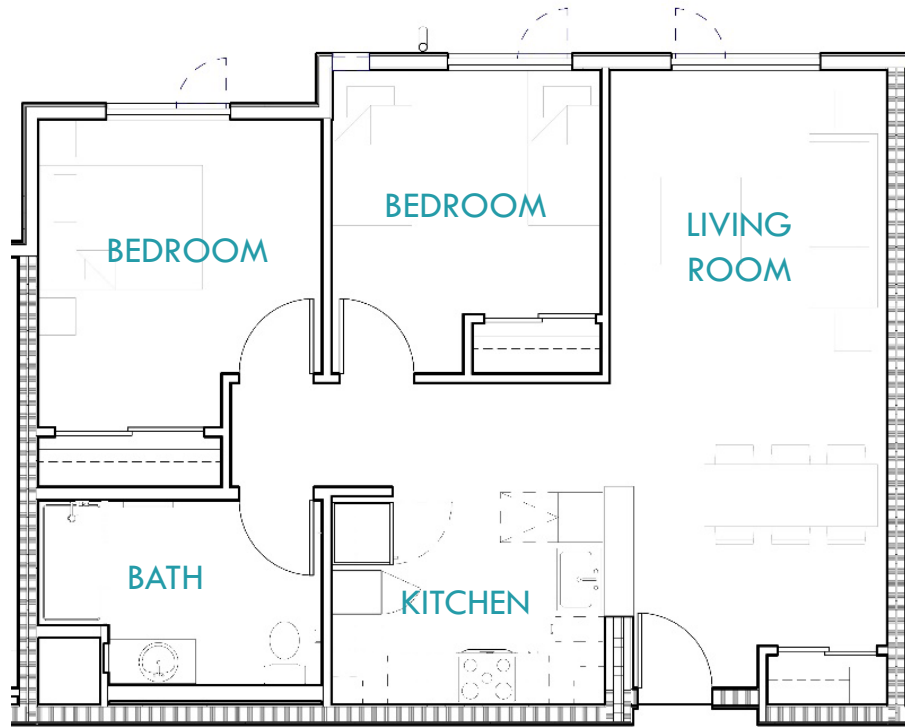


Studio

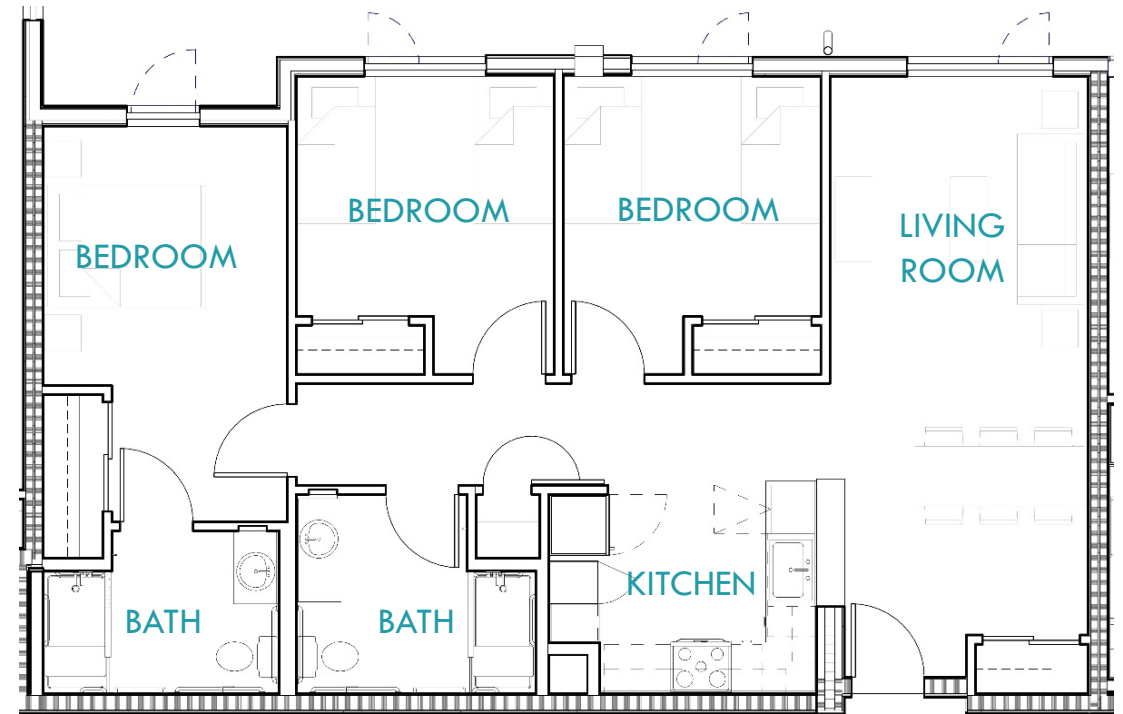


1-Bedroom

Typical Unit Plans



2-Bedroom



3-Bedroom

Parkmoor Housing Programs

100% Permanent Affordable Housing:

	TAY Permanent Affordable Housing	TAY Permanent Supportive Housing	Other Affordable Units
No. of Units	20	20	39
Unit Types	Studios, 1-BRs, 2-BRs, & 3-BRs	Studios & 1-BRs	1-BRs, 2-BRs, & 3-BRs
Program Requirements to Qualify	TAY, enrolled in THP+ & Extremely Low-Income	TAY, chronically homeless, & Extremely Low-Income	Very Low- or Low-Income
Agency Referring Applicants to Housing	County SSA / OSH	County OSH	Allied Housing
Rental Subsidy	THP+ (up to three years)	Project Based Voucher (up to 20 years)	N/A
Rent Level	Affordable to Extremely Low-Income Households	Affordable to Extremely Low-Income Households	Affordable to Very Low- and Low-Income Households

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

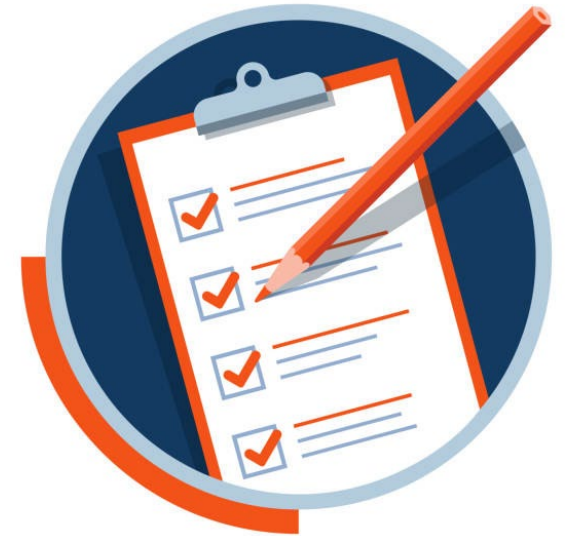
Financing & Project Requirements

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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

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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

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

Current Pipeline of Projects

Current Pipeline of Projects

2016 Measure A Affordable Housing Bond

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.



Iamesi Village

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

parkmoor housing



Total Current Pipeline of Permanent TAY Housing

Project Name	Total No. of Units	No. of TAY Units	% of TAY Units
Mesa Terrace	46	23	50%
Roosevelt Park Apartments	80	9	11%
The Crestview	49	13	26%
Pavilion Inn	42	21	50%
<i>Parkmoor Housing</i>	81	40	50%
Total	298	106	36%

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-rtKlryu2Xj58Jno/edit?usp=sharing>

Q&A

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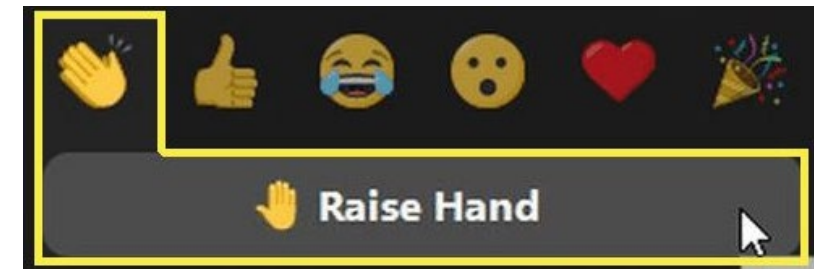
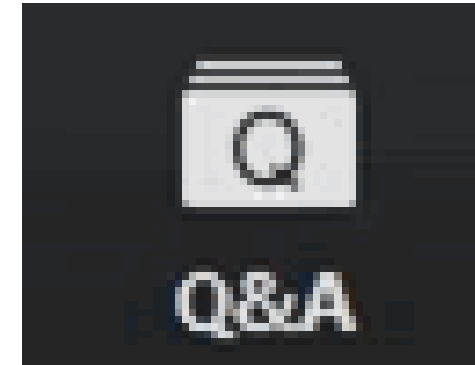
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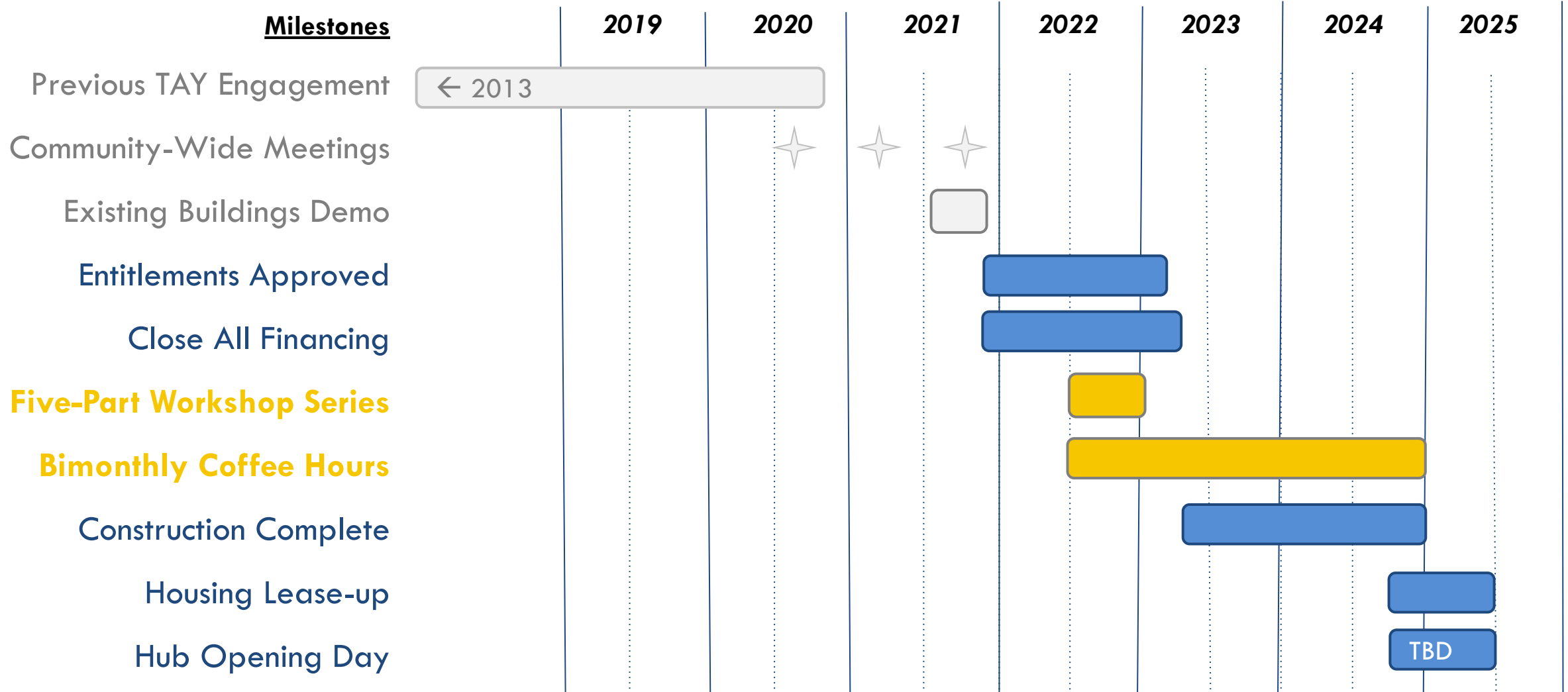
And have fun

*We can't wait to hear
from you!*



Wrap Up & Next Steps

Estimated Timeline



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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