

VIRTUAL COMMUNITY MEETING 190 N. WINCHESTER BLVD. THURSDAY, APRIL 29TH AT 6:30 PM

USA Properties Fund invites you to participate in a virtual public community meeting to discuss the Santana Terrace Apartments located at 190 N. Winchester Boulevard which was completed last year.

USA Properties Fund will provide an update on leasing challenges in the face of COVID-19. Our prospective tenant pool of seniors continues sheltering in place even with vaccinations. While rents have declined, USA Properties Fund still cannot rent units because seniors are still not leaving their homes or considering new housing options. They are not venturing out of their current living situations, not touring the property and not leasing units. Additionally, we continue to receive interest from older residents below 55 years of age but cannot rent to them due to the 55 and over age restriction in our city approvals.

USA Properties Fund is committed to continuing with the approach to market and operate the community toward an older demographic and have asked the City of Santa Clara for flexibility to lease to residents under and over 55 years of age. This requires a text modification to the city approvals for the property through a re-zoning to the approved Planned Development Zoning District to adjust the age restriction language to allow for residents of all ages. There will not be any changes to the building or operations and no new construction proposed.

At the meeting USA Properties Fund will share the status of the community and the process for modifying the age of residents permitted to rent. City Staff will be available to answer questions and receive public feedback.

City Contact: Ela Kerachian, Associate Planner EKerachian@SantaClaraCA.gov

Applicant Contact: Eric Morley, Principal, The Morley Bros. Eric@MorleyBros.com

Zoom Information: URL: <https://us02web.zoom.us/j/86736044281>
Meeting ID: 867 3604 4281
Dial in: (669) 900-6833
Passcode: 86736044281#

