

Civic Center Family Housing

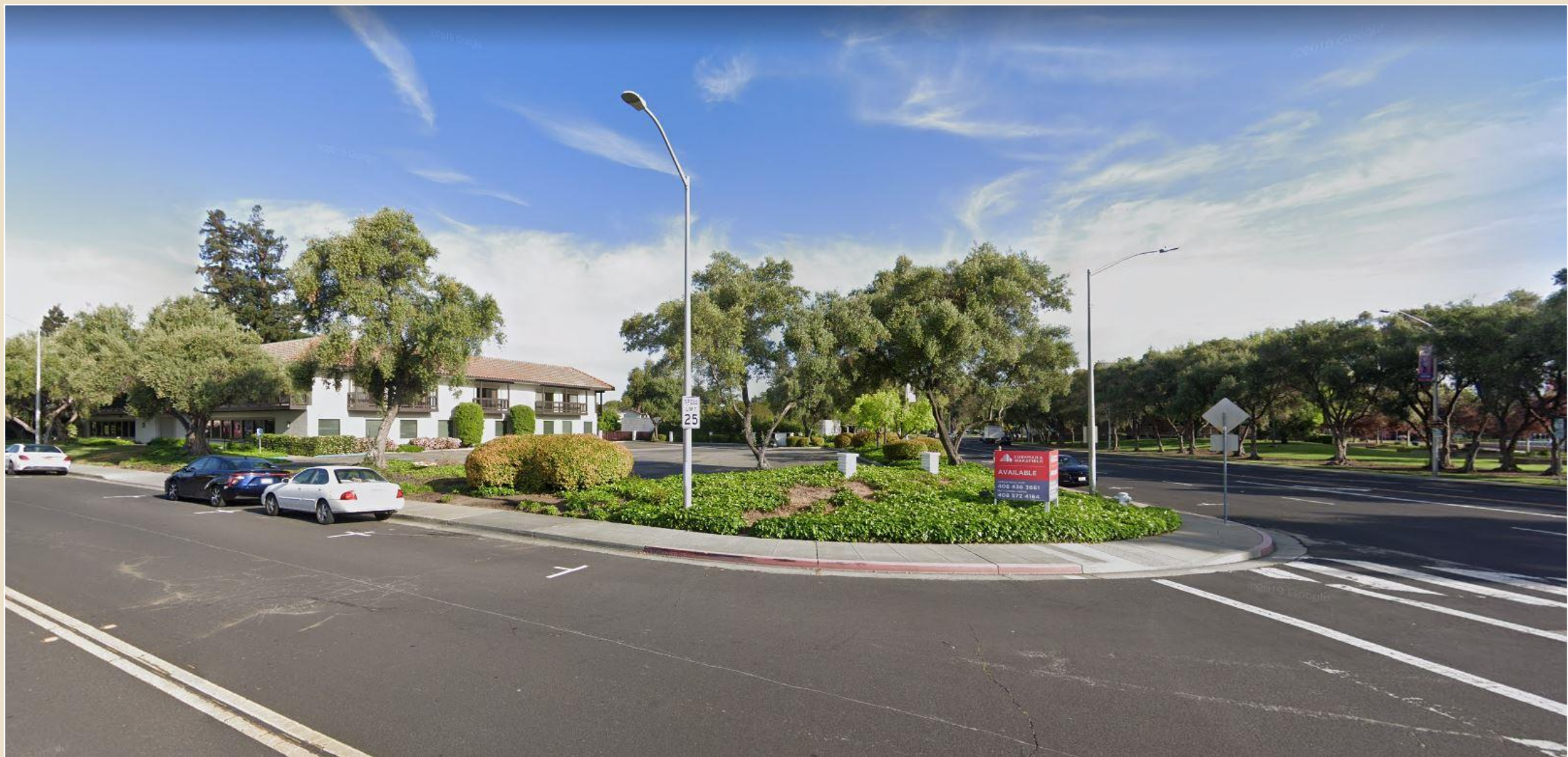
1601 Civic Center Drive
Santa Clara, CA 95050

June 29, 2022

CHARITIES HOUSING



Existing Building



Ideal Location Close to Amenities

Warburton
Medical Plaza

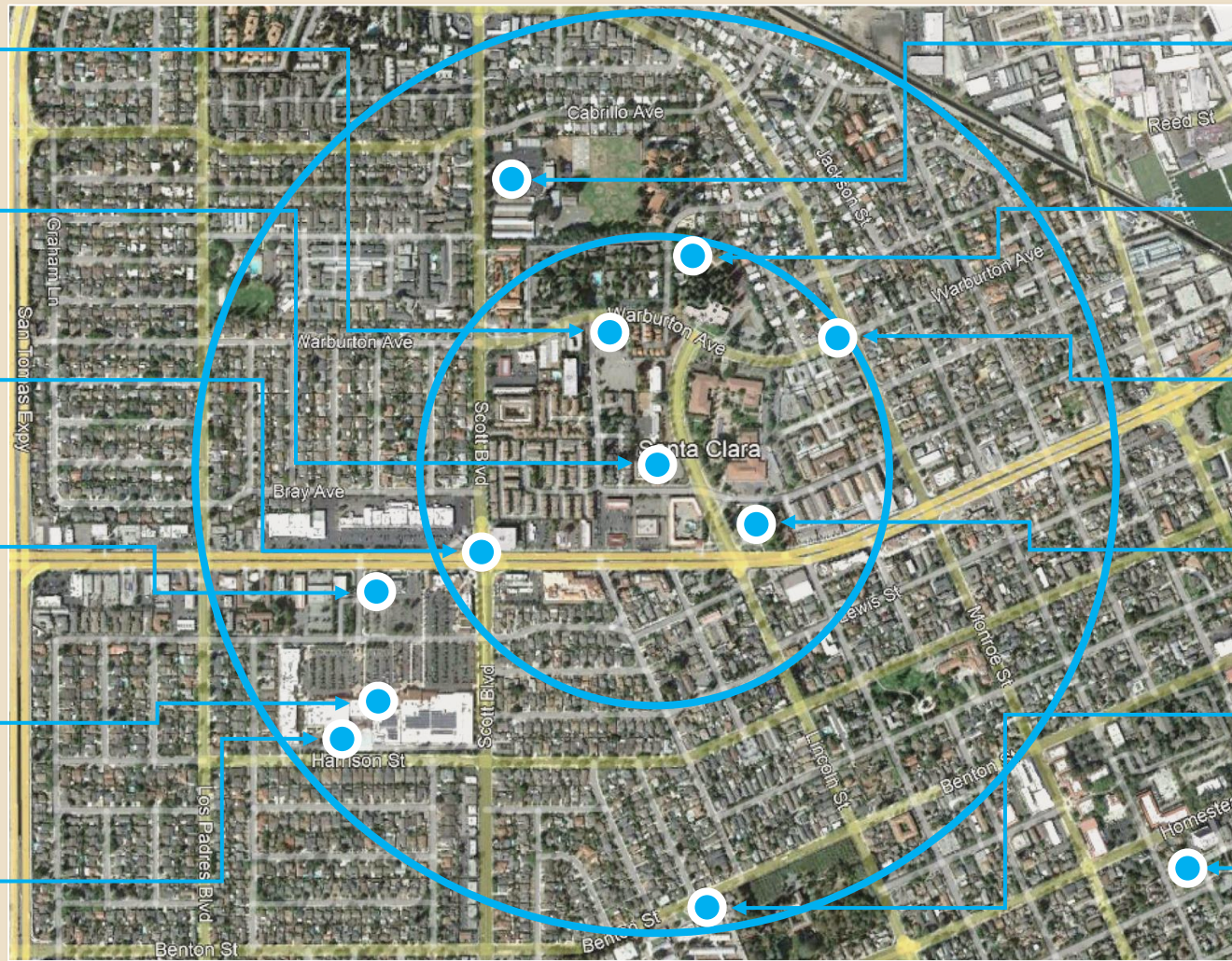
Proposed Project
1601 Civic Center

Bus Stop
Bus Lines 22 & 522

Walgreens & CVS
Pharmacies

Target
Family Convenience Store

Sprouts Farmers Market
Full Supermarket



Scott Lane
Elementary School

Rotary Park
City of Santa Clara

Bus Stop
Bus Lines 21 & 59

Civic Center Park
City of Santa Clara

Wilson Schools
Preschool & High School

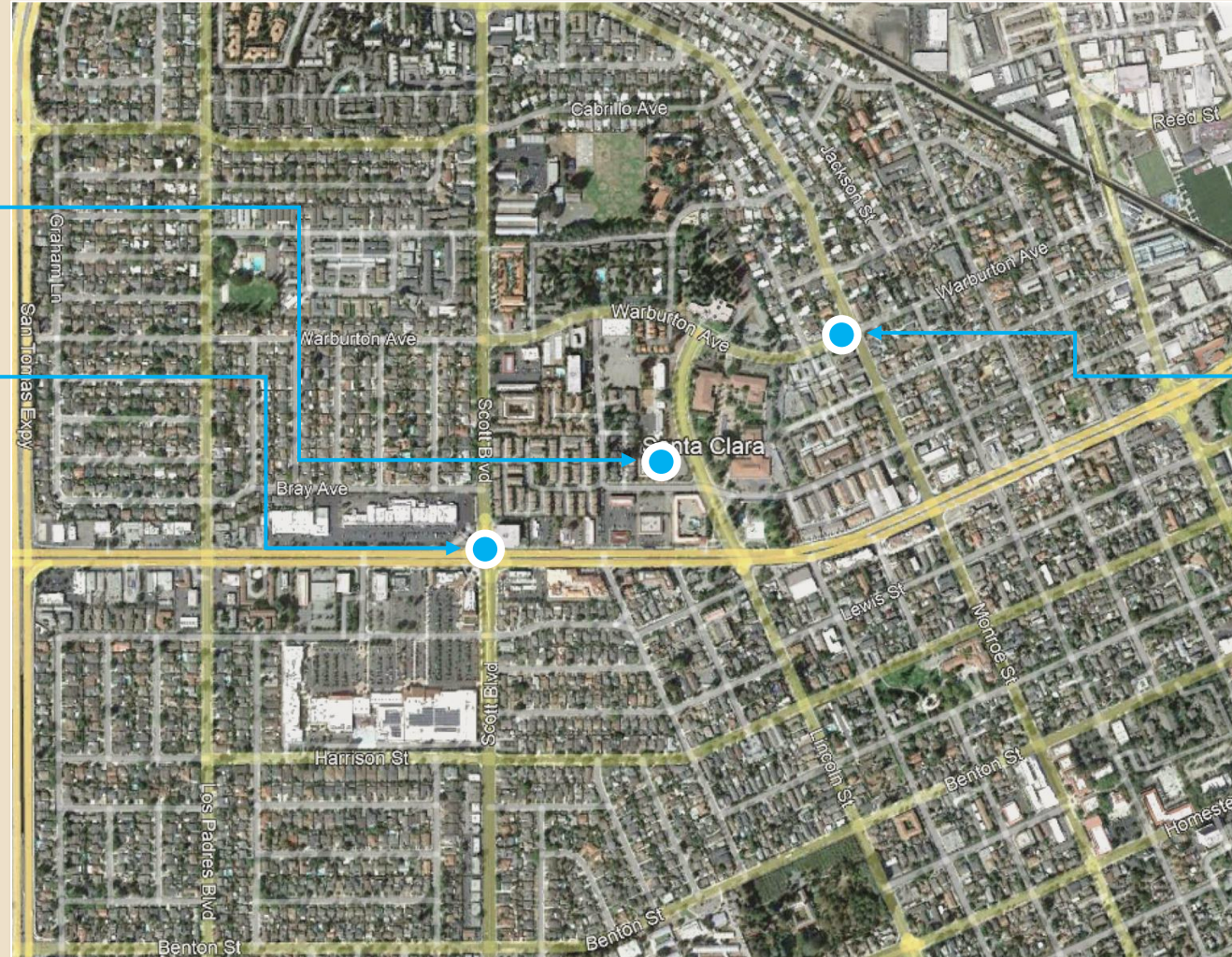
Mission Branch
Public Library

Ideal Location Close to Amenities - Transportation

Proposed Project
1601 Civic Center

Bus Stop

Rapid Bus Line 522 and
Frequent Bus Line 22
Connecting Santa Clara to
other local and regional transits
including Caltran, Amtrak,
VTA Light Rail, and
future BART



Bus Stop

Local Bus Lines 21 & 59
Connecting Santa Clara to other
local and regional transits
including Caltrain, Amtrak,
VTA Light Rail, and future
BART

Ideal Location Close to Amenities – Outdoor/Parks

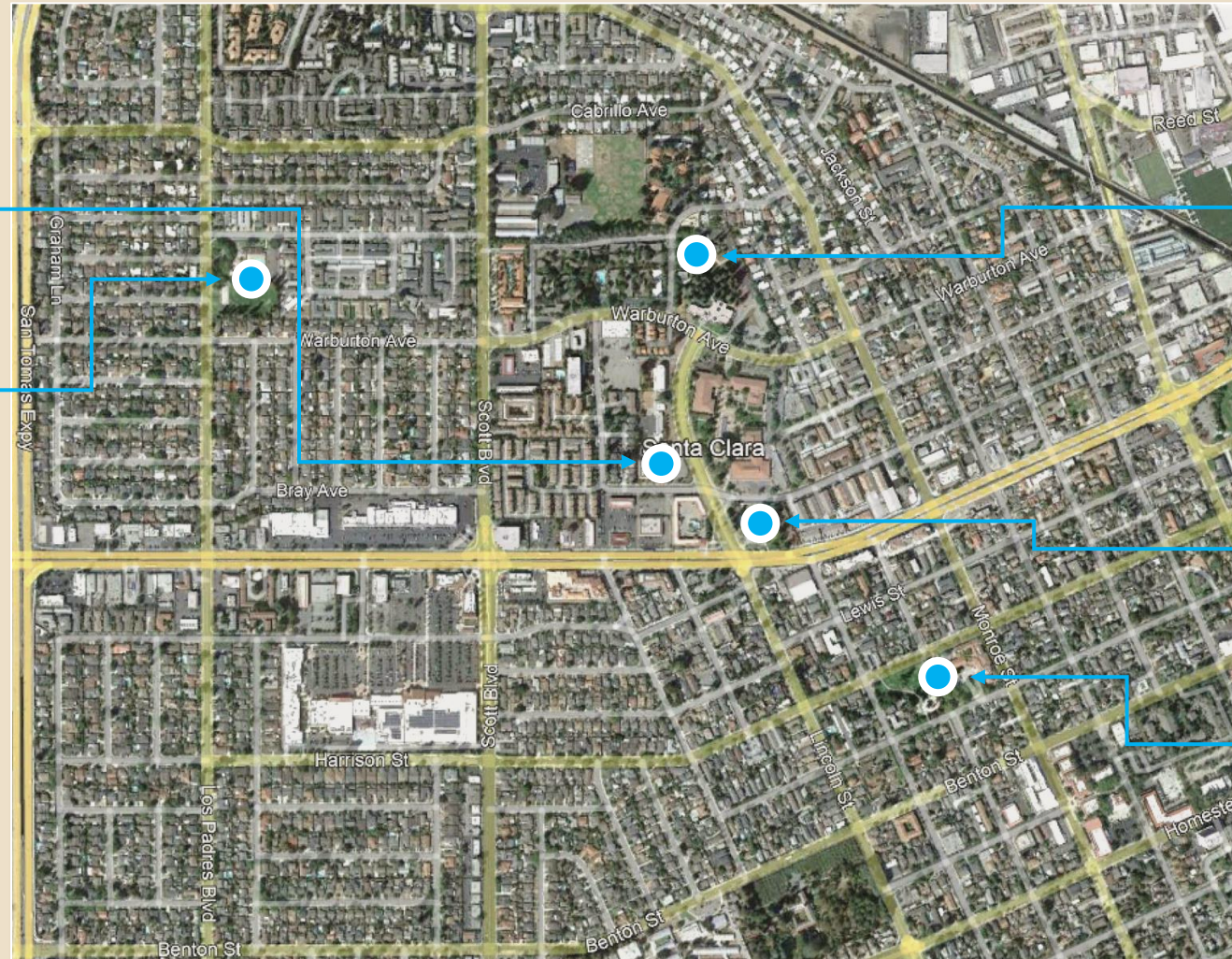
Proposed Project
1601 Civic Center

Warburton Park
Santa Clara

Rotary Park
City of Santa Clara

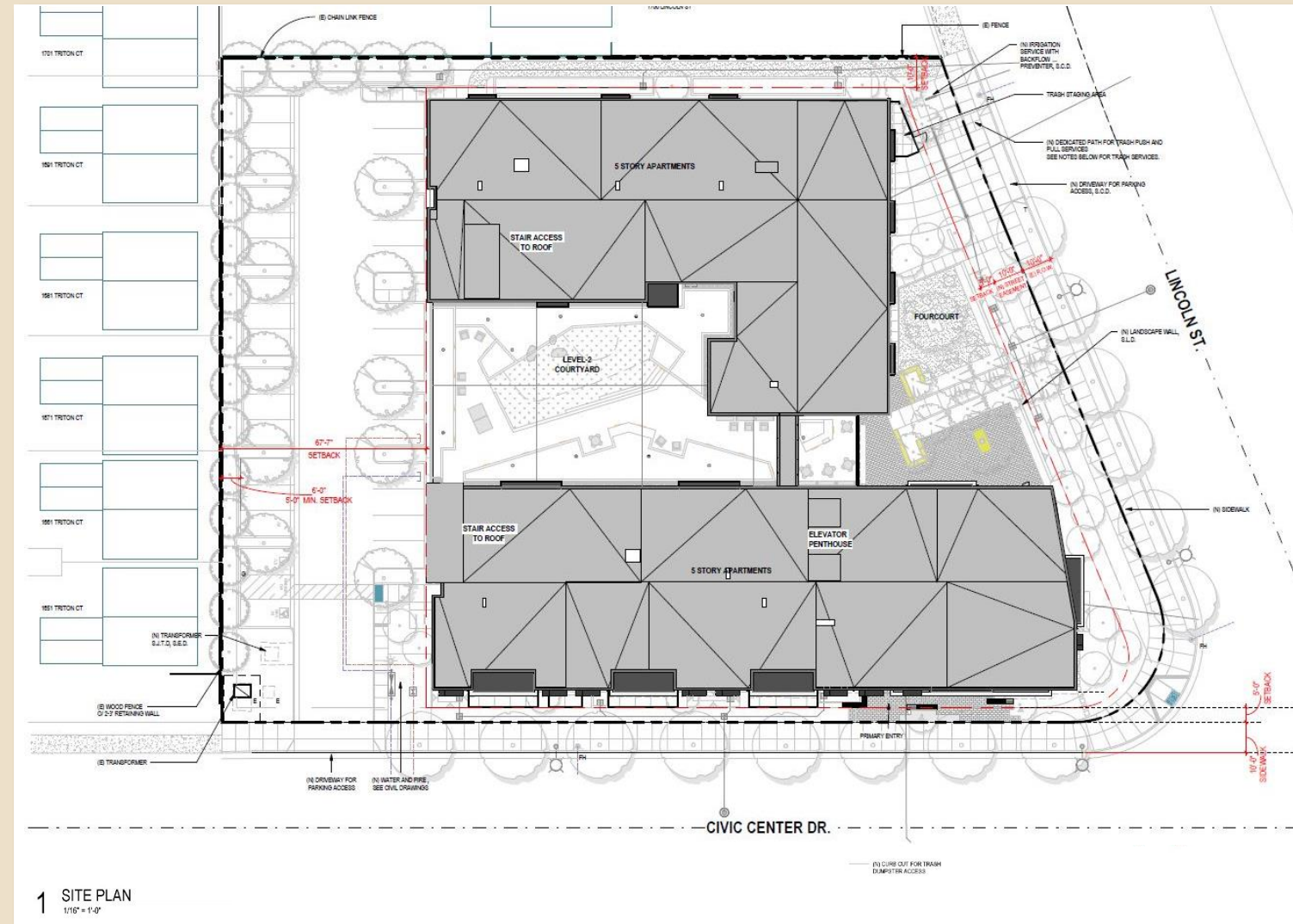
Civic Center Park
City of Santa Clara

Fremont Park
City of Santa Clara



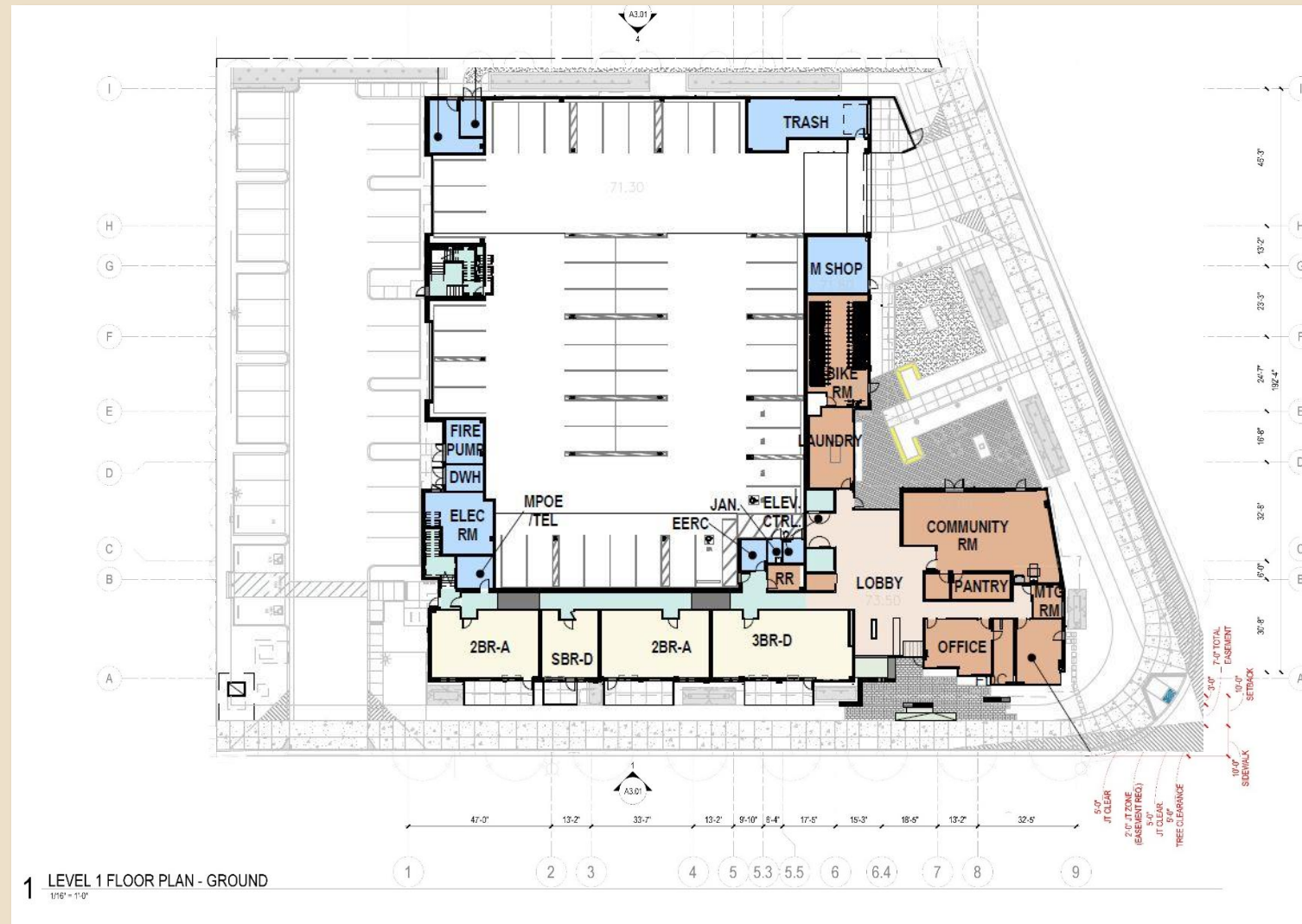
Designed For Families

- **5-stories, 59 feet high**
- **108 homes in total**
 - 25 – Studios
 - 28 – 1BRs
 - 26 – 2BRs
 - 27 – 3BRs
 - 2 – 3BRs staff units
- 77 dwelling unit per acre density
- **82 parking spaces & access**
 - State Density Bonus requires 53
 - Including 4 ADA spaces & 8 EV charging stations
- **17,000 sq. ft. total outdoor spaces on second floor courtyard and ground floor frontcourt**



Designed For Families

- **108 bicycle** secured parking spaces
- **1,400 sq. ft. community room** fully furnished with attached kitchen/pantry for residents & community use
- **On-site** laundry room
- Universal design w/ 100% of homes fully **ADA adaptable**
- Reach Code: **All-electric building** with solar panels to offset common areas

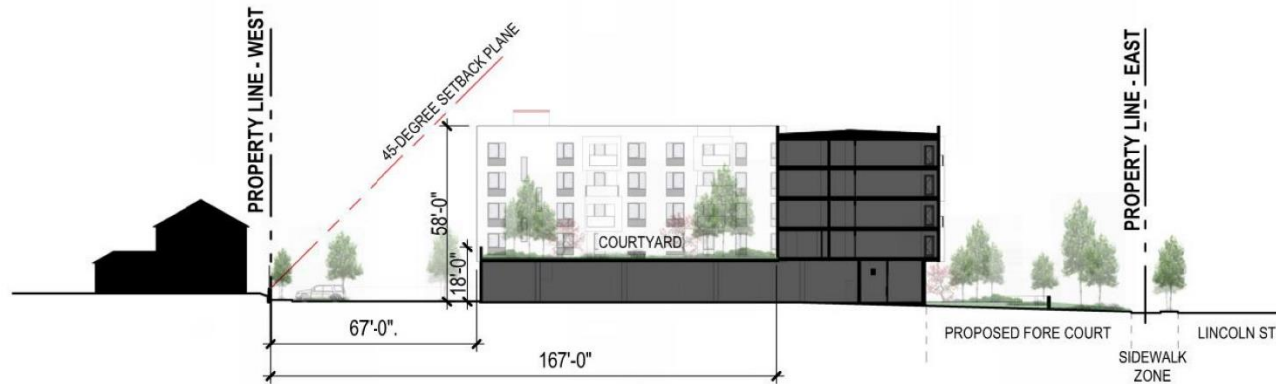


Designed With Neighbors in Mind: Previous 2020 Concepts vs. Current 2022 Concept

Key Project Elements	Previous 2020 Concepts	Current 2022 Concept
Stories	6	5
Height	66 ft.	61 ft.
Total Units	119	108
Density	84.4 du/ac	77.1 du/ac
Open Space	12,800 SF	17,000 SF
Parking	96 (0.8 ratio w/ parking stacker)	82 (0.76 ratio w/ no stacker)
Parking Access	Civic Center	Civic Center & Lincoln
Set-back at Western Property Line	63 ft.	67 ft.
Landscape at Western Property Line	5 ft.	6 ft.
Trash Collection Pick Up	Civic Center	Lincoln

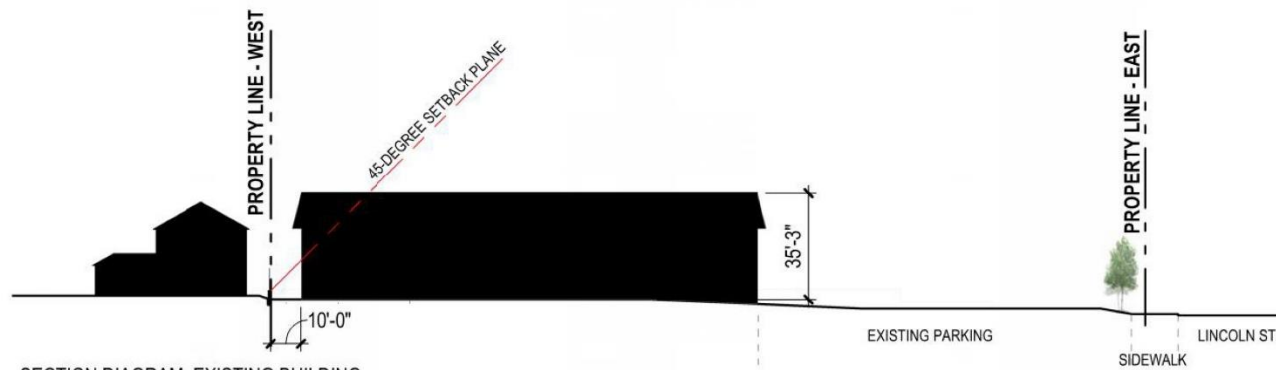
Designed With Neighbors in Mind: Set Back and Landscaped

Proposed Building



SECTION DIAGRAM: PROPOSED DESIGN
* ALL DIMENSIONS PROVIDED ARE APPROXIMATE.

Existing Building



SECTION DIAGRAM: EXISTING BUILDING
* ALL DIMENSIONS PROVIDED ARE APPROXIMATE.

SECTION DIAGRAM: EXISTING / PROPOSED



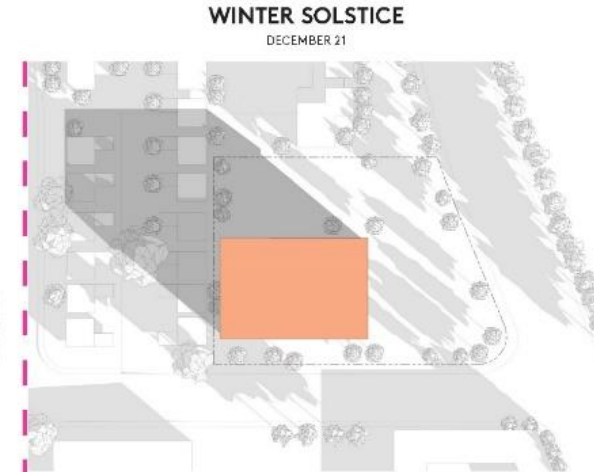
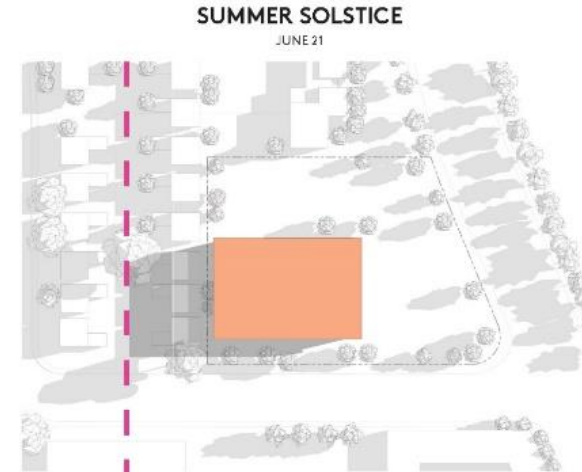
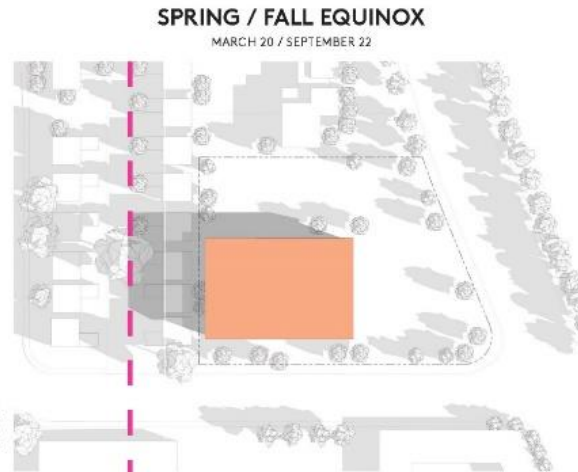
Designed With Neighbors in Mind: Shadow Analysis

AXONOMETRIC VIEW

NOTE: STUDIES SHOWN ARE APPROXIMATE ONLY. TREES HAVE BEEN OMITTED AND TOPOGRAPHY MAY NOT REPRESENT EXACT CONDITIONS SURROUNDING THE SITE.

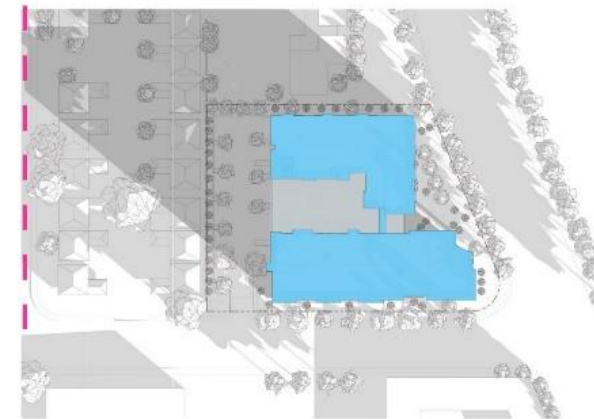
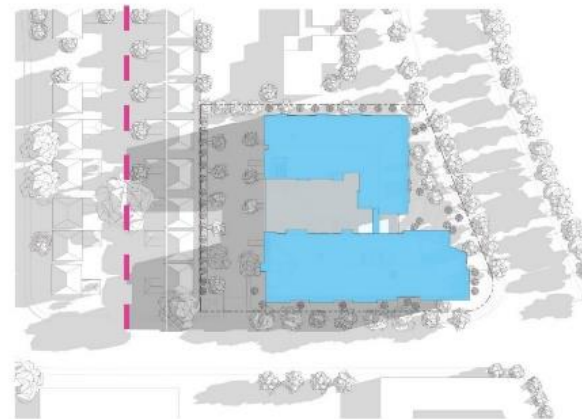
Existing Building

EXISTING- ONE HOUR
AFTER SUNRISE



Current Proposed Building

PROPOSED- ONE HOUR
AFTER SUNRISE



Open & Inviting



Walkable & Pedestrian Friendly



Private Yet Active



Environmental Impact Report/CEQA

- The California Environmental Quality Act (CEQA) final report has been published for public review until July 12th, 2022.
- Local environmental consultant, David J. Powers & Associates, Inc., was selected by the City of Santa Clara to conduct the CEQA report.



Development Schedule



Entitlement & Approvals

CEQA: Sept. 2021 – July 12th, 2022

Community Meeting #2: June 29th, 2022

Planning Commission: August 3rd, 2022

City Council: ~Sept. 2022

Building Permits: ~Oct. 2022 – ~Jul. 2023



Construction

~Nov. 2023 – ~Jul. 2025

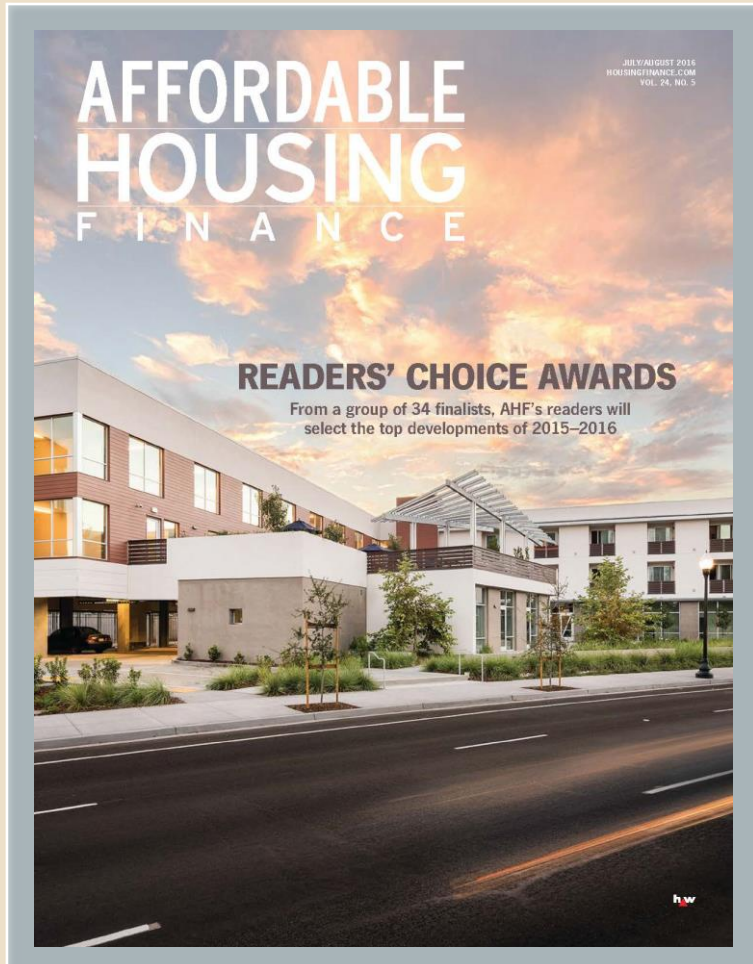
Civic Center Multifamily – Questions



Civic Center Multifamily – Contact Info

- Charities Housing
 - Joe Head – Business Development
 - jhead@charitieshousing.org
 - Hai Nguyen – Project Manager
 - hnguyen@charitieshousing.org
- City of Santa Clara
 - Debby Fernandez – Associate Planner
 - dfernandez@santaclaraca.gov

Committed Community Partner



- **Our Mission**

To **develop, preserve, own and manage** affordable homes for low-income individuals and their families. Contribute to the **highest standards** of human dignity and participation in our community.

- **Affiliate of Catholic Charities of Santa Clara County**

- Incorporated in December of 1993 as a 501(c)3 non-profit organization
- Resident services provided by Catholic Charities

- **Offering 3,100 Homes for Santa Clara County Residents**

- **In operation:** 29 properties, 1,453 units
- **Under construction:** 2 properties, 228 units
- **In entitlement pipeline:** 13 properties, 1450 units

Types of Residents We Serve

Area Median Income (AMI)
based on 1-person household

Note: 100% AMI level for a
household of 4 is set at \$151,300
in 2021



Vocational
Nurse
\$77,491



Substitute
Teacher
\$62,136



Postal Mail
Carrier
\$55,949



Kitchen
Cook
\$42,368



Fast Food
Worker
\$35,241



80% - \$82,450

50% - \$58,000

30% - \$34,800

AMI - 2021



City Bus
Driver
\$68,324



Construction
Laborer
\$58,686



Retail Sales
Associate
\$45,608



Grocery
Clerk
\$38,010



Full-time City of Santa
Clara min. wage
\$32,552