



1

Charities Housing MidPen Housing Corporation

Presentation to CSS Housing Advisory Committee

April 12, 2013



2

Charities Housing Key Facts



- Founded in 1990 as a division of Catholic Charities in response to the devastation from the Loma Prieta Earthquake
- In 1993 formed a separate operating entity and board of directors and staff
- Has developed over 1,000 homes in 16 properties throughout Santa Clara County in the past 20 years
- Stoney Pine Villa development in Sunnyvale (23 apartments for developmentally disabled)
- Charities Housing provides on-site professional property management and resident services at all properties



3

MidPen Housing Key Facts



- Founded in 1970
- Employ over 350 people and work in 10 Northern California Counties
- Developed over 6,900 homes, including 689 in Sunnyvale
- Own and manage over 5,800 units at 90 properties serving over 14,000 residents
- Invest \$4.5 million annually in resident services

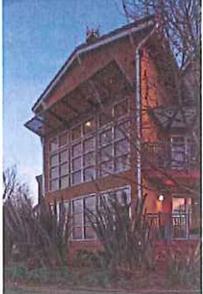
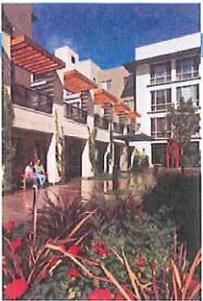


4

Property Management



- Rigorous screening of residents
- Strives to be good neighbors ensuring every community benefits surrounding neighborhood
- Keeps communities safe, beautiful, and well-maintained
- Enhances residents' lives responding to individual needs with a commitment to customer service
- 24/7 on-site management
- Manages a diverse portfolio of communities for families, seniors, and residents with special needs





Resident Services

5

- Delivers onsite programs, education, and services
- Provides services that help residents measurably advance in all areas of their lives
- Maintains relationships with 300 service partners

Program Areas

- Coordinated Case Management
- Adult Education
- After-school and summer programs
- Community Building
- Volunteering
- Financial Literacy
- Arts & Crafts
- Computer Learning
- Health and Wellness



MidPen's Supportive Housing Experience

- Strategic Focus
- 3 MHSA projects in 3 counties;
- Diverse service partners
- Set Up for Success





Fair Oaks Plaza, Sunnyvale



18 MHSA units – older adults aged 62+
Service Partner: County of Santa Clara



Donner Lofts, San Jose



15 MHSA units - individuals
Service Partner: County of Santa Clara



Main Street Village, Fremont



10 MHSA units – individuals and families
22 formerly homeless
Service Partner: Abode Services



636 El Camino, South San Francisco



20 MHSA units – individuals and families
Service Partner: San Mateo BHRS & Full Service Partners

 **MidPen**
HOUSING
Building Communities. Changing Lives.

Delaware Pacific, San Mateo

in construction



10 MHSAs units – individuals and families
Service Partner: San Mateo BHRs & Full Service Partners

 **MidPen**
HOUSING

 **CHARITIES HOUSING**

Armory Family and Studio Housing

12



13



Proposed Project

Resident Income Range:

Individuals/Families earning \$10,650 - \$62,850 annually

Examples of Annual Starting Salaries at the City of Sunnyvale:

Lifeguard: \$18,720
Custodian: \$30,198
Mail Clerk - \$38,185
Traffic Engineering Technician - \$52,088
Librarian - \$60,789

14



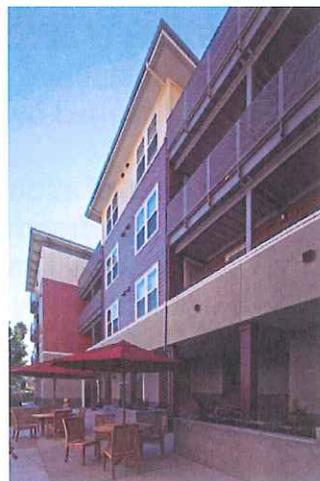
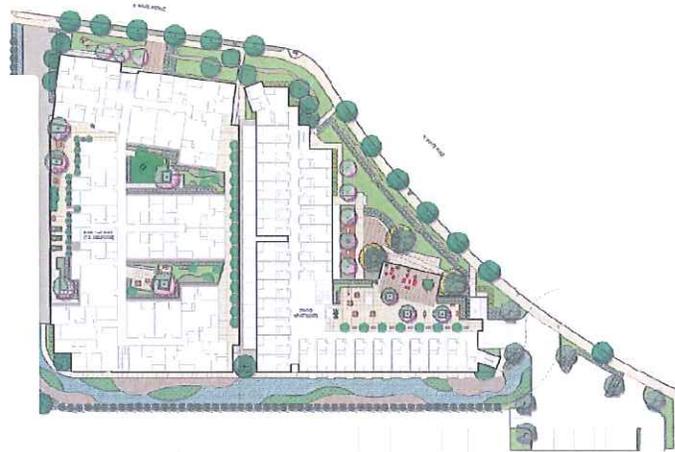
Proposed Project

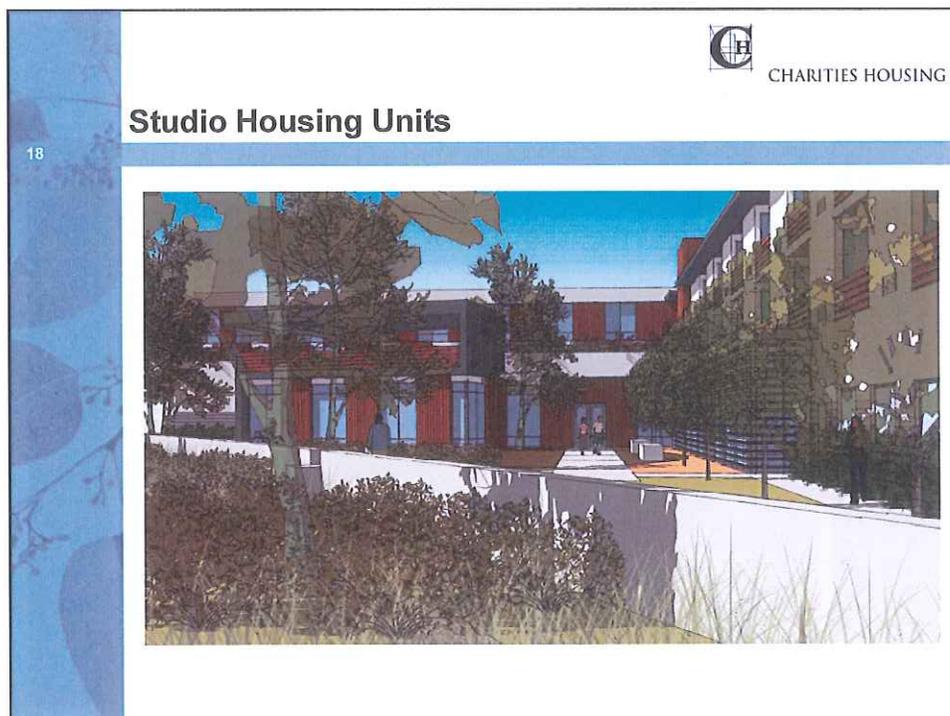
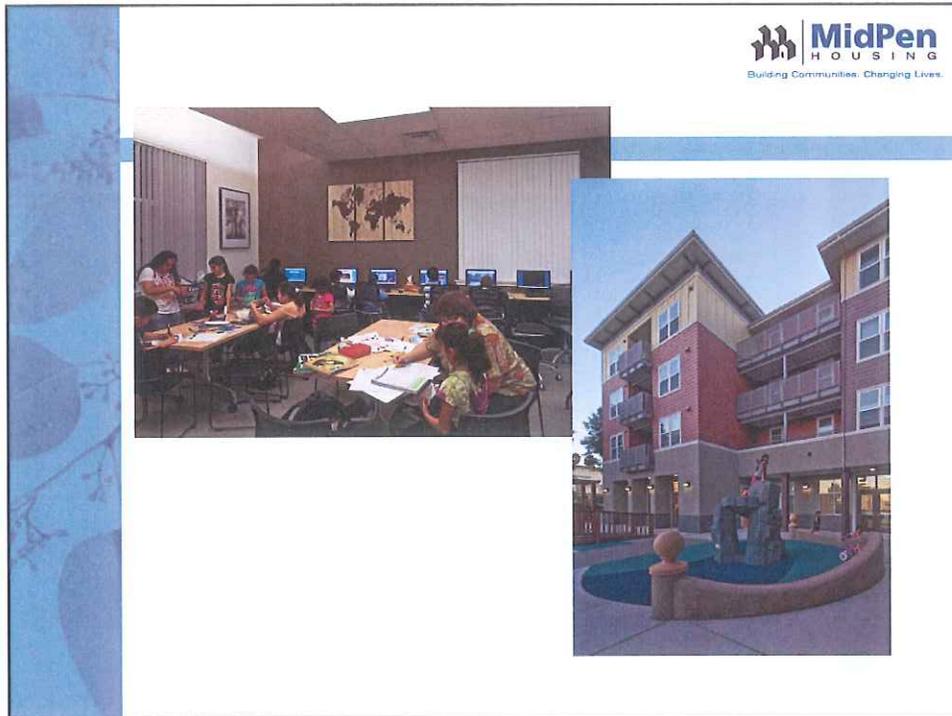
- 59 units of affordable housing
 - 58 studios; 1 additional 2 bedroom manager unit
 - Managed by Charities Housing
- 58 units of affordable family housing
 - 1-3 bedrooms
 - Includes 1 manager unit
 - Managed by MidPen Housing
- 117 total apartment homes



Proposed Site Plan

15







CHARITIES HOUSING

Studio Housing Units

19



Family Housing Units

20





Family Housing Units

21





Family Housing Units – 1 & 2 bedrooms

23



1 BR FLOOR PLAN

2 BR FLOOR PLAN



CHARITIES HOUSING

Transportation Amenities

24



PROXIMITY TO TRANSIT

620 E. Maude Ave.
Sunnyvale, CA

- Santa Clara VTA — 26
- Santa Clara VTA — 55

55 and 26 local bus lines are within 500 feet of site.

Sunnyvale Caltrain is approximately 1.22 miles away.

Nearby Stops and Routes Map Legend	




Timeline

25

- March - April 2013** – Ongoing meetings with neighbors and community leaders
- 3/19/13** – City of Sunnyvale Planning Commission and City Council Joint Study Session
- 3/19/13** – City of Sunnyvale Planning Commission Study Session
- 4/22/13** – Planning Commission Hearing
- 4/30/13** – City Council Meeting
- 4/2013 – 7/2013** – Obtain other financing commitments
- 7/3/2013** – Apply for Tax Credits
- Spring 2014** – First possibility of breaking ground
- Fall 2015** - First possibility of opening doors to tenants



MidPen Armory – Funding

Committed

- City of Sunnyvale – land donation + predevelopment loan (\$4.1M)

Awaiting Commitments

- City of Sunnyvale – HOME loan (\$1.3M)
- County of Santa Clara – CDBG/HOME (\$444,000)
- Federal Home Loan Bank Affordable Housing Program – (\$500,000)
- County Continuum of Care Rental Assistance (\$411,732 annually)



27

Thank you!

Charities Housing
1400 Parkmoor Avenue, Suite 190
San Jose, CA 95126

Dan Wu
Executive Director
dwu@charitieshousing.org
(408) 550-8300

MidPen Housing
303 Vintage Park Drive, Suite 250
Foster City, CA 94404

Jan M. Lindenthal
VP, Real Estate Development
jlindenthal@midpen-housing.org
(650) 356-2900