

County of Santa Clara

Office of Supportive Housing

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May 31, 2022

TO: Honorable Members of the Board of Supervisors
Jeffrey V. Smith, County Executive

From: Consuelo Hernandez, Director, Office of Supportive Housing (OSH)

Subject: Community Engagement Reports

At its March 22, 2022 (Item No. 10) meeting, the Board of Supervisors directed the Administration to prepare, and upon request, make available periodic status reports relating to community engagement for each Housing Development Project. Given the uniqueness of each project and the different role the County plays depending on the project type, OSH has developed a reporting schedule by project type. OSH has also made a distinction between the different phases of the project. Typically, there is more engagement activity in the pre-operation phase because the developer is soliciting input on project features such as building massing, design, and parking. Table 1, Community Engagement Reporting Schedule, provides a list of the different development types by phase and the frequency by which the reports would be updated.

Table 1: Community Engagement Reporting Schedule

Type of Development	Frequency
Developer Led Multi-Family Housing Developments in Operation	Annually
Developer Led Multi-Family Housing Developments Pre-Operation	Quarterly
County Led Multi-Family Housing Developments Pre-Operation	Quarterly
Partner Led Multi-Family Housing Developments Pre-Operation	Quarterly

Attachment A serves as an example of the Community Engagement Report that will be prepared for each site. These reports will be available upon request starting July 1, 2022. In addition, a copy of the most recent report will be included as an attachment when the Administration returns to the Board for action related to a specific project.

Cc: Chief Board Aides
Miguel Marquez, Chief Operating Officer
James Williams, County Counsel
Tiffany Lennear, Clerk of the Board
Ky Le, Deputy County Executive

Community Engagement Report

McEvoy & Dupont Apartments – First Community Housing



The McEvoy Apartments and Dupont Family Apartments is a two-phased affordable rental housing development on a 1.13-acre site and is being developed by First Community Housing (“FCH”). The project is located at 699 West San Carlos St, 277 Dupont St and 280 McEvoy St in San José. The proposed development will consist of 361 affordable apartments, comprised of 140 studios, 143 one-bedrooms, 36 two-bedrooms and 46 three-bedrooms (plus four manager’s units).

Unit Mix and Project Milestones

Total Units	PSH/RRH Units	County Funding	County Per Unit Contribution	Amount Disbursed March 30, 2022	Balance	Project Status
365	40 - PSH 76 - RRH	\$38,500,000	\$105,479	\$13,500,000	\$25,000,000	Construction Finance

Project Milestones	Est. Completion Date	Completion Date
1. Site Control	July 2018	July 31, 2018
2. Community Engagement (continuous and ongoing)	Oct 2018	Ongoing
3. City Council Approval (Entitlements Approved)	Feb 2020	Feb 11, 2020
4. Submit NOFA Application to OSH	Dec 2021	Dec 27, 2021
5. Board of Supervisors Approval (Funding Allocation)	Feb 2022	Feb 8, 2022
6. Submit 4% Tax Credit Application	Sept 2021 – Phase 1	Sept 9, 2021
	July 2022 – Phase 2	
7. Receive reservation of tax credit award	Dec 2021 – Phase 1	Dec 8, 2021
	Oct 2022 – Phase 2	
8. County Acquisition (Notice of Intent to Acquire)	April 2022	
9. County Acquisition (Delegation of Authority to Sale)	May 2022	
10. County takes possession of the land and enter ground lease	June 2022	
11. Construction finance closing and begin construction	June 2022 – Phase 1	
	Dec 2022 – Phase 2	
12. County approved Supportive Services Agreement	May 2023 – Phase 1	
	Oct 2023 – Phase 2	
13. Start of Lease-Up Activities	Sept 2023 – Phase 1	
	Feb 2024 – Phase 2	
14. Complete Construction	Mar 2024 – Phase 1	
	Sept 2024 – Phase 2	
15. 100% Occupancy	Sept 2024 – Phase 1	
	Jan 2025 – Phase 2	
16. Permanent Loan Conversion	Jan 2025 – Phase 1	
	June 2025 – Phase 2	

Community Engagement Report

Summary of Community Engagement Strategy

The community engagement strategy for McEvoy Apartments includes 3 phases to engage with local stakeholders and to keep the community apprised of any project updates.

Phase 1: Listening and Learning (October 2018 – February 2019)

- Gather related stakeholder information for the neighborhood, adjacent businesses, non-profit organizations, and student groups to create an outreach list of people will be provided with regular information regarding the development.
- Confirm outreach list with local elected officials and invite them to be part of the visioning for the project.
- Present concepts to local nonprofits SV@Home, Silicon Valley Leadership Group, and Catalyze SV for feedback to improve design and community engagement moving forward
- Offer 1:1 meetings to all leaders identified through the asset mapping exercise as well as any HOAs at several nearby developments.
- Invite interested parties to visit Japantown and 4th street apartments and utilize facility tours as a means for educating members of the public regarding affordable housing

Phase 2: Formal Community Engagement (March – Spring 2021)

- The City of San Jose Planning Department required community meeting to present the vision for the project and receive feedback from the public, as well as inform the public about the upcoming entitlement process

Phase 3: Post-entitlement and Construction Outreach (Spring 2022)

- Keep information about the property development process updated on website
- Keep community leaders and elected officials up to date about the development timeline
- Be available for neighborhood association and 1:1 meetings and property tours for anyone interested

Public Resources:

FCH's website with project's information and status: <https://www.firstcommunityhousing.org/mcevoy-apartments>

City of San Jose website on the project's environmental review and hearing dates: [McEvoy Affordable Housing Project | City of San Jose \(sanjoseca.gov\)](#)

Community Engagement Report

Table 1: Summary of Community Engagement Activities

Meeting Type	Meeting Date	Meeting Details
1:1 Stakeholder Engagement (Phase 1)	Various <i>In-person meeting</i>	Two meetings with Catalyze SV
		One meeting with SV@Home
		One meeting with Supervisor Ellenberg’s Office
Community Meetings (Phase 2) <i>Required Planning meeting</i>	March 29, 2019 <i>In-person meeting</i>	No. of Attendees: 13
		Notice Date Sent: February 21, 2019
		Delivery Method: USPS to residents within 2,000 ft. of the property
		Summary of Community Meeting: <ul style="list-style-type: none"> • Concerns: Parking, Traffic & potential shadow • Solutions Presented: FCH will provide free Transit Pass to future tenants to address traffic concerns and FCH provided the shade and shadow study at the meeting.
Planning Commission	January 29, 2020 <i>In-person meeting</i>	Planning Commission Comments Summary: <ul style="list-style-type: none"> • All commissioners supported the project’s design and affordability mix
		Public Comments Summary: <ul style="list-style-type: none"> • Four speakers addressed the item • Majority supported the project • Concerns: Traffic flow & bike access surrounds the project • Solutions Presented: Upcoming Google Plan will address the future vision of the entire neighborhood and coordinating with the City’s Department of Transportation & Public Works
City Council	February 11, 2020 <i>In-person meeting</i>	City Council Comments Summary: <ul style="list-style-type: none"> • Affordability Mix (average 50% AMI) and targeted population to encourage mixed income
		Public Comments Summary: <ul style="list-style-type: none"> • Five speakers addressed the item • Majority supported the project and one interested in market rate housing

Community Engagement Report

Table 2: Summary of Upcoming Community Meetings

Meeting Type	Tentative Meeting Date	Proposed Meeting Details
Board of Supervisor’s Notice of Intent to Purchase Resolution	April 19, 2022 <i>Virtual meeting</i>	Consider recommendations relating to intent to purchase real property necessary for the long-term preservation of affordable housing located at 699 West San Carlos St, 277 Dupont St and 280 McEvoy St in San José. Possible action: a. Adopt Resolution of Intent to Purchase b. Authorize the Clerk of the Board to set a date and time to consider acquisition of real property.
Board of Supervisor’s Public Hearing to Consummate the sale of the property	May 24, 2022 <i>Virtual meeting</i>	Possible action: a. Public Hearing to consider the purchase of the property located at 699 West San Carlos St, 277 Dupont St and 280 McEvoy St in San José. b. Delegation of Authority to enter into agreements for the consummation of the purchase of the property.
Community Meeting (Phase 3) <i>Preconstruction Meeting</i>	TBD <i>Virtual meeting</i>	Anticipated topics for discussion: <ul style="list-style-type: none"> • Project details & progress • Targeted population and affordability mix • Summary of community feedback and outcome • Development timeline