

## **Westview Development Sunshine Ordinance Meeting**

Summary of Meeting Comments/Questions along with Developer Responses  
July 20,2020

### **Meeting Details:**

Meeting held via Zoom Conference due to current pandemic of Covid 19

Meeting Timeframe 6:00 PM-7:30 PM

Vietnamese translation services were provided

### **Applicant Contact:**

Brittany Seniff, Development Manager  
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### **Project Overview:**

1. Westview Introduction
  - Westview is intended to be an inter-generational affordable housing community that integrates into its surrounding neighborhood to create supportive connections among residents living within and throughout.
  - Vacant lot on Westminster and on the corner of Huron with plenty of amenities that would be beneficial to residents.
  - Organize the project as a series of buildings to allow us to step down the building heights to be sensitive to neighboring residential areas.
2. Site Plan/Architecture
  - Buildings pushed towards the North/North East of the residential neighborhood.
  - Community open space
  - Emphasis on Westminster St. to promote positive engagement on the main street. Also mentions the opportunity to enhance the sidewalk on Westminster (trees, landscape).
  - Existing buildings on Westminster already have an established Spanish style of architecture. This project would include a modern Spanish influenced architecture with arches and patios.
  - A “through access” between buildings to promote engagement and common outdoor spaces (with security).
  - Four-story building along Westminster, three story building along Huron (3 separate buildings).
  - Trees and community gardens spots to soften the look.
3. Questions (verbal & via chat)

1. Is it your intention to use 16<sup>th</sup> Street and Huron for residents to reach the project entrance?
  - a. RESPONSE: No, we want to focus as much of the vehicle traffic that would be generated by residents on Westminster. We want to limit access through the neighborhood and work with the community and city.
2. How many parking spots will be available?
  - a. RESPONSE: 2 parking stalls for each of the larger units and 1 parking stall for the one bedroom units. We are providing more parking per unit than usual for an affordable housing development.
3. We have many children peacefully playing in the neighborhood. How are you going to provide safety for the children?
  - a. RESPONSE: We will be working with the community to reduce traffic and impact.
4. Backyards and height building?
  - a. RESPONSE: All the buildings are set back 50 feet away from the nearest property to be sensitive to building height. We are also adding trees to provide further insulation between the buildings and the adjacent properties.
5. What is the monthly HOA fee?
  - a. RESPONSE: As a rental project, we do not have an HOA fee it is donated and managed by Community Development Partners.
6. The "Keep Clear" section on Westminster was also introduced because of the traffic on Westminster and our inability to get out of the neighborhood with backup traffic. Just confirming that the entry/exit for cars for the community will also be to/from Westminster?
  - a. RESPONSE: Yes.
7. Is this project approved by the city to go into construction?
  - a. RESPONSE: No, it is a handful of month's process to approval.
8. Are these for rent or for sale?
  - a. RESPONSE: They are all for rent.
9. Where will the trash containers be?
  - a. RESPONSE: There are three trash rooms located within the project to try to keep it away from the residential interior as much as possible.
10. In addition to vehicle traffic, there will be foot traffic. How will you control that?
  - a. RESPONSE: We want to locate most of the traffic along Westminster and make the experience along this street a more pleasant environment to improve pedestrian experience.
11. How affordable are the units?
  - a. RESPONSE: The units will be affordable to 30-60% of area medium income. Rent at the 30% income level for a one bedroom would be \$ 720. 3 bedroom would be \$999 at the 30% income level.
12. Is there parking available to tenants without fees?
  - a. RESPONSE: Yes.

13. Is this a tax credit project?
  - a. RESPONSE: Yes, it is one of our funding sources.
14. Is there visitor parking?
  - a. RESPONSE: Yes, visitor parking is part of the overall parking supply to better manage parking.
15. What is the development timeline?
  - a. RESPONSE: Currently we are in the early stages. We plan to start construction in March of the year 2022. In total about a 15 month construction period.
16. It was mentioned that  $\frac{1}{4}$  of the building will be for the Orangewood Foundation. Who would qualify for it?
  - a. RESPONSE: We have partnered with Orangewood in other projects. They would work with transitional youth onsite by providing wraparound services.
17. Can you lower the unit count?
  - a. RESPONSE: No, there is a requirement on the state level that needs to be met for affordable housing. We have an aggressive parking ratio for this site.
18. Who's regulating the tenants breaking rules? Are we supposed to report when we see tenants driving through our neighborhood or parking in our streets?
  - a. RESPONSE: We have onsite professional property management that is there to discuss and resolve issues. We have a property manager living onsite who is always available.
19. How do we meet with city planners/staff?
  - a. RESPONSE: Our city planner is Selena Kelaher and you can reach out directly to her. Her contact information is on the city website.
20. What are the benefits to the neighborhood?
  - a. RESPONSE: It is a huge investment for the neighborhood to provide housing to those who lack housing and are unable to find it despite being employed and living in the area.
21. Many years ago we tried to get one of our entrances closed because of the cut through traffic, and the city said no.
  - a. RESPONSE: If there needs to be a renewed effort we are more than willing to partner with the community to push hard to see that happen. But that is ultimately a city decision.
22. Where can we send our suggestions?
  - a. RESPONSE: Contact information has been posted on one of our PowerPoint slides for this presentation.
23. Who can we contact if we oppose the project?
  - a. RESPONSE: Selena Kelaher is a good place to start or contact us to discuss further. We are committed to being very available?
24. Are we able to put a private gate on both entrances?

- a. RESPONSE: That is a city determination, but the city of Santa Ana is not very open to private gates but you can always approach them to discuss.
25. What is the connection between Magis Realty and CDP?
- a. RESPONSE: We enjoy working together but we are not affiliated entities. We are independent companies.