

98 Archer Street



Project Data

Project Location: San Jose, California
Project Type: Mid-Rise, Single Room Occupancy
Unit Count: 42 total, 41 @100% tax credit units
Lot Size: .63 acre
Density: 64 units per acre
Architect: Studio E
Principal Owner: Archer Charities LLC - Nonprofit
Developer- Management Agency: Charities Housing
Completion: 2012
Tax Credits:
 Federal/Annual \$864,894
 State/Total \$2,882,978
 No. &%of Tax Credit Units 41 at 100%
 Federal subsidy: HOME/MHSA (6 units - 15%)
 Average Affordability of Special Needs/SRO Project Units: 35.55%
 Affordability Breakdown by % (Lowest Income Points): 30% AMI:35% / 45% AMI:60%
 Affordability- 40% ELI- extremely low income, 60% VLI- very low income
Resident Profile: Minimum/Maximum income levels- \$12,504 - \$37,305
 Occupancy- max. 2 people per studio
 Rent range- \$521- \$790

Home Qualities

Unit Square Footage: 41- 285 sq.ft. 1- 836 sq.ft.
 These compact units provide a private dwelling space, as well as access to a variety of amenities and outdoor living space. The units feature a 9' ceiling height for a more open feeling and additional vertical storage space. The large raised outdoor patio area, a few units have semi-private outdoor space, and amenities within the base of the building. The building footprint and amenity space assisting in defining a boundary for the development and minimizing the parking lots size as perceived from the units due to the overlap of spaces and use of plantings centrally located.
Amenities:
 lobby- television lounge
 laundry rooms
 resident computer room
 1,650sq ft community room w. full kitchen
 garden courtyard
 bicycle storage garage
 part of an urban village- connection to light rail line

Sustainability

California Green Build Guidelines have been accomplished in a variety ways by exceeding the California Code Title 24 by at least 15% and utilizing energy modeling. Specifically, meeting these guidelines by having 80% of the units ranges vent to the exterior to assist in improving indoor air quality. The project also used at least four recycled products listed in the Construction, Flooring, or Recreation section of the California Integrated Waste Management Board's Recycled Content Products Database Environmental Mitigation. The poured in place concrete was also a sustainable choice for the construction since the site is located in a known flood zone. Additionally, the context around this project has many characteristics that will allow this site to help sustain and build the community.

Context + Community

The site at 98 Archer street is within an Urban Village as seen in the 2040 Land Use Plan. The site needed to be within 1/4 mile of a transit stop with service every 30 minutes and the North First Street VTA light rail line will make transportation easily accessible for the residents. There are also many amenities within walking distance including shops, restaurants, potential employers, and the Rosemary Gardens Park. The site is within 1/4 mile of school grounds that are open to public use and within 1/2 mile of facilities serving the tenant populations special needs. The site is also within 1.5 miles of a full-service supermarket of at least 25,000 square feet.

Organization

The building mass is seemingly used as a barrier to assist in privatizing and adding security to the site for the residents. The building is inward facing and lines the street with common areas, offices, lobby, and education spaces. The upper floors have both single loaded corridors and double loaded corridors with egress stairwells occurring at the center and ends of the building. Open space is created at the second level by floating exterior patio spaces above a few of the required parking spots. The parking is secluded behind the building and more active uses hold the street edges.

Materials + Assemblies

Standard materials were chosen for the building including locally inexpensive stucco application and those with a long lifecycle such as Hariplank and Caesarstone counters. Initially perhaps a bit more expensive but the materials will last a long time without additional maintenance or replacement costs. One strategy was to use typical off the shelf components such as exterior nail windows but add in a construction detail and recessed framing to make this product and application and architecturally attractive detail for the buildings facade.
Builder: Johnstone Moyer, Inc. San Mateo CA
Countertops: Caesarstone
Appliances: GE
Exterior Siding: HardiPlank
HVAC: Carrier Split System PTAC
Windows: Milgard Aluminum



1. Common Area
2. Office
3. Living
4. Service- living
5. Egress
6. Circulation
7. Exterior patio
8. Storage
9. Gated car entry
10. Surface Parking
11. Covered Parking

