

# Park Hill Community Meeting

Community Discussion and Project Overview



1

## Purpose of Tonight's Meeting

- Provide an overview of the proposed project
- Discuss questions and concerns raised by neighbors
- Share how community feedback is informing the project design
- Gather additional community input



2

## Welcome from Park Hill United Methodist Church



3

## Wakeland Housing

A trusted leader in the development and operation of high-quality affordable housing communities across California since 1998.



Successful Long-Term Owner

Decades of Lasting Impact



Strong Partner In Development

Trusted to Deliver



Positive Community Track Record

Proven Local Commitment

4

## OUR MISSION

Wakeland Housing's mission is to transform lives and communities through high quality affordable and supportive housing paired with impactful resident services.



5

## BY THE NUMBERS

- Wakeland has built **9,000** affordable homes since 1998.
- Overall, our efforts have led to the creation of **70** affordable housing communities.
- Wakeland has provided affordable housing and resident services to more than **50,000** people.



6

## What is Being Proposed?

### Park Hill Affordable Housing Community

- A new affordable housing community at Park Hill UMC
- 68 apartment homes
- Housing for local individuals and families with limited incomes
- Professionally managed by Wakeland Housing

7

## Why Affordable Housing?

- Housing costs continue to outpace incomes for many residents
- Seniors, working families, veterans, and people with disabilities are struggling to remain in their communities
- Affordable housing provides stability and opportunity while strengthening communities



8

## Project Overview

- Site location
- Site plan
- Building design
- Parking
- Landscaping
- Access and circulation

9



Site Opportunities/Constraints

United Methodist Church of Chula Vista • 645 East Naples Street • Chula Vista, San Diego

STUDIO E ARCHITECTS

10



Site Plan

United Methodist Church of Chula Vista • 645 East Naples Street • Chula Vista, San Diego

STUDIO E ARCHITECTS

11

## Project Design Narrative



Conceptual South and West Elevations

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12

## Community Outreach to Date

- Door-to-door outreach
- Individual conversations
- Email correspondence
- City Council discussions
- Community meeting

13

## Questions and Concerns We've Heard from Neighbors

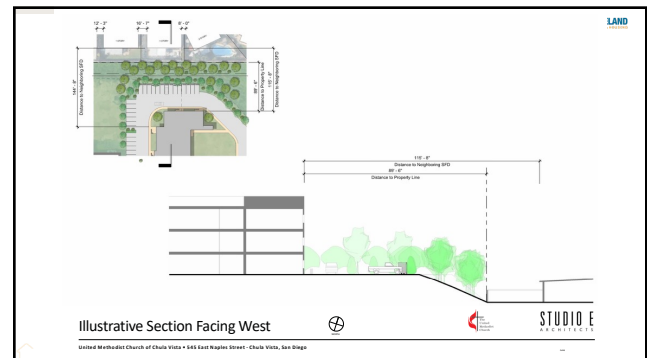
- Privacy and buffering
- Grading and drainage
- Parking and traffic
- Property operations and management

14

## Privacy & Buffering

- Visibility into neighboring yards
- Loss of privacy
- Relationship between the building and adjacent homes
- Potential responses: landscaping, screening, fencing, site refinements

15



16



17



18



## Grading & Drainage

- Existing drainage concerns
- Potential grading impacts
- Stormwater runoff and erosion concerns
- Engineering review and stormwater management measures

19



## Additional Questions We've Heard

- Parking
- Traffic
- Construction impacts
- Project timeline

20



## Property Operations & Management

- On-site property management
- Regular maintenance and upkeep
- Resident services and community programming
- Lease enforcement and property rules
- Long-term ownership and management by Wakeland

21



Q&A

22



## What's Next?

- Document feedback received through outreach
- Continue evaluating opportunities to address community concerns
- Continue coordination with City staff and project partners
- Return to City Council for consideration of the funding request

23