THE WILLOWS - UNDER CONSTRUCTION

SAN JOSE, CA

Client: Santa Clara County Housing Authority

Site Area: 1.71 acres

Units: 47 units

Density: 27 DUA

Completion est.: 2027/2028

Construction est.: $21M

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Renovating Homes and Reconnecting Neighbors

The Willows renovation is a comprehensive transformation of an existing affordable housing community. The scope includes new exterior envelope at buildings, new double glazed vinyl windows and new exterior doors, providing an improved thermal performance while integrating an updated contemporary look.

The existing community building, which is centrally located on site, will be renovated to include approximately 200 square feet expansion, creating a larger multi-purpose room. The interior layout is revised to accommodate a consolidated laundry room, updated accessible restroom and manager's office. New glazed openings at the expanded portion of the building contribute to indoor/outdoor connection and enhanced usability of the new wrap-around deck.

LED lighting and water efficient plumbing fixtures, new casework, kitchen appliances and floor finishes are included based on the specific dwelling unit conditions. The existing gas stoves will be replaced with electrical ranges. The existing electrical system is getting upgraded by adding new transformer for increased load capacity. The residential units will be converted to all electric appliances.

The gas furnaces are being replaced by heat pump units, providing cooling and heating. Additionally, ceiling fans will be installed at the living rooms and bedrooms.

The site re-design focuses on promoting healthy outdoor activities and increasing the residents interaction. Patio fencing at the ground level units is redesigned to achieve a more transparent look and to provide a better visual connection to the common areas. Exterior mailboxes are relocated to a consolidated area with partially covered trellis adjacent to the community building. The renovation also includes new landscaping, replacing most of the existing lawn areas with native drought tolerant planting, significantly reducing the irrigation water usage. An electric barbecue and new play structure will also be installed.