November 4, 2021 Item #3 21-1320



Bella Vista Inn/Clara Gardens

3550 El Camino Real, Santa Clara, CA



1



Development Team

Resources for Community Development (RCD)

- · Alicia Klein, Associate Director of Real Estate Development
- Randi Gerson, Development Consultant

Architect: Van Meter Williams Pollack (VMWP)

- Rick Williams, Partner
- · Ben Chuaqui, Associate Principal

Property Management: the John Stewart Company (JSCo)

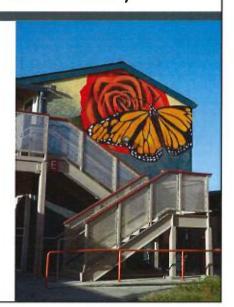
Service Provider: Abode Services

November 4, 2021 Item #3 21-1320



Mission and History

For 37 years, RCD has created and preserved affordable housing for those with the fewest options, to build community and enrich lives.



3

Cresting & Preserving Affordable Hearing

Portfolio Overview

61 communities since 1984

- 4,933 residents
- 2,434 apartments
- 24 cities, 5 counties
- 100% of apartments for low-income residents
- Approx. 1/3 of residents have special needs
- 50,500 sq. ft. of commercial space

November 1, 2021 Item #3 21-1320



RCD's Supportive Housing

- 19 permanent supportive housing (PSH) developments:
- 9 are 100% PSH buildings
- 10 are integrated buildings (with 5-40% PSH).
- In integrated buildings designed for families, PSH apartments are a vital resource for families transitioning from homelessness.
- Increasing the number of PSH apartments in response to the rising number of people experiencing homelessness in the Bay Area.



5

Bringing new life to old motels

GreenPoint Rated renovation of 35 motel units into permanent supportive housing for residents with special needs in Berkeley. Completed 2011.



61 permanent, green, affordable studio apartments in downtown Alameda. Completed 2013.

November 4, 2021 Item #3 21-1320



7



Homekey Proposal

- Short-term ("interim") and long-term ("permanent") phases to address immediate and long-term needs for housing to address homelessness.
- * Roles:
 - Joint-application for Homekey funds by RCD and County
 - Santa Clara County to purchase the site & lease it to RCD
 - RCD to develop and operate the interim and permanent housing
- Homekey and County funds will pay for acquisition, interim rehab, and operating subsidy.



Interim Use

Transitional housing for people experiencing chronic homelessness.

- 64 apartments
- Onsite support services
- Onsite property management services
- Onsite security
 - 24 hour staff
 - Security cameras

9



Permanent Development

- 120 Rental apartments
 - 29 studios, 27 one-bedrooms, 34 two-bedrooms, 30 three-bedrooms
- 81 Parking spaces
- · Secure Bike parking room
- Two buildings:
 - · Remodeled two-story motel
 - New five story building over two story garage
- About 1200 square feet ground floor commercial space
- · Community rooms
- Common outdoor spaces and a roof deck
- On-site property management and support services



Permanent Development Residents

- Individuals and families with extremely low- to low-incomes
- 30% of apartments reserved for formerly homeless households
- Over 50% of units designed for families

11



100% occupancy

Development Timeline

Early 2026

Outreach Summer-Fall 2021 **Community Meeting** August 30, 2021 Submit Planning Application (S.B. 35) September 2021 Secure Entitlements December 2021 Repairs Prior to Interim Use Spring 2022 Begin Interim Use December 2022 Start Construction Spring 2024 **Construction Complete** Fall 2025

Item #3 21-1320





