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## 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**


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## Mission and History

Creating & Preserving Affordable Housing

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



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## Portfolio Overview


Creating & Preserving Affordable Housing



**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

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## 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.



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## 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.

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The slide is titled "Homekey Proposal" and features the RCD logo with the tagline "Creating & Preserving Affordable Housing". It contains a list of bullet points:

- ❖ 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.

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Creating & Preserving Affordable Housing

## 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

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Creating & Preserving Affordable Housing

## 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

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Permanent Development Residents

Creating & Preserving Affordable Housing

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

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Development Timeline

Creating & Preserving Affordable Housing

• 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
• 100% occupancy	Early 2026

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