

Bella Vista Inn/Clara Gardens

3550 El Camino Real, Santa Clara, CA



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, Partner

Property Management: The John Stewart Company (JSCo)

Service Provider: Abode Services



Mission and History

For 38 years, RCD has created and preserved affordable housing for those with the fewest options, to build community and enrich lives.





Creating & Preserving Affordable Housing

Portfolio Overview



62 communities since 1984

- 5,115 residents
- 2,505 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



Creating & Preserving Affordable Housing

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.





Creating & Preserving Affordable Housing

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.

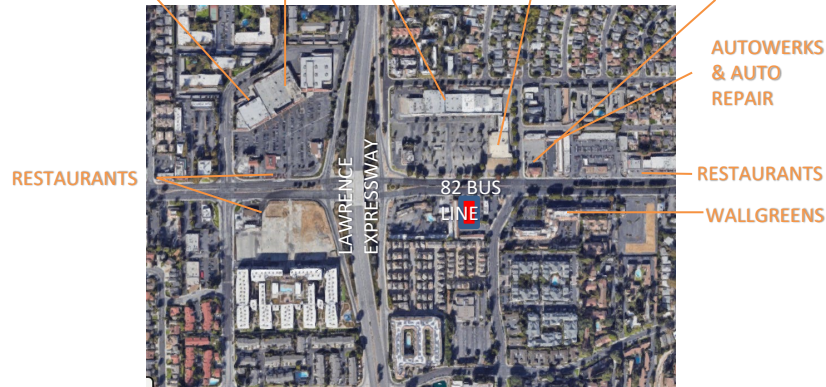


Creating & Preserving Affordable Housing

Site Location

LAWRENCE EXPRESSWAY PLAZA LAWRENCE SQUARE SHOPPING CENTER

BIG LOTS SHOPPING LUCKY'S RESTAURANTS FURNITURE OUTLET CHASE BANK



VICINITY MAP



VIEW FROM EL CAMINO



EXISTING SITE



Homekey Plans

- ❖ Short-term (“interim”) and long-term (“permanent”) phases address immediate and long-term needs for housing to tackle homelessness.
- ❖ Roles:
 - ❖ RCD & County co-applied for Homekey funds – Awarded!
 - ❖ County purchased the site & leased it to RCD – Done!
 - ❖ RCD to develop & operate the interim & permanent housing – Beginning now.
- ❖ Homekey & County funds will pay for acquisition, interim rehab, operating subsidy, & some permanent design.

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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Permanent Development

- 120 Rental apartments
 - 41 studios, 15 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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Proposed Rents/Income Limits

% of Area Median Income	Number of Apartments	Rent by Unit Type	Max Annual Income
20% AMI	30	Studio: \$544* 1-BD: \$579*	\$21,800 - \$23,200
30% AMI	29	Studio: \$835 1-BD: \$890 2-BD: \$1061	\$33,400 - \$42,400
50% AMI	60	2-BD: \$1807 3-BD: \$2082	\$72,200 - \$83,200
Manager's unit	1		

*If approved, Project Based Section 8 rental subsidies for all these apartments will allow the residents to pay only 30% of their income and the voucher will pay the rest of the rent.



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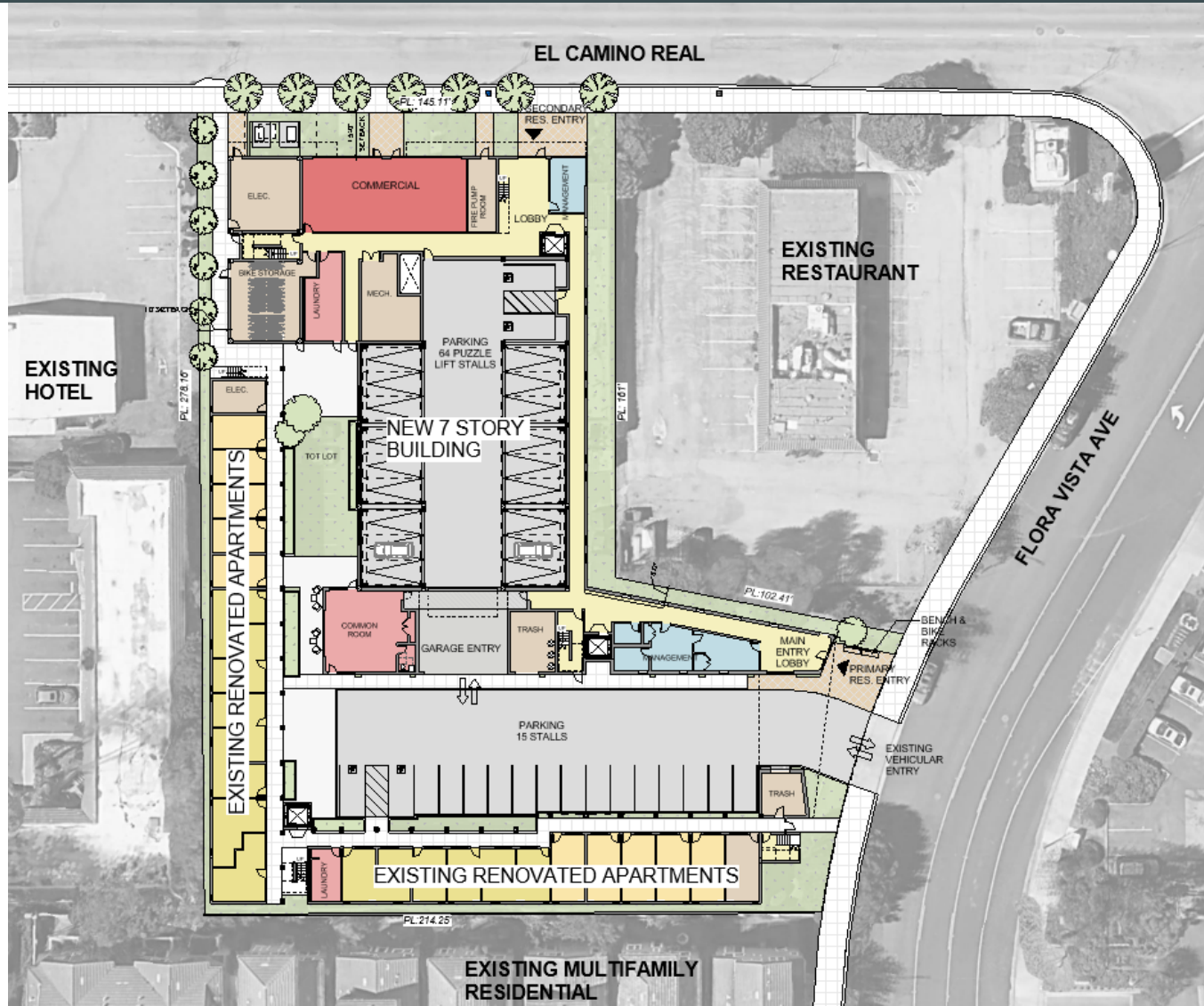
Development Timeline

- 1st Community Meeting August 30, 2021
- Submit Planning Application (S.B. 35) October 2021
- Secure Entitlements January 2022
- 2nd Community Meeting 1st Quarter 2022
- Apply for interim building permit 1st Quarter 2022
- Repairs Prior to Interim Use Spring 2022
- Begin Interim Use December 2022
- Apply for “Permanent” building permit December 2022
- Start “Permanent” Construction Spring 2024
- Finish construction & rent up late 2025



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Permanent Site Plan



SITE PLAN



VIEW FROM FLORA VISTA AVENUE



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Thank You!