



Creating & Preserving Affordable Housing

Clara Gardens

3550 El Camino Real, Santa Clara, CA





Creating & Preserving Affordable Housing

Agenda

- 1. Introduction to the team and Meeting Protocols (2 minutes)**
2. Development overview (3 minutes)
3. Resources for Community Development experience (5 minutes)
4. Development details and programs (5 minutes)
5. Design (10 minutes)
6. Questions (35 minutes)



Creating & Preserving Affordable Housing

Development Team

Resources for Community Development (RCD)

- Randi Gerson, Development Consultant
- Alicia Klein, Associate Director of Real Estate Development
- Justine Tsai, Assistant Project Manager

Architect: Van Meter Williams Pollack (VMWP)

- Rick Williams, Partner
- Ben Chuaqui, Associate Principal

City of Santa Clara Planning Division

- Steve Le, Associate Planner



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Meeting Protocols

1. All attendees will be muted until after the presentation. We will unmute attendees who have raised their hand one by one to ask questions (one minute max).
2. Attendees participating via phone can press *9 to raise/unraised their hand
3. Meeting and transcripts will be available on the City's website
4. Any inappropriate behavior will result in removing the attendee from the meeting - they will be unable to rejoin the meeting.
5. We will attempt to answer all questions that come through the live portion and the "Questions & Answers" button of the Zoom. If we miss something or you have further questions. Feel free to send your question to Randi Gerson rgerson@rcdhousing.org or Steve Le at Sle@santaclearaca.gov



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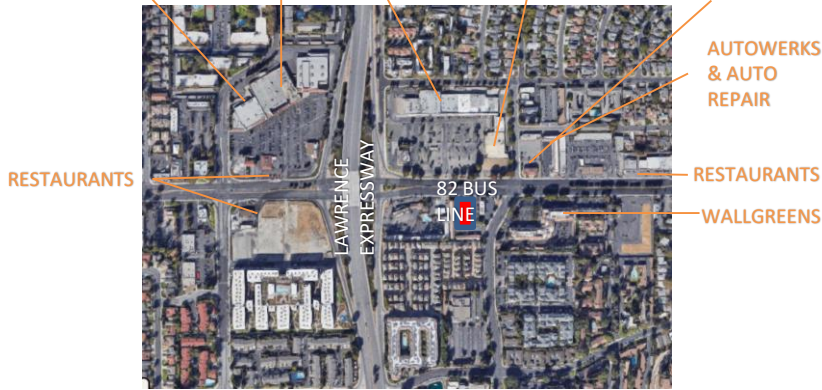


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Site Location

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



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Development Overview

- 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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Who are we 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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What we've heard...

- This is a fantastic neighborhood, rich with amenities & transit
- 93 parking spaces is too many
- Provide bike parking
- Security is an issue with current site
- Accessible housing is needed
- Affordable housing is needed in Santa Clara
- Family Housing is needed in Santa Clara



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Creating & Preserving Affordable Housing

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.





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Portfolio Overview



60 communities since 1984

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



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How We Build Communities



Real Estate Development

Creating properties that benefit residents and the broader communities



Community Development

Partnering with community organizations and residents to strengthen neighborhoods



Asset Management

Maintaining properties in top financial and physical condition



Resident Services

Providing on-site services to help our residents thrive

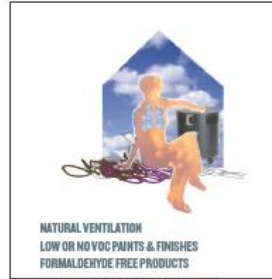


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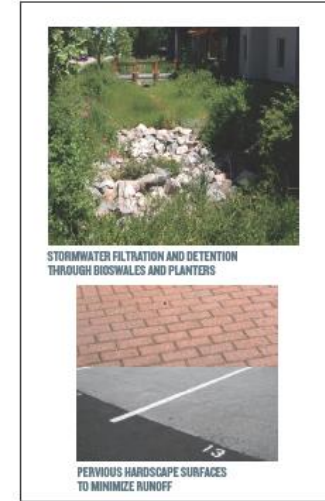
Sustainability Options



WATER CONSERVATION



INDOOR AIR QUALITY



STORMWATER CONTROL BEST PRACTICES



ENERGY EFFICIENCY



HEALTHY LIVING



POST CONSUMER RECYCLED CONTENT
BUILDING PRODUCTS & FINISHES

RESOURCE CONSERVATION



BUILD IT GREEN CHECKLIST



LEED FOR HOMES



COMMUNITY & QUALITY OF LIFE



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Property Management

- RCD has partnered with The John Stewart Company (JSCo) for property management for over 15 years
- JSCo has a team dedicated to RCD properties to provide day-to-day management and maintenance
- JSCo's professional expertise, size, and scope result in cost savings, economies of scale, and negotiating leverage for RCD's portfolio and our residents
- Outreach, marketing, and lease-up meets all fair housing and equal opportunity requirements



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What is Affordable Housing?

Everyone deserves a safe, stable and affordable place to live.

- A home is considered affordable if the household pays approximately 30% of their income toward rent and utilities.
- Our region's housing costs have outpaced local incomes, creating a deep need for affordable housing *before* the current recession.
- The housing crisis is a complex problem. Building new, affordable housing is a critical component of the solution.





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RCD's Residents



- Most residents are employed, but their wages still qualify them as very-low or low-income. For example:
 - Preschool Teachers
 - Medical Assistants
 - Retail salespersons
 - Security Guards
 - Receptionists
- RCD residents pay rent that is far below market rate. These rents help support the buildings' operating costs.



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Permanent Supportive Housing

**Everyone deserves
a safe, stable and affordable
place to live...
including people who may need
support to live independently.**



Supportive housing combines affordable housing and supportive services to help individuals and families lead more stable lives.



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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. Completed 2011.



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



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Proposed Rents/Income Limits

% of Area Median Income	Number of Units	Max Annual Income	Rent by Unit Type
20% AMI	30	\$21,800 - \$23,200	Studio: \$544* 1-BD: \$579*
30% AMI	30	\$33,400 - \$42,400	Studio: \$835 1-BD: \$890 2-BD: \$1061
50% AMI	30	\$72,200 - \$83,200	2-BD: \$1807 3-BD: \$2082
60% AMI	29	\$87,100 - \$100,400	2-BD: \$2179 3-BD: \$2512
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.

Interim Use

In discussion with County to provide:

Transitional housing for people experiencing homelessness or people at risk for experiencing homelessness.

- ❖ Approximately 64 units
- ❖ Shared kitchen
- ❖ Onsite support services
- ❖ Onsite property management services



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Development Timeline

- Outreach Summer-Fall 2021
- Community Meeting August 30, 2021
- Submit Planning Application (S.B. 35) September 2021
- Secure Entitlements December 2021
- Begin Interim Use Spring 2022
- Start Construction Spring 2024
- Construction Complete Fall 2025
- 100% occupancy Early 2026



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VMWP Work



VICTORY VILLAGE RCD 2020 DEVELOPMENT
2021 GOLDEN NUGGET MERIT AWARD



1101 CONNECTICUT
2020 GOLDEN NUGGET MERIT AWARD



OHLONE GARDENS
RCD 2015 DEVELOPMENT



EAGLE PARK
2020 SILICON VALLEY STRUCTURES AWARD
WINNER



950 EL CAMINO REAL MOUNTAIN VIEW
UNDER CONSTRUCTION



VILLA VASCOCELLOS
RCD DEVELOPMENT 2008



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Site Location



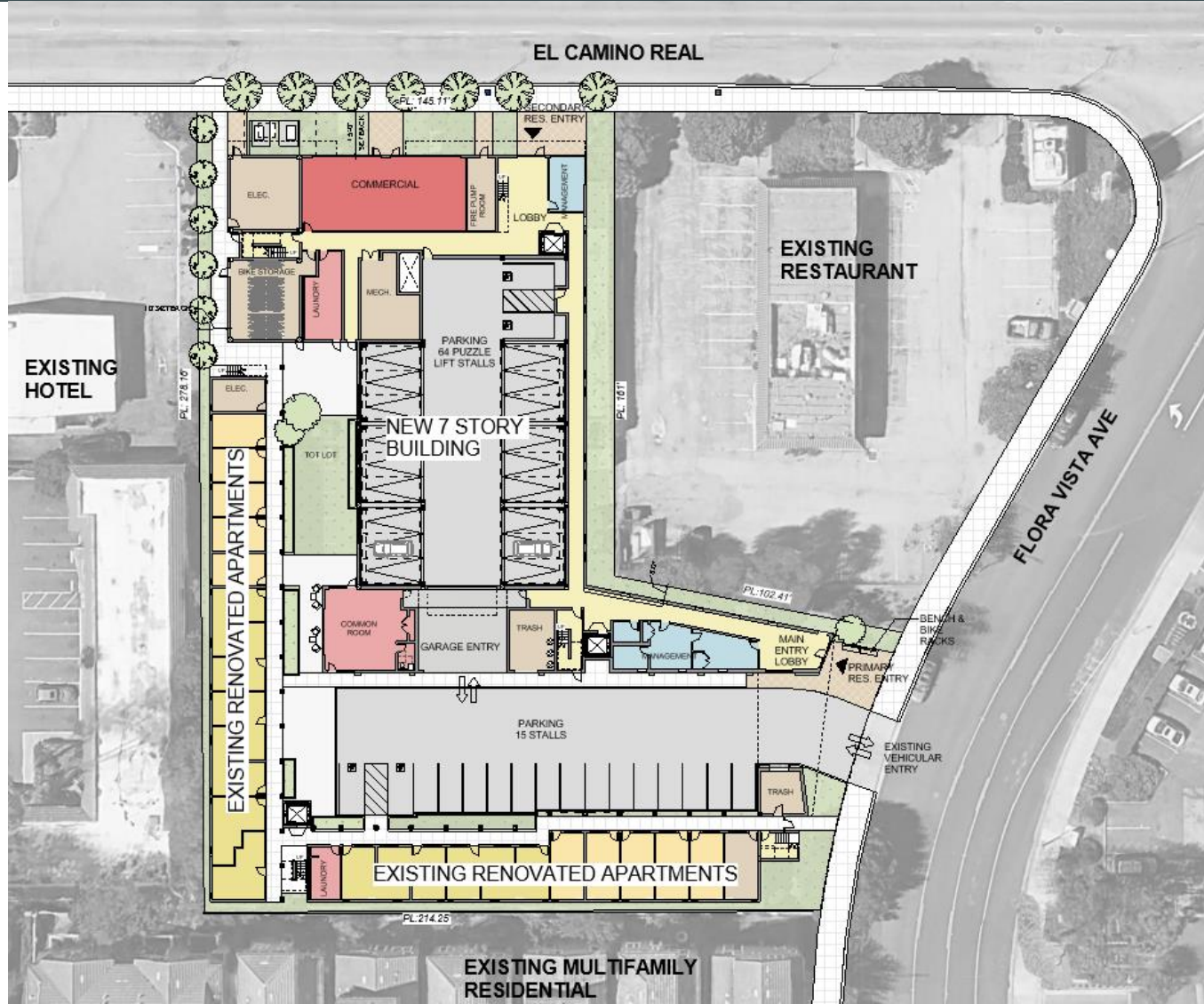
VIEW FROM FLORA VISTA



VIEW FROM EL CAMINO



EXISTING SITE & VICINITY MAP



SITE PLAN



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PLAN NOTES

- A Permeable Paving
- B At-Grade Merry-Go-Round (2-5 year old)
- C Climbing Wall (5-12 year old)
- D Play Turf with Mounds
- E Activity Space
- F Main Entrance
- G Landscape Treatment Area
- H New Transformer Box and Pad
- I Xeric Streetscape Buffer
- J Brisbane Box (Street Tree)
- K Crepe Myrtle
- L Green Screen Vine Trellis



B Tot Lot Playground Space



I Xeric Streetscape Buffer



J Crepe Myrtle



K Brisbane Box

ILLUSTRATIVE LANDSCAPE SITE PLAN



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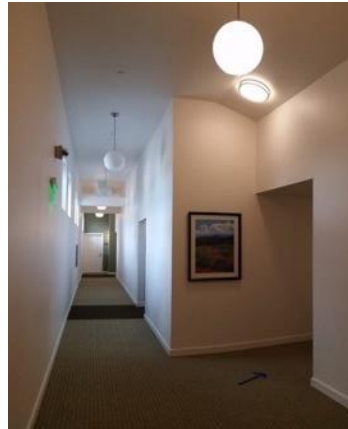
BUILDING SECTION & COURTYARD PRECEDENT



RESIDENTIAL FLOOR PLANS



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BUILDING INTERIOR SPACES



EL CAMINO REAL ELEVATION



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A CEMENT PLASTER



B FIBER CEMENT BOARD



C BOARD & BATTEN



D WOOD GRAIN FC BOARDS



E BOARD FORMED CONCRETE



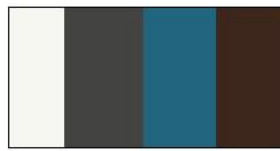
F LASER CUT PANELS



G GREEN SCREEN



H STOREFRONTS



A OFF WHITE B DARK GREY C BLUE TEAL D MAROON

COLOR PALETTE



MATERIAL BOARD



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VIEW FROM EL CAMINO REAL



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VIEW FROM FLORA VISTA AVENUE



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Questions for your input

- ❖ Initial feedback on proposal?
- ❖ Any knowledge about the site from your lived experience we should know about?
- ❖ Words that capture the spirit of the neighborhood?
- ❖ How can this development contribute to the neighborhood?
- ❖ What would you like to see in the commercial space?



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Let's stay in touch!

More questions?

- To stay informed on this development and receive a copy of this presentation email **rgerson@rcdhousing.org** or **sle@santaclearaca.gov**
- We want to hear your feedback, input, and thoughts on our project, so please don't hesitate to reach out!

Thanks!



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RCD's Supportive Housing Cont.

- RCD has created 19 different supportive housing developments. 9 are 100% PSH buildings and 10 are integrated buildings (with 5-40% PSH).
- Our integrated buildings include those designed for families. These PSH apartments are a vital resource for families transitioning from homelessness.
- RCD is increasing the number of PSH apartments we are developing across our portfolio in response to the rising number of people experiencing homelessness in the Bay Area.





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How is Supportive Housing Funded?



- **Development subsidies** from city, county, and state affordable housing programs
- **Rent or operating subsidies** from local housing authorities, state, or federal programs
- **Resident services funding** from local government (e.g. Measure A, Medicare waiver)
- **In-kind behavioral and mental health services** and case management from local government



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South Bay Developments

Quetzal Gardens, San Jose



Sango Court, Milpitas





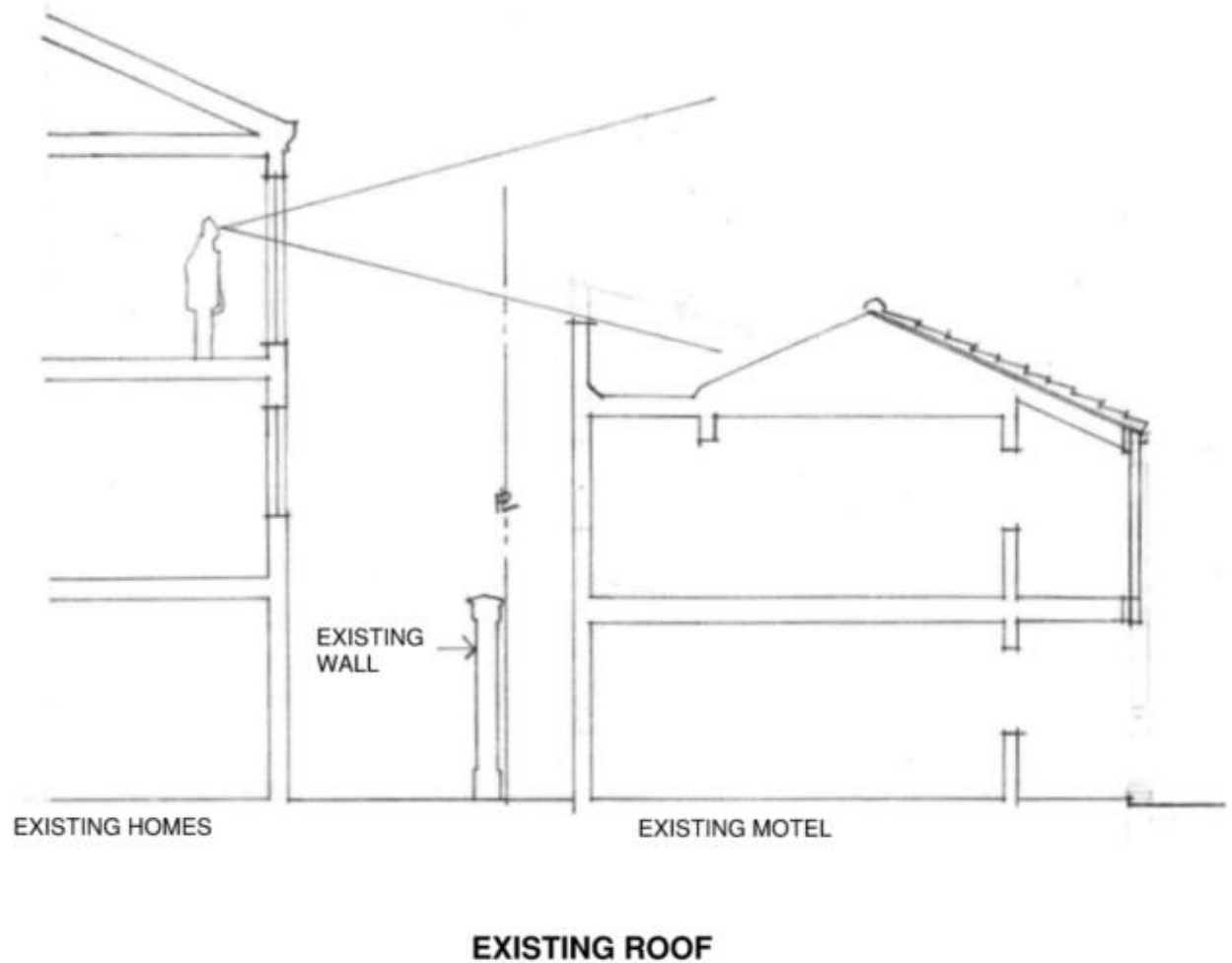
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RCD's Supportive Housing Model

- RCD has 30+ years of experience providing permanent supportive housing (PSH).
- Our PSH housing welcomes people who have been homeless, people with physical or mental health challenges or disabilities, Veterans, frail seniors, people living with HIV/AIDS and transition-aged youth.
- Our Resident Services team supports residents with housing retention, economic stability, health, and social engagement.
- PSH residents are also supported by RCD's partners, which are organizations that specialize in serving people with disabilities or have experienced homelessness.

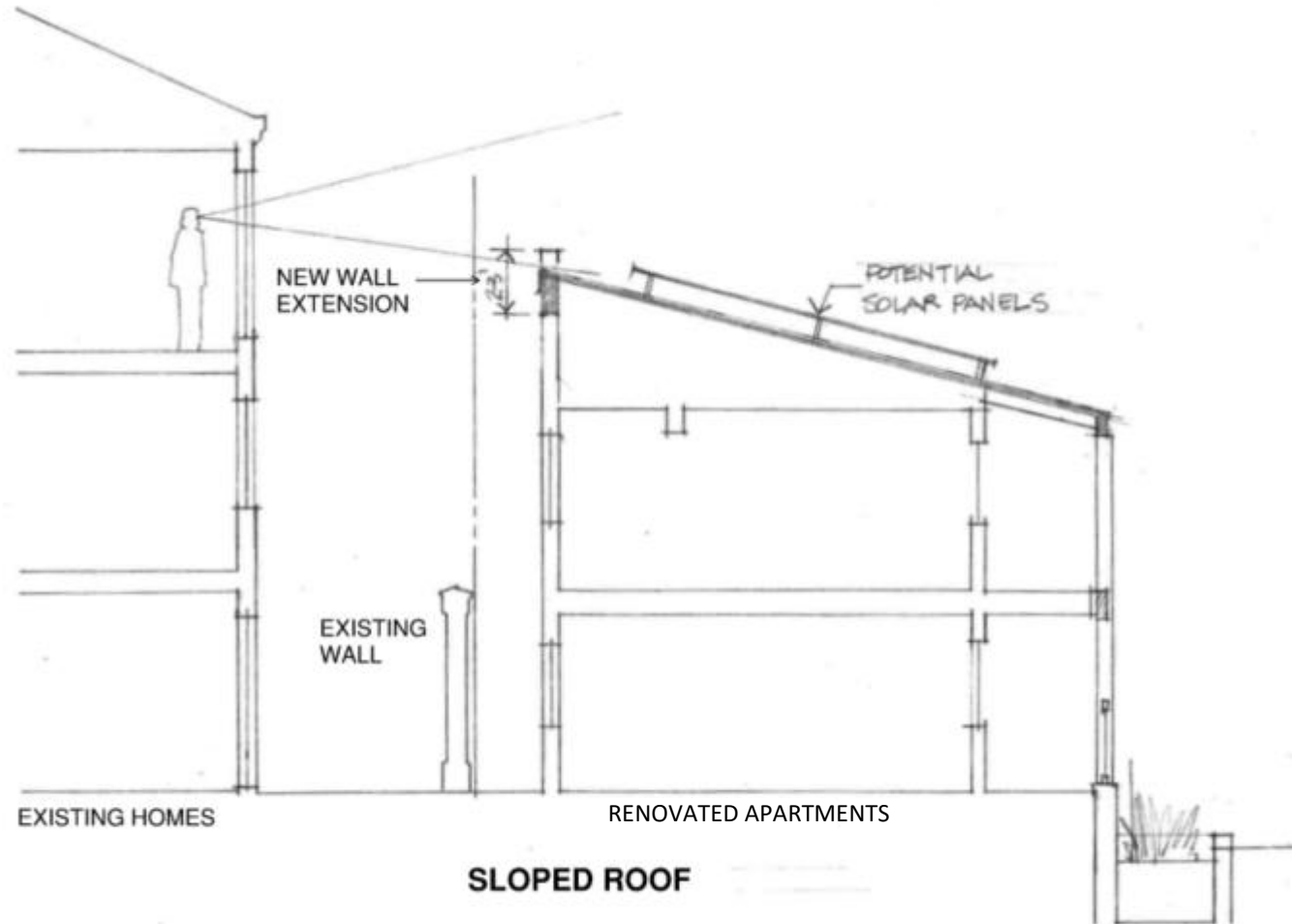
Questions for your input

❖ Existing Condition



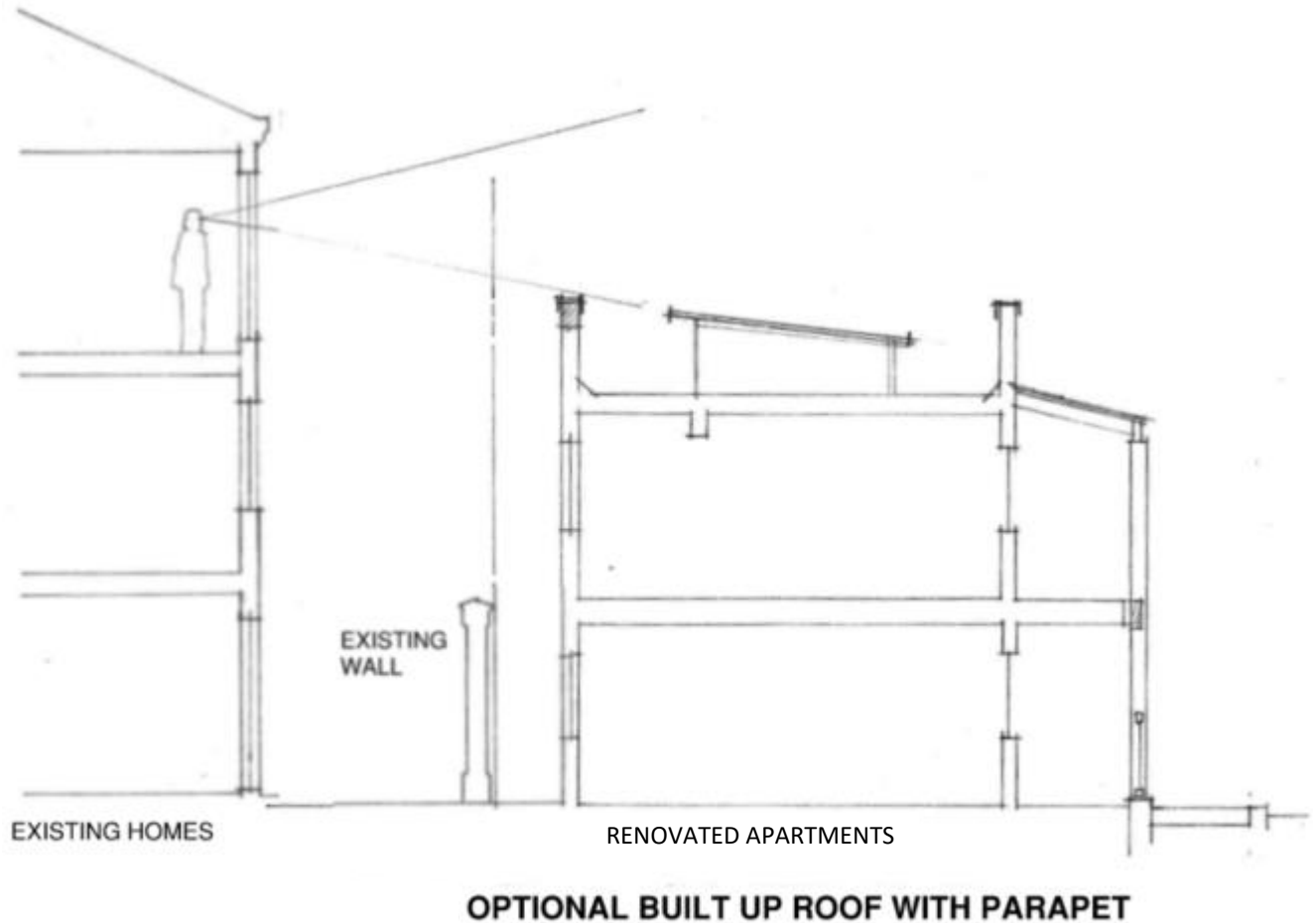
Questions for your input

❖ Option 1



Questions for your input

❖ Option 2



Shadow Study



JUNE 21ST 9AM



JUNE 21ST 12PM



JUNE 21ST 3PM



SEPTEMBER 21ST 9AM



SEPTEMBER 21ST 12PM



SEPTEMBER 21ST 3PM



DECEMBER 21ST 9AM

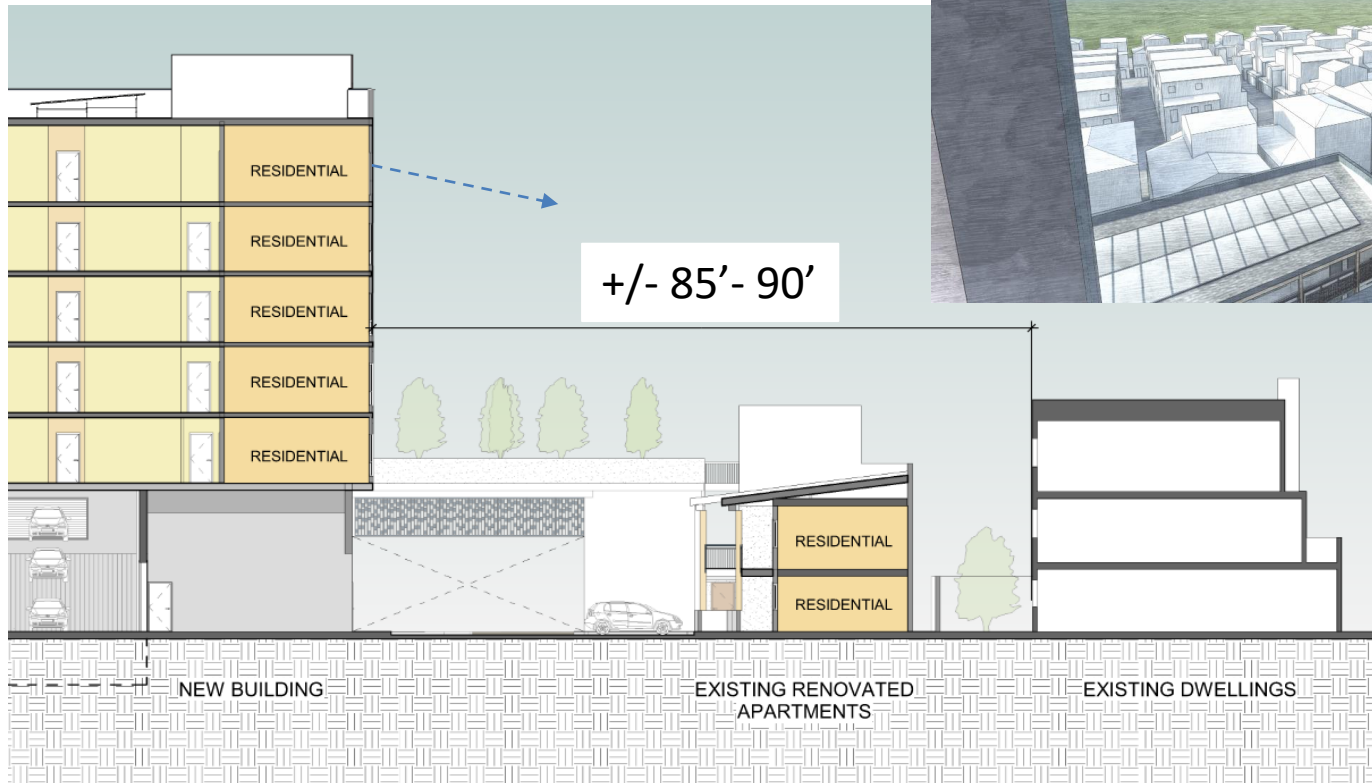


DECEMBER 21ST 12PM



DECEMBER 21ST 3PM

Privacy Study



Views from uppermost unit looking South