

SERVICE ENRICHED SHELTER PROJECT REVIEW

Application Review:	Santa Clara Family Community				
Applicant:	LifeMoves				
Address:	3590 Benton Street, Santa Clara, CA 95051				
Census Tract:	5054.03	Santa Clara Council District:	4	Supervisorial District:	4
Residential sq. ft.:	18,290	Community Room:	4,400		
Construction Type:	Modular Construction				

Santa Clara Family Community



3590 Benton Street, Santa Clara, CA 95051

Project Summary: The Santa Clara Family Community is a proposed new emergency interim housing site for families consisting of 30 units with 90 doors on a 1.3-acre County-owned site and is being co-developed by LifeMoves, the City of Santa Clara and the County of Santa Clara. The project is located on the southeast corner of Lawrence Expressway and Benton Street in Santa Clara. The proposed development will consist of 30 units for families, with 90 doors that can be configured flexibly to house larger families. The project would prioritize units for families with children enrolled in the Heading Home campaign and/or families who are literally homeless living in the City of Santa Clara or Sunnyvale. The Office of Supportive Housing would work closely with the City of Santa Clara by conducting targeted outreach to various stakeholders that are familiar with families experiencing homelessness including but not limited to local services providers, public safety staff and homeless education liaisons.

The site is anticipated to serve between 100 and 120 people at a time. The units incorporate a purpose-built design with modular units stacked 3 stories to improve site efficiency. Each floor consists of ten back-to-back modules. Design features include ensuite bathrooms and kitchens and private meetings spaces that promote privacy and security while working closely with clients to secure and return to stable housing. Common area amenities include shared cooking area, laundry facilities as well as pet accommodations. The site will include 52 spaces of on-site parking for staff and participants.

Existing Conditions: The site is vacant other than seasonal use as a pumpkin patch and Christmas tree lot.

Land Use and Environmental Review: The site is zoned R1-6L Single Family and has a General Plan Land Use Designation of Very Low Density Residential. Residential development is allowed on the site and under City and State policies, a 100% affordable housing development could be developed at higher densities than allowed for a market rate development. The project is anticipated to receive Homekey Program funds which would make the project eligible for streamlining approval under Assembly Bill 83 (“AB 83”). Specifically, CA Health and Safety Code § 50675.1.1, subd. (g), states that all Homekey projects are eligible for such streamlining and are “deemed consistent and in conformity with any applicable local plan, standard, or requirement, and allowed as a permitted use, within the zone in which the structure is located, and shall not be subject to a conditional use permit, discretionary permit, or to any other discretionary reviews or approvals.” Such projects are not required to undergo any discretionary local permit review or approval process before being able to proceed with the project. In addition, a project funded with Homekey Program funds that satisfies certain requirements would qualify for a CEQA exemption under the Health and Safety Code section 50675.1.4.

Project Schedule:

Milestone	Estimated Date of Completion
1. Community Engagement (continuous and ongoing)	February 2023 – ongoing
2. Homekey Award	September 2023
3. Entitlements/Land Use Approval	September 2023
4. Environmental Review	September 2023
5. Permitting	October 2023
6. Modular Review	October 2023
7. Modular Fabrication	November 2023
8. Building permit issuance	November 2023
9. Begin Construction	November 2023
10. Start of referral activities	September 2024
11. Complete Construction	December 2024

Draft Staffing Plan: The primary goal of LifeMoves’ programs is to end the cycle of homelessness by providing interim housing and supportive services that have proven to transform lives and build lasting solutions to homelessness. Aligning with Housing First principles, LifeMoves first provides each client, regardless of background, presenting issues, and/or program progress/participation, with a safe, clean, and dignified living environment to help them regain stability as they work towards their return to stable housing and self-sufficiency. LifeMoves anticipates providing a total of 28.05 FTEs to support the project as further summarized below.

Proposed Staff Positions	FTE	Summary of Services
On-Site Supportive Service Staff		
Case Manager (Bilingual)	2.00	Conduct intake, perform screening assessments, and provide intensive case management.
Children Services Coordinator (Bilingual)	2.00	Coordinate with school liaison to ensure school-aged children are enrolled in their school of choice.
Housing Support Specialist	1.00	Increase housing opportunities, including opportunities to increase income.
Licensed Vocational Nurse	1.00	Support the health of medically fragile clients.
Master of Social Work (MSW), Behavioral Health (BH) Intern - Case Mgr	1.00*	Provide behavioral health supports to clients, including assessments and referrals to behavioral health resources
MSW, BH Intern - Therapy	1.00*	

Off-Site Support		
VP Programs and Services	0.05	Ensures safe and effective delivery of services to clients and stakeholders. Meets program operations goals while maintaining programs within budget, coordinates agency activities, and implements LifeMoves policies and procedures.
Dir. of Shelter & Services, Santa Clara County	0.10	
Associate Dir. of Shelter & Services, Santa Clara County	0.10	
Program Operations Manager	0.10	
Community Impact Fellow	0.20	
Dir. of H&E	0.10	
Program Dir. - Housing Specialist	0.10	
Behavioral Health Program (BHP) Dir.	0.10	
Associate Dir. of BHP	0.10	
Snr. Dir. of Clinical Services & Training	0.15	
BH Supervisor	0.05*	
Master of Social Work Prgm (MSW) Dir.	0.05	
Associate Dir. of MSW	0.05	
MSW Clinical Supervisor	0.05*	
Dir. of Education	0.05	
Education Programs Coordinator	0.05	
Education Initiatives Manager	0.05	
On-Site Services and Property Management		
Program Director	1.00	Responsible for the strategic and operational management of the site.
Associate Program Director	1.00	Day-to-day operation and management of the site.
Driver	1.00	Provide transportation needs for clients
Food Service Staff	1.00	Coordinates all food service functions at the site.
Site Coordinator	1.00	On-site security employee
Intake Coordinator	1.00	Facilitates the intake process for program participants and assists the PD to maintain the ongoing operations of program services.
Program Aide	3.00	Provides safety supervision of program participants and works collaboratively with other staff in assisting clients.
Residential Services Coordinators (RSC)	9.60	
Employee FTE Total	25.95	
Consultant FTE Total	2.1*	
Total Staff	28.05	

** denotes consultant position*

Development Sources and Uses:

Source of Funds	Amount
Homekey Capital Award (estimated)	\$22,500,000
Private Funding	\$5,000,000
County Capital Grants	\$6,500,000
Total Construction Sources	\$34,000,000

Use of Funds	Homekey	Private/Local	Total
New Construction	\$19,252,132	\$9,477,916	\$28,730,048
Architectural	\$1,286,387	\$295,963	\$1,582,350
Attorney Fees	\$124,389	\$5,611	\$130,000
Contingency (Hard Cost and Soft Cost)	\$1,016,002	\$463,828	\$1,479,830
Other Costs	\$800,000	\$1,277,772	\$2,077,772
Total: Use of Funds	\$22,478,910	\$11,521,090	\$34,000,000

Operating Subsidies:

Source of Funds (Years 1-7)	Amount	Term
Homekey Operating Subsidy	\$10,000,000*	3 years
City of Santa Clara Match Commitment	\$7,000,000	7 years
County of Santa Clara	\$10,000,000	7 years
LifeMoves Match Commitment	\$7,000,000	7 years
Total Operating Subsidies	\$34,000,000	

*Estimated amount.

Year-1 Operating Budget:

County Staff are in discussions with LifeMoves about different opportunities to reduce cost. For instance, we are exploring the ability to leverage the County’s subsidized employment initiatives.

Expense	Amount
Program Expense	
Program Salary & Benefits	\$2,067,298
Site Operating Costs	\$1,247,038
Operations Labor and Fringe	\$35,140
Total Program Expense	\$3,349,476
Administration Expense	
Administration Expenses	\$334,948
Total Administration Expense	\$334,948
Capital Costs	
Capital Costs - Van	\$75,000
Total Capital Costs	\$55,000
Anticipated Operating Costs (Year 1)	\$3,759,424

Program Outcomes:

Category	Outcomes	Outcome Objectives
Housing: Households exit to stable housing	The goal of the project is to assist households in exiting homelessness	80% of families will exit to stable housing within 6 months of admission.