COUNCIL MEETING
2/13/2023
☑Received Before Meeting
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CITY OF PALO ALTO

Buena Vista Mobile Home Park Update

From the Santa Clara County Housing Authority

FEBRUARY 13, 2023

www.cityofpaloalto.org

PURPOSE OF COUNCIL ITEM

CITY OF PALO ALTO

PURPOSE:
For Council to receive a report from the Santa Clara County Housing Authority about Buena Vista Mobile Home Park and to Discuss Updates and Next Steps

ITEM AGENDA:
- To discuss with the Santa Clara County Housing Authority their **efforts to date** (upgrade, improvements, compliance, property management)
- Review BV **redevelopment and engagement plans**

Agenda

01
Introductions

02
History of Buena Vista

03
Resident Engagement

04
Site Concept

05
Housing Options

06
What's Next

HOUSINGAUTHORITY
SANTA CLARA COUNTY

01 / Introductions

Making homes, Growing communities

Buena Vista Leadership Team

Preston Prince, Exective Director

Tracewell Hanrahan, Deputy Executive Director

Flaherty Ward, Director of Real Estate

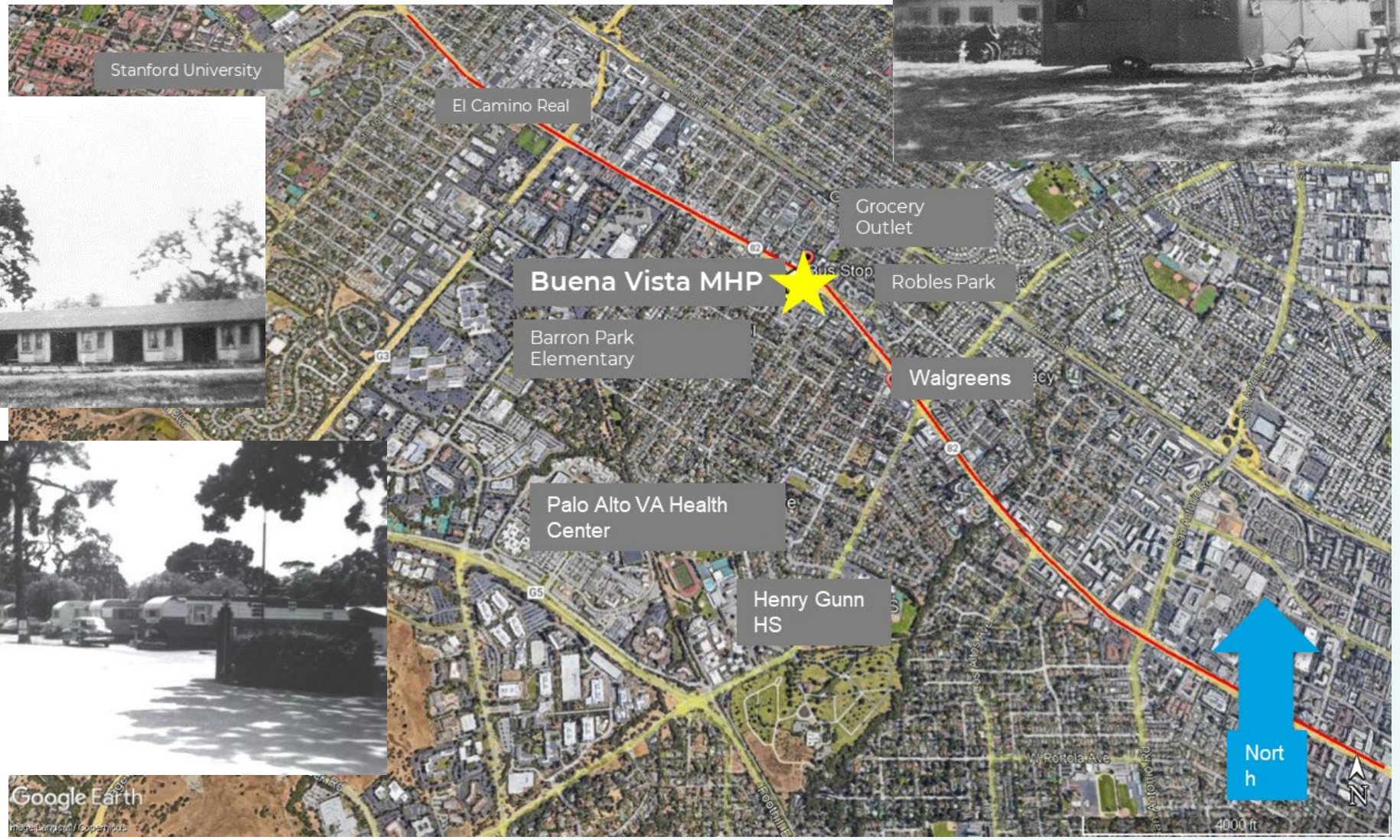
Emily De La Guerra, Senior Strategic Advisor

Kris Adhikari, Project Manager

HOUSINGAUTHORITY
SANTA CLARA COUNTY

02 / History & Current State of Buena Vista

Buena Vista Mobile Home Park



Current Site Plan

	Unit Size (Bedrooms)				
Income Levels	1BR	2BR	3BR	4BR	Sum
0-30% AMI	13	16	8	-	37
31-50% AMI	1	6	2	1	10
51-80% AMI	3	9	3	3	18
81% + AMI	1	5	4	-	10
Total	**18**	**36**	**17**	**4**	**75**

Timeline

Late 2017

SCCHA, City of Palo Alto & County of Santa Clara purchase Buena Vista

2018-2019

Buena Vista ground leased to third-party Property Manager and Developer

Late 2019

Operator exited. SCCHA assumes role of Manager/Developer

2019-2020

SCCHA begins Replacement Housing Program, relocating/replacing 18 units (~20%)

2021

Launch redevelopment planning. Apply for financing.

2022

Complete Conceptual Redevelopment Plan. Receive $5m CalHOME grant.

2023

Re-engage with Residents post-COVID. Submit for Entitlements.

On-going Activities: Residents, Compliance, Property Improvements, Redevelopment Planning

On-going Activites

RESIDENTS
Communication
Services
Concerns

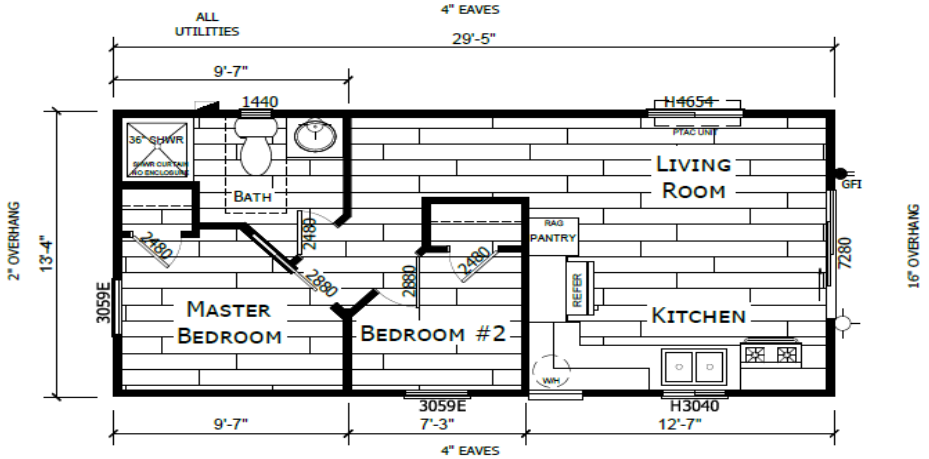
PROPERTY IMPROVEMENTS
Utilities
Habitability
Amenities

COMPLIANCE
Leases
Recertifications
HQS Inspections

REDEVELOPMENT
Site Plan
Financing
Entitlements

Current Site Plan

Replacement Housing Program



399 SQ. FT.

- 2X4 EXTERIOR WALLS
- 9' FLAT CEILINGS THROUGHOUT
- 30#

Sample for exterior, interior, and floor plan for the new replacement RVs

Sources & Uses

Sources

City of Palo Alto	$14,500,000
County of Santa Clara	$14,500,000
Santa Clara County Housing Authority*	$19,585,181
Total Sources	**$48,585,181**

Uses

Acquistion	$41,075,000
Demolition/Holding	$568,618
Hard Costs	$2,236,822
Relocation	$2,254,499
Architecture and Civil	$485,586
Other Engineering	$102,524
Financial	$9,500
Legal	$269,498
Developer Costs and CM	$757,715
Other/Misc.	$3,419
Repairs & Improvements	$822,000
Total Uses	**$48,585,181**

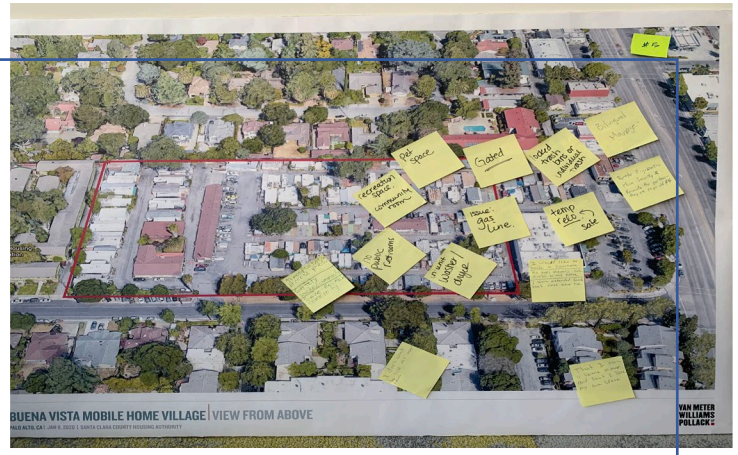
- Since 2017, over $822,000 has been invested in the Park and residents' homes
- Repairs include:
  - Improving Curb Appeal
  - Increasing Parking
  - Installing new electrical and gas lines
  - Replacing aged sewer and water line
  - Replacing paving
  - Repairing and improving residents' homes

02 / Resident Engagement

Past Resident Engagement

Resident Townhalls

Community Events



Small Group Meetings

Community Newsletters

Resident Town Halls – What We Heard

What do you love about BV?

- Access to good education
- Convenient public transportation
- Peaceful atmosphere

What are the key issues & concerns?

- Community safety
- Laundry
- Affordability
- Gas line renovation

What are your hopes for the future?

- Remain affordable
- More security
- Playground & recreation space
- Improve street lighting

What amenities would you like to have?

- Playground
- Community Room
- Homework Club with computers
- Dog Walk
- Community Event Space

03 / Site Concept

When the Housing Authority purchased the Park in 2017, we entered into a Regulatory Agreement with the City of Palo Alto and the County of Santa Clara.

The Regulatory Agreement requires that we:

1. **Improve the Park,** and
2. **Apply affordable rents** as defined in the Regulatory Agreement

As we start with the redevelopment of the Park, **our goal** remains the same:

Provide new housing for all current Park residents

Redevelopment Goals

#1

Housing for all current residents/ families

#2

Housing remains affordable

#3

Preserve ownership

#4

Improve amenities and utilities

Proposed Site Concept

Proposed Apartment building + Upgraded Mobile Home Park

Proposed Site Concept

Green Belt

Future Townhall Topics & Responding to Resident Concerns

Security
Entryway Designs
Park Border (fencing, etc)

Community
Indoor & Outdoor Amenities
Exterior Design
Resident Services & Resources

Transit
Parking
Connections to Public Transit

Living Space & Affordability
Floorplans & Accessibility
Colors and Finishes
Ongoing Affordability
Compliance Requirements

04 / Housing Options

There are two types of households in

Owner Households:

- Purchase a new coach in MHP
- Become a renter in the apartments
- Sell their coach and request voluntary relocation assistance

Renter Households:

- Become a renter in the apartments
- Request voluntary relocation assistance

05 / What’s Next?

You have a home at Buena Vista

January 2023

Reconnecting with Stakeholders

February 2023

Resident Options, Site Tours and More Stakeholder Engagement

March 2023

Motel Deconstruction and New Space

TBD 2023

Submit to City and State for Approval

2023-2024

Final Design and Construction

Redevelopment Timeline

THANKS TO OUR PARTNERS

CITY OF PALO ALTO

THE COUNTY OF SANTA CLARA 1850

THE JOHN STEWART COMPANY

ENGAGEMENT FORA

VAN METER WILLIAMS POLLACK LLP

ARWS ASSOCIATED RIGHT OF WAY SERVICES, INC.

CITY OF

PALO ALTO