


City of Santa Clara
City Council Meeting
October 9, 2018

Study Session:
Disposition and Development
Agreement (DDA) for
1834 Worthington Circle /
90 North Winchester

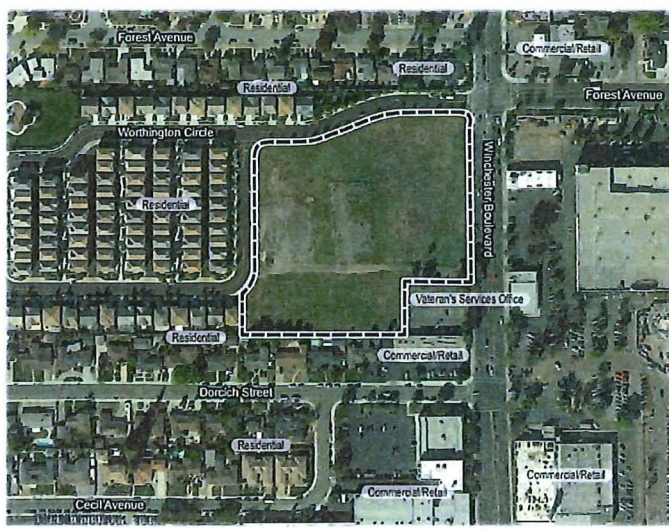


City of Santa Clara
The Center of What's Possible

Agrihood Project

Purpose

- Review project background, history and constraints
- Provide an update on the project design
- Present project affordability and transactional details
- Identify next steps



POST MEETING MATERIAL



Background and Context



Agrihood Project

Background/Context

- Site is 5.8 acre portion of former 17 acre State owned Bay Area Research and Extension Center (BAREC) property
- 5.8 Acre portion was purchased by Redevelopment Agency in 2005
- Remaining 11.2 acres sold by State to Summerhill and developed as townhouses (Midtown Village)
- Purchase Agreement with State required development of 165 affordable senior housing units



Agrihood Project

Background/Context

- Site entitled in 2007 for development of up to 165 affordable senior apartments
- 2007 project required subsidy from Redevelopment Agency
- State transferred property to City's Housing Authority in 2012
- Consistent with 2005 Purchase and Sale Agreement, the Grant Deed required the Housing Authority to start construction by January 5, 2015 or property ownership would return to State
- With demise of the Redevelopment Agency, project lost tax increment funds and project stalled

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Agrihood Project

Background/Context

- In November 2013 the State granted a 36-month extension for the commencement of construction to January 5, 2017 or property ownership would return to State
- City issued RFP for site in early 2015
- RFP requested proposals to build 165 senior affordable housing units with limited or no City subsidy
- September 29, 2015 the City Council selected Core Affordable Housing, LLC (CORE) as project developer and authorized City staff to negotiate an ENA with CORE

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Agrihood Project

Background/Context

- City executed ENA with CORE on April 21, 2016 providing a term of 12 months with up to two 6 month extensions
- SB680 signed by Governor Brown in September 2016 authorized changes to the Grant Deed, including:
 - Minimum requirement for 165 senior affordable housing units
 - Allowance for a matching number of market rate units
 - Minimum 1 acre of open space
 - Immediate payment of \$4,050,000 from the City to the State
 - Extended completion of construction deadline to January 5, 2023

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Agrihood Project

Background/Context

- ENA amended on April 3, 2018, extending the term to October 20, 2018 with one possible 6 month extension to April 20, 2019
- CORE began stakeholder outreach in 2016 based on RFP plan submittal
- CORE submitted initial application/plan to City in December 2016
- City has been working with Developer to process entitlements and negotiate a Disposition and Development Agreement
- City executed Agreement with State in January 2017

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The Project and Entitlements

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Agrihood Project

Background/Context

- City engaged Project for Public Spaces (PPS) in February 2017
- PPS presented findings from workshop in June 2017
- CORE redesigned the project and resubmitted in January 2018
- Project Environmental Impact Report (EIR) circulated April 11 – May 29 and completed July 5, 2018 for revised project

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City of Santa Clara
The Center of What's Possible

Agrihood Project

Community Engagement

- 10 Prior City Council Meetings
- PPS Workshop
- 2 Formal Community Meetings
- 42 Developer Outreach Meetings
- Project Page on City Website
- 9 Project Update Notices
- Planning Commission Hearing




City of Santa Clara
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Agrihood Project

Site Information

- City-owned 5.8 acre parcel (Undeveloped)
- Temporary parking for Valley Fair
- Zoning: Planned Development
- General Plan: Medium Density Residential (20 – 36 DU/AC)
- Surrounding Uses: Valley Fair, Veterans Affairs, Townhouses, Single-Family



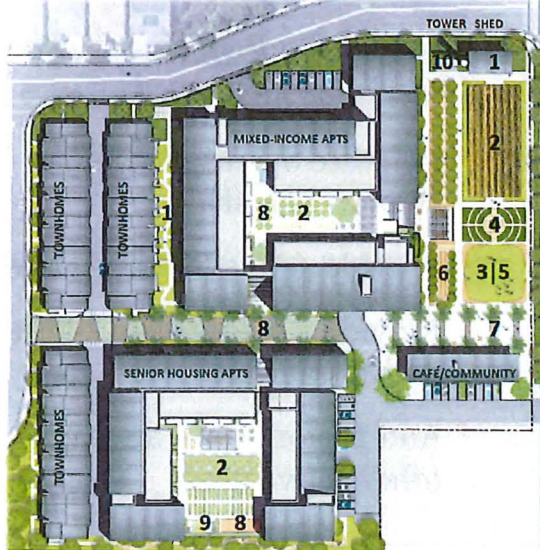



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Agrihood Project

Proposed Development


- 165 Affordable Senior Apartments
- 160 Mixed Income Apartments
- 36 Townhomes
- Programmed agricultural open space fronting onto Winchester Blvd
- Driveway access from Worthington Circle and Winchester Blvd






City of Santa Clara
The Center of What's Possible

Agrihood Project



East Elevation (Winchester Boulevard)



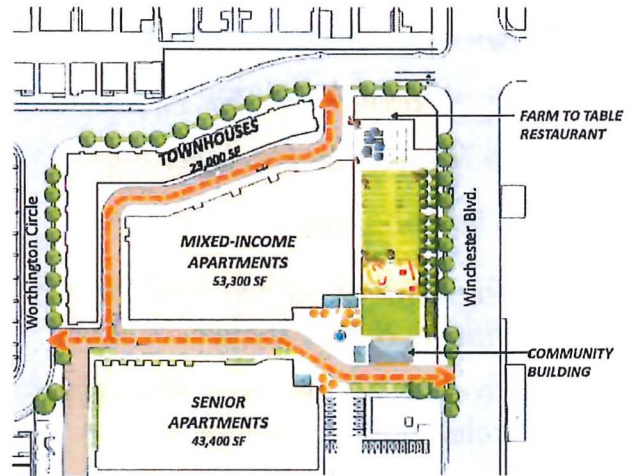
North Elevation (Worthington Circle)



Agrihood Project

Project for Public Spaces (PPS) Recommendations

- Relocate open space along Winchester Blvd.
- Provide active building edges
- Provide a community kitchen and restaurant
- Add performance area and other active uses



Agrihood Project

Project for Public Spaces (PPS) Recommendations





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Santa Clara**
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Agrihood Project

Proposed Open Space

- 1.5 acre community garden
- Workshop/shed
- Agricultural production area
- Event lawn
- Event plaza
- Outdoor kitchen and dining
- Community building/cafe





The Transaction

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Agrihood Project

RFP – September 2015

- ✓ Developers were asked to build 165 senior affordable housing units and to structure a project that would limit (or eliminate) the need for City subsidies.
- ✓ On September 29, 2015, the Council selected CORE as the developer of the Property and authorized the negotiation of an ENA.
- ✓ CORE's proposed to develop the site with the required senior affordable housing together with mixed income multi-family housing, market rate townhouses, and an area for urban agriculture.

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Agrihood Project

Project Activity (Last 12 months)

- ✓ Structured a financially feasible project amidst rising costs
- ✓ Partnered with County to access competitive Measure A Funds
- ✓ Secured Section 8 vouchers to protect seniors against rising rents
- ✓ Negotiated a Ground Lease concept for the Affordable Parcel (Permanent Affordability)



Agrihood Project

RFP Comparison

	RFP September 2015	December 2017	2018 County Measure A
Land Status	Core Ownership	Core Ownership	Ground Lease of Affordable Parcel
Age Restrictions	62+	62+	55+
Average AMI Mix	55% AMI	55% AMI	45% AMI
County Capital Subsidy	0	0	\$18.0M*
City Capital - Additional Subsidy	\$5.0M	\$10.0M	\$0



Agrihood Project

Project Overview

- 361 total units: 165 below-market-rate (BMR) units for Seniors and Veterans

AMI Mix	
30%	50
40%	54
50%	18
60%	41

50% AMI Rents	
Studios	1,163
1 Bd	1,330
2 Bd	1,496
3 Bd	1,662
4 Bd	1,796

- 160 mixed-income rental apartments, which include an additional 16 BMR units that will be affordable to moderate income households



Agrihood Project

Value of a 50% AMI Affordable Unit

	50% AMI Rents	Market Rent
1 Bd	1,330	3,000
Monthly Difference / DU		(1,670)
Annual Difference / DU (x 12)		(20,040)
Multiplied by 165 units		(3,306,600)
Multiplied by 30 years		(99,198,000)
Net Present Value		(60,815,137)
Value Per Household		(368,577)



Project Financing Sources

Source Name (Estimates)	CONSTRUCTION SOURCES	PERMANENT SOURCES	PERMANENT SOURCES
	Total	Total	per unit
Construction Loan	\$53,048,999	\$0	\$0
Perm Loan, Tranche A	\$0	\$13,000,000	\$78,788
Perm Loan, Tranche B	\$0	\$8,500,000	\$51,515
Santa Clara County Measure A	\$0	\$18,000,000	\$109,091
Land Sales Proceeds	\$15,262,000	\$15,262,000	\$92,497
Tax Credit Investor Proceeds	\$2,475,000	\$24,750,000	\$150,000
GP Equity	\$3,000,000	\$5,500,000	\$33,333
TOTAL	\$73,785,999	\$85,012,000	\$515,224



Agrihood Project

Financing Takeaways

- ✓ The project is very cost sensitive:
 - **\$85 million total cost, nearly \$60 million in subsidies**
- ✓ County Measure A Funds are subject to Board of Supervisor approval
- ✓ Any changes that would increase costs, and by default the County Measure A request, would likely be detrimental to the project



Agrihood Project

Balancing Risk / Reward

- **TIMING:** Any delays to the project risk:
 1. Changes to market rate assumptions, which the affordable project is highly dependent;
 2. Potential loss of highly competitive Measure A Funds
 3. Potential loss of Section 8 vouchers
 4. Complicating timing with the State requirements



Agrihood Project

Balancing Risk / Reward – Potential Impact of Adding Units

The value of any additional units would have to offset:

1. Increase in construction cost due to change in construction Type
2. Additional costs to accommodate required parking
3. Incremental costs to the Affordable project (45% AMI)
4. Costs for design and development changes
5. Costs due to time delays



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Agrihood Project

Next Steps...

- Extend Exclusive Negotiation Agreement
- Finish negotiating and documenting the Disposition and Development Agreement (DDA), Ground Lease and other documents
- Continue engagement opportunities for the public
- Return to Council on November, 20th 2018 for consideration of final draft of the Disposition and Development Agreement (DDA) and General Plan Amendment and Rezoning



The seal of the City of Santa Clara, California, is circular. It features a central illustration of a mission-style building with a red roof and a bell tower, set against a blue sky with clouds and a green lawn. The year "1852" is written in white on a green banner at the bottom of the illustration. The outer ring of the seal contains the text "CITY OF SANTA CLARA CALIFORNIA" at the top and "THE MISSION CITY" at the bottom, separated by a dotted line.

City of Santa Clara

City Council
Meeting October 9,
2018
Study Session:
Disposition and Development
Agreement (DDA) for
1834 Worthington Circle /
90 North Winchester



**City of
Santa Clara**
The Center of What's Possible

AGENDA ITEM #: 6pm

AGENDA REPORT

Date: October 9, 2018

To: City Manager

From: Executive Assistant to the Mayor & City Council

Subject: Correspondence received regarding the 6:00PM Study Session- Agrihood Project

From Wednesday, October 3, 2018 at noon, through Tuesday evening, October 9, 2018 at 5:00 pm, the Mayor & Council Offices have received the attached communications regarding the 6:00PM Study Session- Agrihood Project.

Lynn Garcia
Executive Assistant to the
Mayor & City Council

Documents Related to this Report:

- 1) *Communications received*

L:\Agenda Reports & Memos\Communications Received Memos\10/09/18/ 6:00PM Study Session- Agrihood Project

POST MEETING MATERIAL

Lynn Garcia

Subject: FW: Agrihood Finance Study Session, Tues, 10/9 - 6pm (tomorrow!)

From: Kirk Vartan [<mailto:info@Win6Village.org>]

Sent: Monday, October 08, 2018 5:00 PM

To: Mayor and Council

Subject: Agrihood Finance Study Session, Tues, 10/9 - 6pm (tomorrow!)



Hello Win6 and Agrihood Supporters,

Finance Study Session:

The City of Santa Clara's Community Development Department is sharing the funding details (e.g., costs, funding, financing, grants, expected revenues/returns, programs, etc.) of the [Agrihood project](#) with the public.

When: Tuesday, Oct 9, 2018 - 6:00PM

Where: Santa Clara City Council Chambers - 1500 Warburton Ave, Santa Clara, CA 95050

Confused about the "cost of development?" What are the challenges? How are community benefits financed? What are the risks developers take?

The Agrihood proposal in Santa Clara has a lot of fantastic qualities. Situated on public land, we get to ask questions and learn all the details (e.g., costs, funding, financing, grants, expected revenues/returns, programs, etc.).

This mixed-use project could include:

- * Affordable housing
- * Senior housing
- * Market-rate housing
- * Townhouses
- * Neighborhood retail space
- * Agricultural spaces to grow food
- * Expert agriculture/gardening resources

* Multiple gathering spaces with a unique sense of place

This project has all the ingredients to be a best-in-class regional example of how a mixed-use project can bring both needed housing (density) + incredible community benefits (neighborhood-serving shops, placemaking, gathering spaces, etc.).

Join the Santa Clara City Council as the Community Development Department shares the financing details of the current project with the public. This is only a study session on the financing of the project. The actual council meeting for approval of the project will follow at a later date.

Yours in community,

Kirk Vartan



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Lynn Garcia

Subject: FW: AARP Letter in Support of Agrihood
Attachments: Agrihood_AARP_Support10.03.pdf

From: Buzo, Fred R. [<mailto:FBuzo@aarp.org>]
Sent: Monday, October 08, 2018 12:00 PM
To: Debi Davis; Lisa Gillmor; Patrick Kolstad; Patricia Mahan; Teresa O'Neill; Kathy Watanabe
Cc: Rebecca Bustos
Subject: AARP Letter in Support of Agrihood

Mayor Gillmor & Council:

Please find the attached letter in support of the Agrihood project.

Fred Buzo | AARP California
Associate State Director | Community
75 E. Santa Clara Street | San Jose, CA 95113
Office (408) 707-7747 | fbuzo@aarp.org



Lynn Garcia

Subject: FW: Agrihood Project on Winchester Blvd

From: pshubcaps@aol.com [mailto:pshubcaps@aol.com]

Sent: Friday, October 05, 2018 9:07 PM

To: Mayor and Council

Subject: Fwd: Agrihood Project on Winchester Blvd

Dear Council Member Davis,

My name is Pat Sunseri and live at 3151 Dorcich Street, Santa Clara. My property borders the proposed Agrihood Development project. I have been directed that you are our district representative and that if we have any concerns regarding the Agrihood Project we should direct them to you and your staff. I would appreciate if you could read my concerns and consider them in Tuesday, October 9th Council meeting regarding the Agrihood project.

Thank you.

October 5, 2018

Pat Sunseri

Address: 3151 Dorcich Street,

Santa Clara, CA 95050

Santa Clara Council Members and Staff,

This letter is in regards to the property Located on Winchester Blvd, formally known as the BAREC Property, now known as Agrihood. I live adjacent to the new development on Dorcich Street. There are 4 homes that share the fence line with the new project proposal.

Before I begin with my families concerns, we would like to address some of the items that have lead us to this point. As you are well aware of, this parcel has been the center of many years of discussion, proposals and neighborhood concerns.

For the last 3 years, we have been in communication with the latest developer to review their plans. They were well aware of the items of building mass, privacy and design. The developer took into consideration all of the issues expressed from the community, especially those that would be directly affected by the project. They had delivered a plan that took into consideration all of our concerns and comments. From our perspective, the former plan met the needs of what the adjacent property owners had asked for and still gave the developer the units per acre to make the project successful for both them and the community.

As we move forward, a design group from New York was hired from concerned community input to reevaluate the adjacencies and design layout. Approximately 2 years later, a new design layout proposal had been submitted for review.

In the last advisory meeting, more than 2 hours of support for the project had been displayed.

Virtually, the property owners were the only ones that had issue with the new layout. It was recommended that we meet with Agrihood representatives to discuss our concerns as to buffering and privacy.

They have been wonderful in reaching out to us to hear our concerns and try to do their best to remedy the items that we have expressed.

From our last meeting, we were made aware of that the distance between the fences to the new project would be 16 feet. Because the area is so close, the Fire Department has requested that the proposed tree canopy cannot exceed space that would impede the area in case of a fire.

Hence, our choices in planting material is drastically reduced and plant layering is next to prohibited.

As our neighborhood meeting continued the question came up of how come the new design is so close to our homes. The four homes are the only parcels surrounding the property that are not buffered by a road and wide planting belt. We realize that this is a planned development, but even in the code book regarding residential approval, the city requirement is 20 feet rear setback with a height restriction on the new construction limited to 2 stories. We have been notified that the lowest height on the proposed plan starts at 46 feet and escalates to 61 feet. The new design has balcony's that can lesson our privacy. There are several other concerns one being how does this affects our property values. I also took council with a real estate agency. His initial assessment was that though the overall development would enhance the surrounding property values, however, he made note that the homes that have such mass of building so close to the fence would reduce the numbers of interested buyers and can indeed affect the price of the homes.

We ask the city to hear our concerns and to help us with the Agrihood Development Team in providing a better solution that can be successful not only for the residence but for the community. I believe that minor changes to the design must take place under City of Santa Clara recommendation. We look for your support.

Thank you and I look forward to any thoughts or comments you may have.

Sincerely,

Pat Sunseri

Lynn Garcia

Subject: FW: SV@Home Coalition letter RE: Agrihood Study Session - 10/9/18
Attachments: SV@Home Agrihood Petition 100518.pdf

From: David Meyer [<mailto:david@siliconvalleyathome.org>]
Sent: Friday, October 05, 2018 5:02 PM
To: Debi Davis; Lisa Gillmor; Patrick Kolstad; Patricia Mahan; Teresa O'Neill; Kathy Watanabe; Clerk; mayorandcouncil@santaclara.gov
Cc: Pilar Lorenzana; Mitch Mankin
Subject: SV@Home Coalition letter RE: Agrihood Study Session - 10/9/18

Dear Mayor Gillmor, Vice Mayor Watanabe, and Councilmembers Davis, Kolstad, Mahan, and O'Neill:

We write you today on behalf of SV@Home, Housing Trust Silicon Valley, the Silicon Valley Leadership Group, Greenbelt Alliance, South Bay YIMBY, the League of Women Voters San Jose/Santa Clara chapter, and the individual signers of the attached petition in support of the Agrihood development and urge the City Council to move forward with making this proposed vibrant community a reality, without delay or modification of the following key components of the project:

- 361 new homes – half of which will be affordable to seniors, senior veterans, millennials, and families
 - The Agrihood will help the most vulnerable in our community by providing 165 homes affordable to seniors living on extremely low, very low, and low incomes.
 - It will also provide 144 market rate apartments, along with 16 moderate income units for middle-income households like teachers, firefighters, police officers, and nurses who are the backbone of the city's workforce.
 - The project also provides 36 townhomes which will target first-time homebuyers.

- A 1.7-acre urban agricultural open space and production farm which will serve as the community hub
 - The Agrihood's farm and open spaces will cement intergenerational bonds among residents and neighbors to the project.
 - The farm's urban agricultural center will produce an estimated 11,800 lbs of produce per year from the land and offer educational programs for local students to inspire the next generation of Bay Area environmental stewards.

Sincerely,

David

David Meyer
Outreach and Partnerships
david@siliconvalleyathome.org
(408) 462-1572

sv@home
350 W Julian St. #5, San Jose, CA 95110
[Website](#) | [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [Become a Member!](#)



Transmitted via email

October 5, 2018

Mayor Gillmor and Members of the City Council
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 9505

Dear Mayor Gillmor, Vice Mayor Watanabe, and Councilmembers Davis, Kolstad, Mahan, and O'Neill:

Re: Agrihood Study Session, October 9th, 2018

After years of thorough engagement and deliberate planning, we're thrilled to see the Agrihood mixed-use, mixed-income development move forward on the former BAREC site. We thank you for the work that the Santa Clara City Council, staff, and the broader community has undertaken to bring us to this stage.

On behalf of the respective organizations and individuals, we write to voice our strong support for the Agrihood development and urge the City Council to move forward with making this proposed vibrant community a reality, without delay or modification of the following key components of the project:

- 361 new homes – half of which will be affordable to seniors, senior veterans, millennials, and families!
 - The Agrihood will help the most vulnerable in our community by providing 165 homes affordable to seniors living on extremely low, very low, and low incomes.
 - It will also provide 144 market rate apartments, along with 16 moderate income units for middle-income households like teachers, firefighters, police officers, and nurses who are the backbone of the city's workforce.
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- A 1.7-acre urban agricultural open space and production farm which will serve as the community hub!
 - The Agrihood's farm and open spaces will cement intergenerational bonds among residents and neighbors to the project.

- The farm's urban agricultural center will produce an estimated 11,800 lbs of produce per year from the land and offer educational programs for local students to inspire the next generation of Bay Area environmental stewards.

We applaud the City for embarking on a robust community process focused on placemaking and led by Project for Public Spaces that resulted in the exciting Agrihood proposal we have today – a one-of-a-kind mixed-use and mixed-income development that honors the area's agricultural history and sets the stage for a vibrant and exciting future.

The Agrihood is a prime opportunity to improve housing affordability in the City of Santa Clara. We urge you to seize this opportunity and to act now by allowing the Agrihood to move forward without any delays. The time for this project is now!

Sincerely,

Organizations

Silicon Valley at Home (SV@Home)
 Silicon Valley Leadership Group (SVLG)
 Housing Trust Silicon Valley
 Greenbelt Alliance
 South Bay YIMBY
 League of Women Voters San Jose/Santa Clara

Santa Clara

*Gabrielle Perez
 Phil Mastrocola
 Jennifer Carvalho
 Dixie Lira-Baus
 Danae Hall
 Dustin Harber*

*Rhea Munoz
 Roma Dawson
 Chris Manning
 Nathan Ho
 Richard Zappelli
 Kevin Zwick
 Vincent Rocha
 Leslye Corsiglia*

*Jason Uhlenkott
 Karen Schlessner
 Anna Devochkina
 Douglas and Gisela Daetz
 Marsha Grilli
 Michael Tsai
 Cora Marandino
 Hannah Follweiler
 Mary Collins
 Kris Campos-Flores
 Craig Mizushima*

Santa Clara County

*Cathy Bowers
 Julie Mahowald
 Kymberly Prouty
 Sarina Drucker
 David Meyer
 Joan MacDonald
 Olya Sorokina
 Ilya Gurin
 Michelle Rogers
 Thomas Irpan
 Cybele LoVuolo-Bhushan
 Geoff Jackson
 Janice Robbins*

*Janikke Klem
 Maureen Damrel
 Jacqueline Rivera
 Robert Wood
 Thomas McCarter
 Vicki Alexander
 Mitch Mankin
 Mary Helen Doherty
 Patricia Black
 Diane Fisher
 Sue Andarmani
 Alex Strange
 Sue Serrone
 John Cordes*

Bay Area

*Milo Trauss
 Ryan Natividad
 Brittne Choyce
 Harfijah Oliver*

Other California

Rafael Hernandez

Lynn Garcia

Subject: FW: Conditional support for the Agrihood

From: Paul Bickmore [<mailto:paulbickmore@gmail.com>]

Sent: Thursday, October 04, 2018 10:37 AM

To: Kevin Riley; Rebecca Bustos; Mayor and Council; VCantore@thecorecompanies.com; advocacy@catalyzesv.org; info@catalyzesv.org

Subject: Conditional support for the Agrihood

Dear Planning Commission:

The Agrihood inspired the founding of Catalyze SV. I feel very passionately that this project should be the very best that it can be, as it is public land. I was grateful when the City of Santa Clara selected The Core Companies in September 2015 to bring the communities' vision for the Agrihood to fruition. At that time, the design was only conceptual, and many aspects needed additional study, particularly density. In the past three years, there have not been additional studies for the project to achieve our higher aspirations. In fact, the project is substantially the same as it was proposed over three years ago, even after the City funded Project for Public Spaces study was completed a over year ago.

The current proposal by Core Companies does not achieve our aspirations for a groundbreaking project nor include any of the studies requested multiple times by Council or City Staff. Unfortunately, the City Staff also elected not to study any higher densities in the EIR as they promised in writing during the scoping meetings. The City's inability to hold to its commitments over the last three years is a shame and I feel disappointed in Santa Clara's leadership.

While the proposal before the Planning Commission this week falls well short of our aspirations, The Agrihood was highly rated by Catalyze SV's Project Advocacy Committee earlier this year. Additionally, the community continues to endure a critical housing crisis and need housing production in Santa Clara immediately. While I wish two hundred additional Santa Clara workers could have found Santa Clara housing on this site, I support the Agrihood proposal for approval on the condition Santa Clara requires The Core Companies disclose their financial analysis and alternate housing studies that explain their inability to achieve our aspirations for greater housing impact. When Core won the rights to receive this land at highly discounted rates, they were directed by Council to pursue these studies, and I feel the community must see the reports before turning over public land for the profit of a private party.

In the future, I **you** to raise its standards for quality development, especially on public land. Environmental studies of a project should always include the highest possible impacts outlined to the community and the planet. While this process has been insufficient to create (or even explore) the best development possible, this project will be a significant accomplishment for the City of Santa Clara and Silicon Valley. Require the developer to provide the previously requested density study for review and consideration prior to formal project approval.

Thank you,

Paul Bickmore

Lynn Garcia

Subject: FW:Action Alert 3.3 - Tues, Oct 9 - 6:00pm - Council Study Session on Agrihood Project Financing

From: Catalyze SV [mailto:info@CatalyzeSV.org]

Sent: Thursday, October 04, 2018 4:29 AM

To: Mayor and Council

Subject: Action Alert 3.3 - Tues, Oct 9 - 6:00pm - Council Study Session on Agrihood Project Financing



Alert Summary

The City of Santa Clara's Community Development Department is sharing the funding details (e.g., costs, funding, financing, grants, expected revenues/returns, programs, etc.) of the [Agrihood](#) project with the public.

Agrihood Finance Study Session

When: Tuesday, October 9, 2018 at 6:00pm

Where: Santa Clara City Hall Council Chambers,
1500 Warburton Avenue, Santa Clara, CA 95050

How to Help

Confused about the "cost of development?" What are the challenges? How are community benefits financed? What are the risks developers take?

The Agrihood proposal in Santa Clara has a lot of fantastic qualities. Situated on public land, we get to ask questions and learn all the details (e.g., costs, funding, financing, grants, expected revenues/returns, programs, etc.).

proposals that are responsive and transparent about how they can be improved. So come to this meeting and ask the fair questions about public land.

This mixed-use project could include:

- Affordable housing
- Senior housing
- Market-rate housing
- Townhouses
- Neighborhood retail space
- Agricultural spaces to grow food
- Expert agriculture/gardening resources
- Multiple gathering spaces with a unique sense of place

This project has all the ingredients to be a best-in-class regional example of how a mixed-use project can bring both needed housing (density) + incredible community benefits (neighborhood-serving shops, placemaking, gathering spaces, etc.).

Join the Santa Clara City Council as the Community Development Department shares the financing details of the current project with the public. This is only a study session on the financing of the project. The actual council meeting for approval of the project will follow at a later date.

Catalyze SV's Perspective

Catalyze SV has called for increased housing and more neighborhood retail/activated spaces to maximize the placemaking opportunities for the public (as recommended by the experts at [Project for Public Spaces](#)). You can see [Catalyze SV's letter](#) submitted to the City of Santa Clara on March 23, 2018.

[Click here to email Project Team, City Planner, Mayor, and Council](#)

who is overseeing the project:

The City of Santa Clara Council Members and the Planning Project Manager:
Rebecca Bustos, email: rbustos@santaclaraca.gov, 408-615-2450



Background

The [Agrihood](#) is located on 1834 Worthington Circle (90 N Winchester Blvd), Santa Clara, CA. The project is an innovative development that will create a sustainable community and connect the City's agricultural heritage to a modern urban living environment. The proposed project includes 160 mixed-income apartments, 165 affordable senior apartments, 36 townhomes and approximately 1.5 acres of agricultural open space area designed for placemaking, education, gathering, and farm-to-table living.

We hope you can join us for this incredibly informative meeting. Catalyze SV will be live streaming this on Facebook, and the City will be streaming this on Facebook, YouTube, and on cable.

Our [Advocacy Committee](#) welcomes your thoughts to include in any discussions we have with the developer and the City of Santa Clara.

Yours in community,



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San Jose, CA 95117

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10/9/18

STUDY SESSION

Good evening. I'd like to quote something Michael Ketterer said. He's a recent America's Got Talent finalist who said **"When you're surviving, you can't dream."** Please keep this quote in mind.

We look at the innovation and creativity we have in Silicon Valley. The gadgets, applications, and devices are designed and created here. One of the enablers is high salaries. Tech workers make a lot of money as my wife and I did when we worked at Cisco. In 2006, my mom thought I was nuts to leave Cisco and start a pizza business, never having worked in a restaurant or knowing how to cook. **But 12 years ago I was able to dream and be creative.**

And now I live and breathe the challenges of this region. Employees like mine are vulnerable. I don't know how many **service workers** are here tonight, but their voices need to be heard. More and more we see how full-time workers taking care of this Valley's residents are not able to participate in these discussions. My team **can't attend study sessions like this to tell you they can't afford to live here**, as they need to work.

POST MEETING MATERIAL

If there is ANY WAY to re-look at these finance models for additional NON-SENIOR affordable units, I ask that we please do so. It would help eliminate hours of commuting for workers just like mine who drive from Oakland, Tracy, and Hollister. As this project stands, service industry employees will never be able to live there.

My second point is something that **CAN** be done to enhance this project. We can make sure the ground floor areas are active for **everyone**, whether they live there or not. And all open spaces **should be** open to the public, like a City park, whether on the **ground floor or on the podium level**. The ground floor should embody **placemaking**. Because even if people can't afford to live there, they can enjoy the public spaces, the neighborhood shops, the educational programs, the agricultural elements, and **the overall place**.

Being close to Valley Fair and Santana Row allows this place to be a destination for everyone. And in the near future, when the Veterans Services Office and the Speno Center are reborn, I hope this council won't regret a missed opportunity to create workforce housing and other progressive mixed-use models for the area.