



Council and Authorities Concurrent Meeting

Item # 6 RTC 22-1099
1601 Civic Center Drive

September 27, 2022

1



City of Santa Clara
The Center of What's Possible

1601 Civic Center Drive

Proposed Project

- 106 affordable housing units
- 2 care-taker units
- 5-story (4-story wood frame over 1-story podium)

Lincoln Street Elevation



Civic Center Drive Elevation



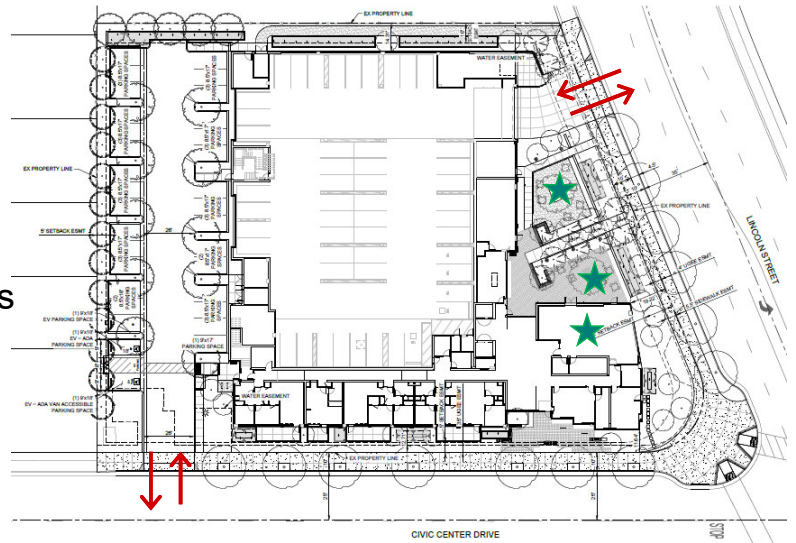
2



1601 Civic Center Drive

Proposed Project

- 2 points of access
- 82 parking spaces
- 80 bicycle spaces
- Private balconies / patios
- Resident / public amenities
- Off-site improvements:
 - Complete street frontages
 - Bulb-out at corner



1601 Civic Center Drive

Project Location

- 1.4 Acre Site
- Developed in 1974
 - Unoccupied 28,950 sq.ft. 2-story office building
 - Surface parking lot
 - Perimeter landscaping
- Surrounding uses:
 - Residential 2 – 7 stories
 - Office/Commercial
 - Public/Quasi-Public/Park
 - Transportation Corridor

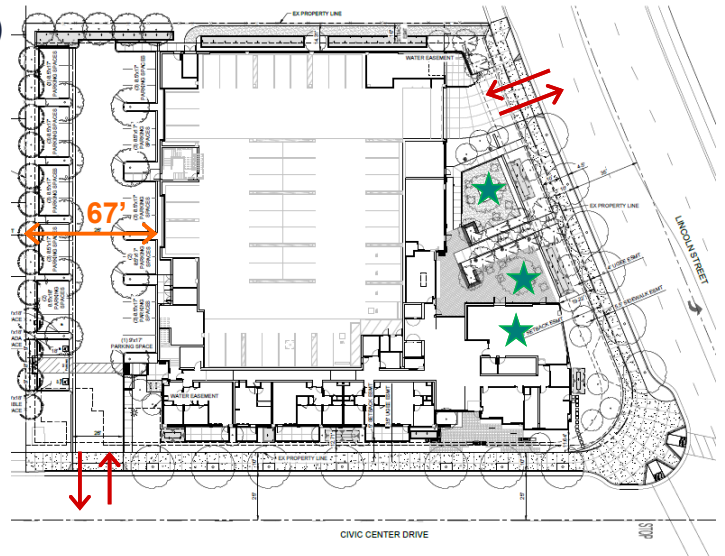
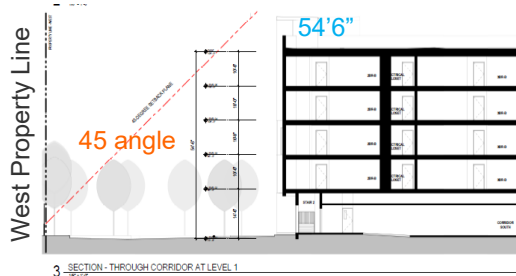




1601 Civic Center Drive

Neighborhood Interface (West)

- 2-story townhouses
- >45 degree step back
- 67 foot set back

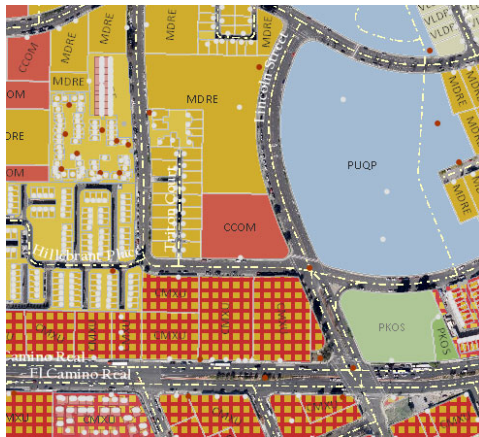


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1601 Civic Center Drive

General Plan and Zoning



Community Commercial



General Office (OG)

6



1601 Civic Center Drive

Community Outreach / Public Participation

- Noticed Community Meetings
 - November 10, 2021
 - June 29, 2022
 - July 20, 2022
- Concerns / issues raised by residents:
 - Building height and density
 - Shade and shadow
 - Driveway access and on- and off-site parking
 - Tenancy, crime, security and property management
 - Construction impacts and enforcement of mitigation measures

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1601 Civic Center Drive

Modifications to the Project in Response to Community Concerns

- Reduced building height from 6 to 5 stories
- Increased setback from adjacent residences
- Increased open space
- Added a secondary parking access location on Lincoln Street
- Moved trash pickup location from the western side of the property to Lincoln Street.

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1601 Civic Center Drive

Considerations

- Consistent with City's general land use, residential and transitional policies
- Provides resident on-site amenity spaces and services
- Provides shared community room and open space with the public
- Development is integrated into the community
- Pedestrian and transit accessible to commercial, office, public, open space and service uses
- Proximate to local bus service with connections to regional transit providers

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1601 Civic Center Drive

Considerations

- Provides 106 affordable housing units
- Income level is 30% to 50% AMI (Very Low Income)
- State Mandated Regional Housing Needs Allocation (RHNA)
 - VLI: 2,872
 - LI: 1,653
 - Moderate: 1,981
 - Total: 11,632
- 2015-2023 Santa Clara built 289 VLI units

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1601 Civic Center Drive

Planning Commission Recommendations (Incorporated into Project)

- Charities Housing to provide a transit pass upon request for each tenant.
- Continue community outreach with neighbors through an oversight program provided by the Applicant to the satisfaction of Director of Community Development.
- Designate a ride share area within the project site.
- Include a venue for the display of public art with consideration towards Native American artists.
- Give serious consideration to establishing a shared parking arrangement with nearby businesses.

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1601 Civic Center Drive

Planning Commission Recommendations (Incorporated into Project)

- Failure by the developer or any contractor to comply with mitigation measures or other conditions will subject the developer to code enforcement under the City Code.
- Charities shall install a security system approved by the Director of Community Development, with security to be recorded and monitored with approximately 50 cameras. At the Director's discretion, monitoring may be required to be conducted in real-time by security personnel.

Planning Commission Recommendation

- Adopt MND and MMRP and approve the General Plan Amendment and Rezoning, with the added conditions

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1601 Civic Center Drive

Recommended Council Actions

- Adopt a Resolution adopting the MND and MMRP
- Adopt a Resolution approving the General Plan Amendment from Community Commercial to High Density Residential
- Adopt a Resolution approving the Rezoning from OG to PD with a Density Bonus to construct a 5-story multifamily housing development with 108, 100% affordable housing units, tenant and public amenities, 82 on-site parking spaces, landscaping and public and private on- and off-site improvements
- Authorize the City Manager to negotiate and execute a density bonus agreement in a form approved by the City Attorney.

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Council and Authorities Concurrent Meeting

**Item # 6 RTC 22-1099
1601 Civic Center Drive**

September 27, 2022

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Civic Center Family Housing

1601 Civic Center Drive
Santa Clara, CA 95050

September 27, 2022

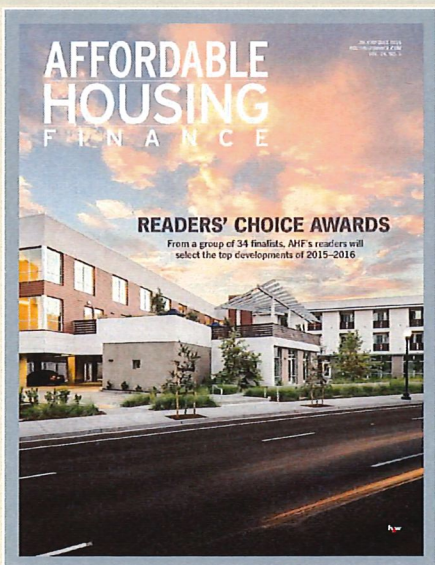
CHARITIES HOUSING



Item 6- RTC 22-1099



Committed Community Partner



• **Our Mission**

To **develop, preserve, own and manage** affordable homes for low-income individuals and their families. Contribute to the **highest standards** of human dignity and participation in our community.

• **Affiliate of Catholic Charities of Santa Clara County**

- Incorporated in December of 1993 as a 501(c)3 non-profit organization
- Resident services provided by Catholic Charities

• **Offering 3,100 Homes for Santa Clara County Residents**

- **In operation:** 29 properties, 1,453 units
- **Under construction:** 2 properties, 228 units
- **In entitlement pipeline:** 13 properties, 1450 units

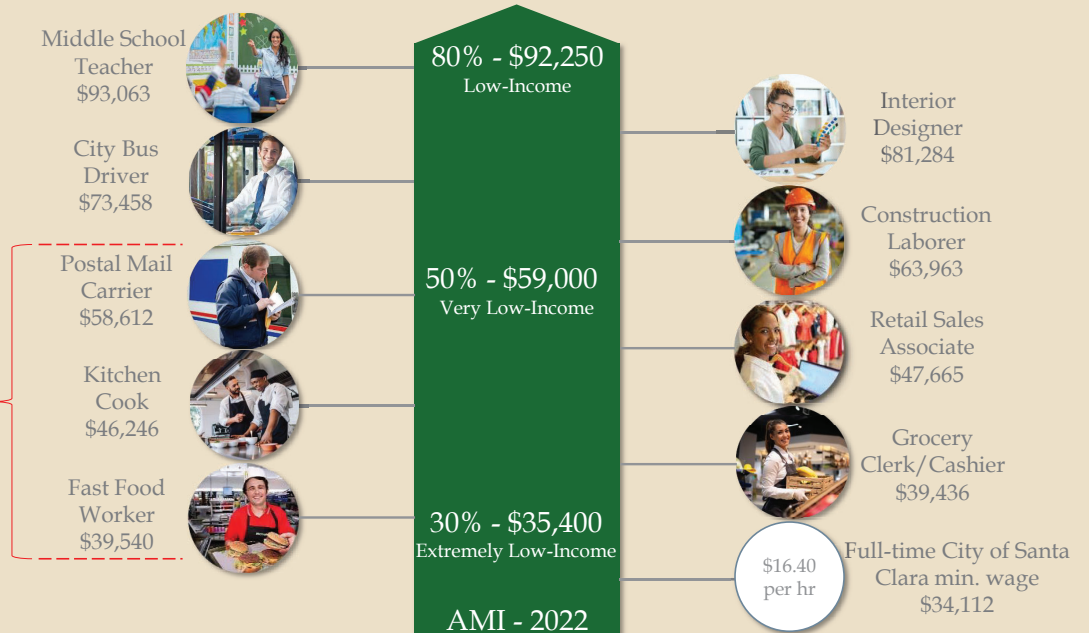
1601 Civic Center Apartments

Family Living

Types of Residents We Serve

Area Median Income (AMI) based on 1-person household according to the state for 2022.

Note: in 2022, 100% AMI median income level for a household of 1 is set at \$117,950 (household of 4 is set at \$168,500)



Source: State of California Employment Development Department - Occupational Employment and Wage Statistics Q1 2022

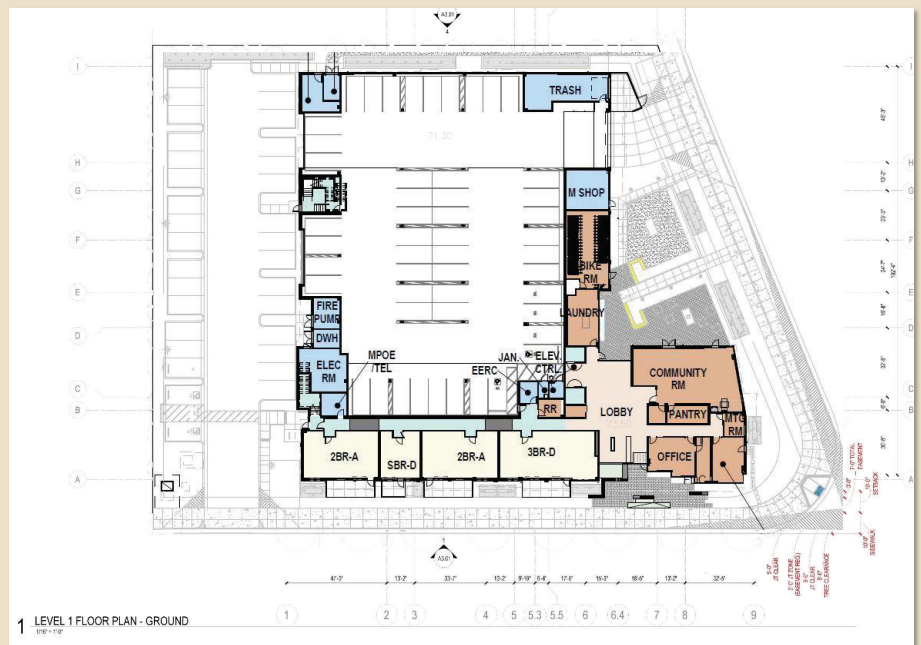
Designed For Families: Resident Services



- Residents Service Coordination
 - Transportation sourcing
 - Social events
 - Finance management
 - Linkage to other community services
- Food delivery
- Supportive Services (provided by the County of Santa Clara)
 - Case management-client centered
 - Support self-sufficiency
 - Benefits coordination
 - Improve health & wellness

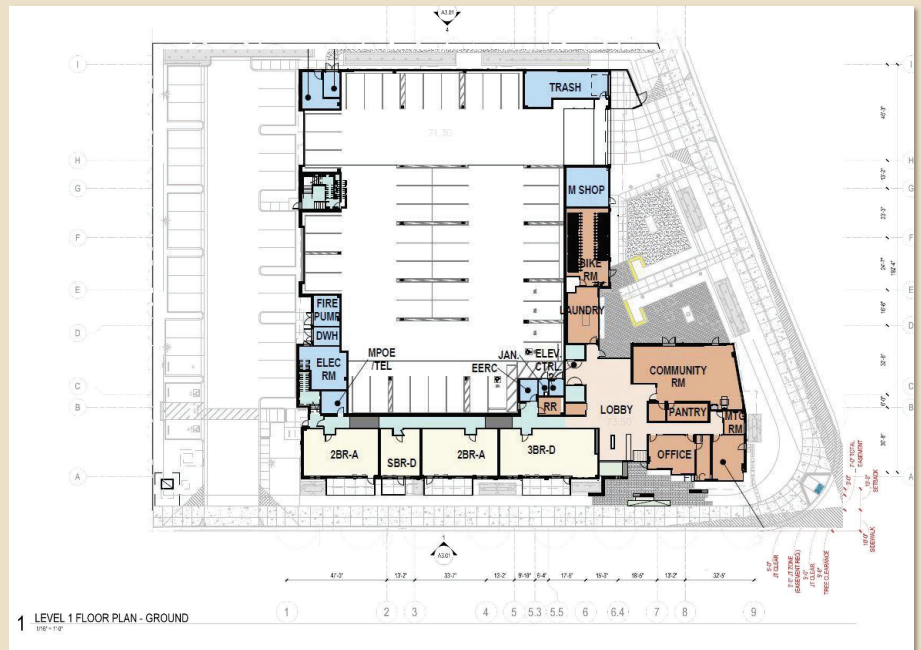
Designed For Families

- 5-stories, 59 feet high at street frontage
- **108 homes in total**
 - 25 – Studios
 - 28 – 1BRs
 - 26 – 2BRs
 - 27 – 3BRs
 - 2 – 3BRs staff units
- 77 dwelling unit per acre density
- Universal design w/ 100% of homes fully ADA adaptable
- **17,000 sq. ft. total outdoor spaces**

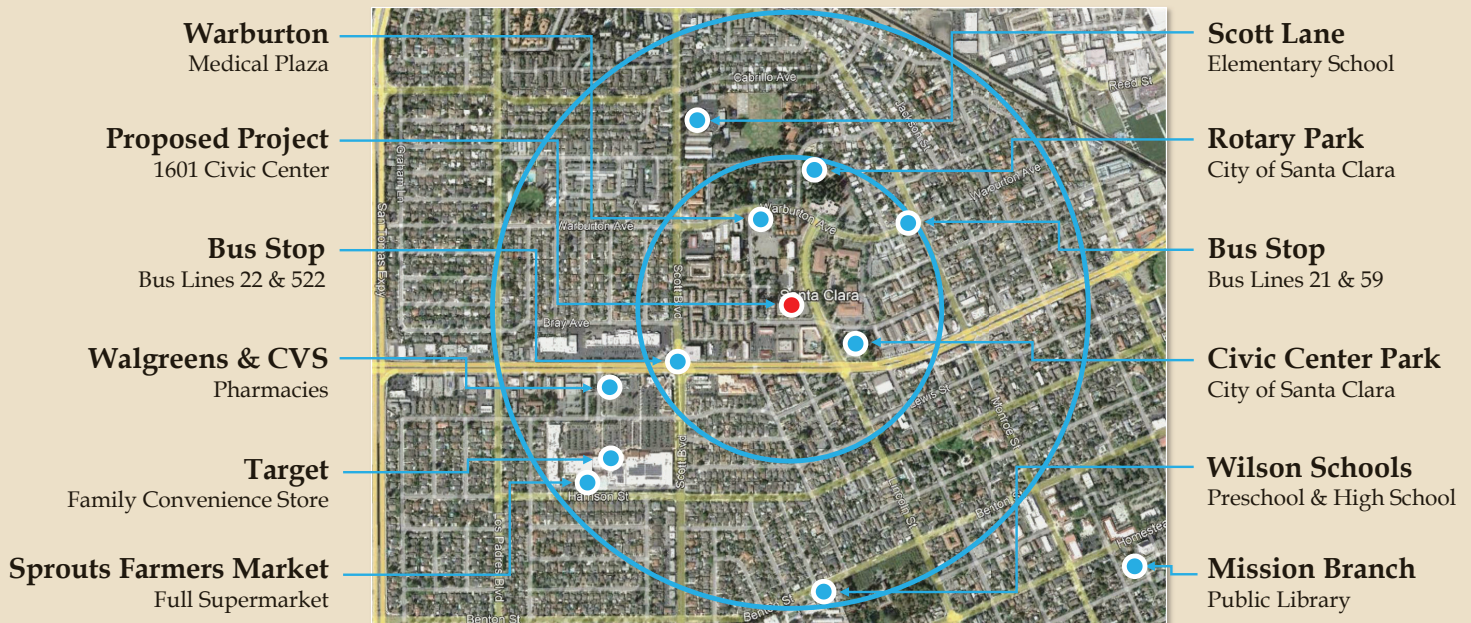


Designed For Families

- **108 bicycle** secured parking spaces
- **82 Parking spaces with 2 access**
- **Security gates & cameras**
- **1,400 sq. ft. community room**
- **On-site laundry room**
- **Clean energy: All-electric, Solar PV**



Ideal Location Close to Amenities



Ideal Location Close to Amenities - Transportation

Scott & El Camino Bus Stop

Rapid Bus Line 522 and
Frequent Bus Line 22
Connecting Santa Clara to
other local and regional transits
including Caltrain, Amtrak,
VTA Light Rail, and
future BART



Ideal Location Close to Amenities - Transportation

Monroe & Warburton Bus Stop

Local Bus Lines 21 & 59
Connecting Santa Clara to other
local and regional transits
including Caltrain, Amtrak,
VTA Light Rail, and future
BART



Ideal Location Close to Amenities - Transportation



Santa Clara Transit Center

Connecting Santa Clara to other local and regional transits including Caltrain, Amtrak, VTA Light Rail, and future BART

Ideal Location Close to Amenities - Transportation



Santa Clara Transit Center

Connecting Santa Clara to other local and regional transits including Caltrain, Amtrak, VTA Light Rail, and future BART

Ideal Location Close to Amenities - Transportation



Santa Clara Transit Center

Connecting Santa Clara to other local and regional transits including Caltrain, Amtrak, VTA Light Rail, and future BART

Ideal Location Close to Amenities – Outdoor/Parks



Rotary Park

City of Santa Clara

Ideal Location Close to Amenities – Outdoor/Parks



Rotary Park
City of Santa Clara

Ideal Location Close to Amenities – Outdoor/Parks



Warburton Park
City of Santa Clara

Ideal Location Close to Amenities – Outdoor/Parks



Fremont Park
City of Santa Clara

Ideal Location Close to Amenities – Outdoor/Parks



Civic Center Park
City of Santa Clara

Types of Residents We Serve

Area Median Income (AMI) based on 1-person household according to the state for 2022.

Note: in 2022, 100% AMI median income level for a household of 1 is set at \$117,950 (household of 4 is set at \$168,500)



Middle School Teacher
\$93,063



City Bus Driver
\$73,458



Postal Mail Carrier
\$58,612



Kitchen Cook
\$46,246



Fast Food Worker
\$39,540



80% - \$92,250
Low-Income

50% - \$59,000
Very Low-Income

30% - \$35,400
Extremely Low-Income

AMI - 2022



Interior Designer
\$81,284



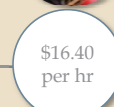
Construction Laborer
\$63,963



Retail Sales Associate
\$47,665



Grocery Clerk/Cashier
\$39,436



\$16.40 per hr

Full-time City of Santa Clara min. wage
\$34,112

Source: State of California Employment Development Department - Occupational Employment and Wage Statistics Q1 2022

Our Neighborhood



Our Neighborhood



Residential Neighborhood Characteristic

Executive House
7-stories attached



Residential Neighborhood Characteristic

Executive House
7-stories attached

Verona
3-stories attached



Residential Neighborhood Characteristic

Boulevard
3-stories attached



Residential Neighborhood Characteristic



Open & Inviting



Private Yet Active



Civic Center Multifamily – Contact Info

- Charities Housing
 - Kathy Robinson – Director of Housing Development
 - krobinson@charitieshousing.org
 - Joe Head – Business Development
 - jhead@charitieshousing.org
 - Hai Nguyen – Project Manager
 - hnguyen@charitieshousing.org

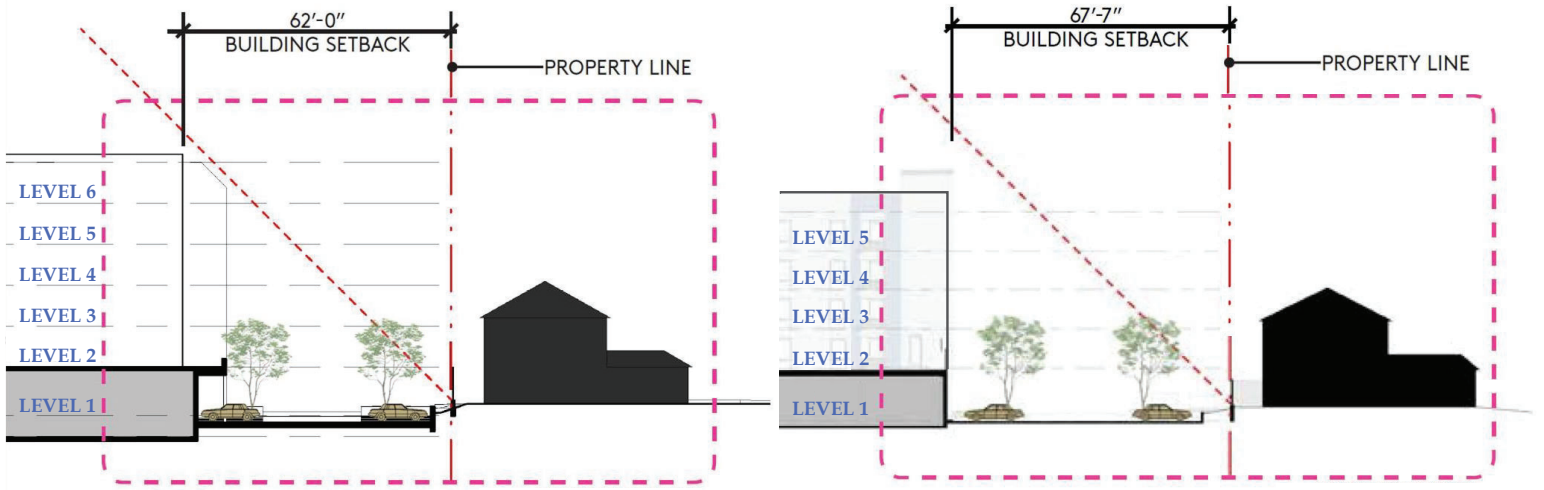
Civic Center Multifamily – Questions



Designed With Neighbors in Mind: Design Evolution Based on Public Comments

Key Project Elements	Previous 2020 Concept	Current 2022 Concept
Stories	6	5
Height	66 ft.	59 ft.
Total Units	119	108
Density	84.4 du/ac	77.1 du/ac
Open Space	12,800 SF	17,000 SF
Parking	96 (0.8 ratio w/ parking stacker)	82 (0.76 ratio w/ no stacker)
Parking Access	Civic Center	Civic Center & Lincoln
Set-back at Western Property Line	62 ft.	67 ft.
Landscape at Western Property Line	5 ft.	6 ft.
Trash Collection Pick Up	Civic Center	Lincoln

Designed With Neighbors in Mind: Set Back and Landscaped



Previously Proposed Concept

Currently Proposed Concept

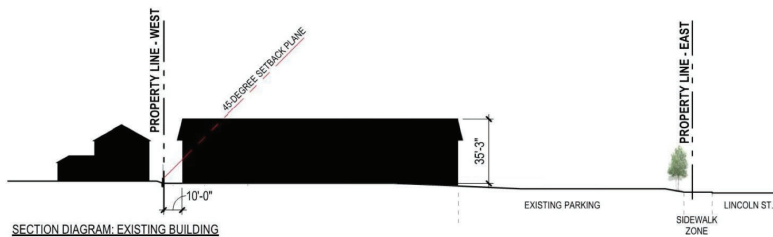
Designed With Neighbors in Mind: Set Back and Landscaped

Proposed Building



SECTION DIAGRAM: PROPOSED DESIGN
*ALL DIMENSIONS PROVIDED ARE APPROXIMATE.

Existing Building



SECTION DIAGRAM: EXISTING BUILDING
*ALL DIMENSIONS PROVIDED ARE APPROXIMATE.

SECTION DIAGRAM: EXISTING / PROPOSED



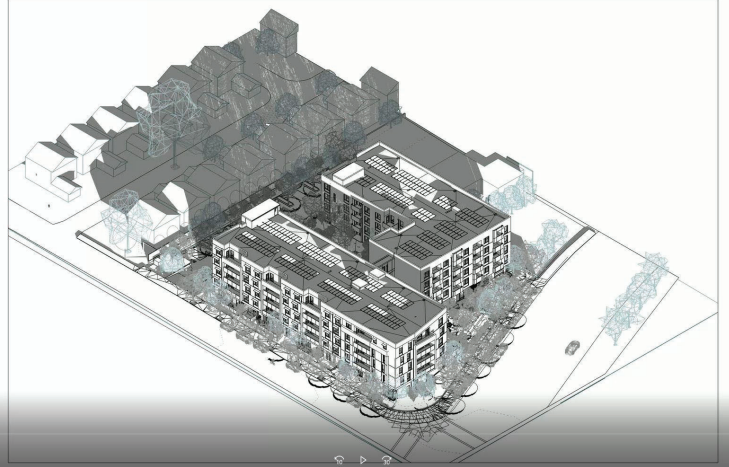
Designed With Neighbors in Mind: Shadow Analysis

2 of 38 | [December 21, 2021 - 07:38]



Existing Building
Winter Solstice
Shadow Appears - 7:30 AM

[2 of 38] | [December 21, 2021 - 07:38]



Proposed Building
Winter Solstice
Shadow Appears - 7:30 AM

Designed With Neighbors in Mind: Shadow Analysis

15 of 38 | [December 21, 2021 - 10:53]



Existing Building
Winter Solstice
Shadow Vacates - 11:00 AM

[11 of 38] | [December 21, 2021 - 09:53]



Proposed Building
Winter Solstice
Shadow Vacates - 10:00 AM

Walkable & Pedestrian Friendly



Development Schedule

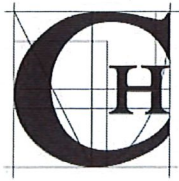
Entitlement & Approvals

CEQA: Sept. 2021 – July 12th, 2022
Planning Commission: August 3rd, 2022
City Council: September 27th, 2022
Development Review: October 19th, 2022
Building Permit Submittal: ~Dec. 2022

Construction

~Jun. 2024 – ~Jun. 2026

#6



CHARITIES HOUSING

September 27, 2022

Mayor and Councilmembers
City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

RE: Civic Center Multifamily Affordable Housing
1601 Civic Center Drive

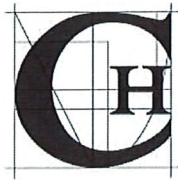
Dear Mayor and Councilmembers:

Charities Housing is a Santa Clara County based non-profit housing development corporation that has 30-years of experience developing, owning and managing affordable housing throughout Santa Clara County. Our portfolio contains over 1,400 rental apartments, located in 29 developments in eight different jurisdictions. Please see the attached selected list of affordable housing developments for your reference. These developments serve Santa Clara County's most vulnerable citizens; those who qualify as extremely low and very low-income, those with special needs, seniors and those who work in entry level or minimum wage jobs that are the economic engine of our community. These folks are local fast-food restaurant workers, the landscaper that cuts the grass, the staff that provides care to your children or elderly parents, the clerk at the local grocery store, or the postal carrier who delivers mail. They are people we all encounter every day, who cannot afford the market rate rents in this overheated economy. Charities Housing's mission is to provide homes that are affordable so that everyone can live with dignity and continue to participate and contribute to the Silicon Valley community.

Charities Housing is not new to the City of Santa Clara. Charities currently owns and manages two affordable developments in the City; Homesafe Santa Clara and The Westwood Ambassador Apartments. Homesafe Santa Clara is a new construction development built in 2001. This development which service Domestic Violence Survivors and their Children, was a joint project with the Domestic Violence Service providers, who were looking for "next step" housing for families exiting shelters.

The second development is The Westwood Ambassador Apartments. This development, located on Newhall Street, was undertaken by Charities to try and preserve affordable housing. The for-profit owner of the property was selling the property because the requirements to keep the rents affordable was expiring and the low-income residents were going to be displaced. Charities' purchase of the property ensured that the rents would remain affordable, and the residents could remain in their homes. Charities just completed approximately \$6.5 million in rehabilitation at the Westwood Ambassador to preserve the long-term viability of the physical asset and improve the living experience for the residents.

Charities newest proposed development at 1601 Civic Center Drive will be owned and managed by Charities Housing. The Civic Center Multifamily Housing Development will receive the same dedication and attention in maintaining the integrity of the property and the health and wellbeing of the residents, as can be found at Homesafe Santa Clara and The Westwood Ambassador.



CHARITIES HOUSING

Over the past two years, while developing the Civic Center plans, concerns and suggestions by the neighboring property owners were heard. In response, Charities made significant changes to the design while weighing the need to preserve the development's feasibility and the competitiveness for funding.

One objection to affordable housing, expressed by the Civic Center neighbors as well as in other communities, is the fear of a reduction in property values. According to multiple sources and publications, affordable housing has no impact on home values of nearby properties. Trulia, a well-known online real estate marketplace, conducted research on the effect of low-income housing. Based on their studies in the nation's 20 least affordable housing markets which includes San Jose and other Bay Area markets, low-income housing built during the 10-year span of their research showed no effect on nearby home values. This information can be obtained via this [link: www.trulia.com/research/low-income-housing/](http://www.trulia.com/research/low-income-housing/). Similarly, other more recent 2022 research studies conducted by UC Irvine's Livable Cities Lab which focused their research on Orange County and Bloomberg's City Lab which focused their research on Alexandria, Virginia, concluded that there is no negative impact on property values. UC Irvine's study can be obtained via this [link: https://www.mercurynews.com/2022/06/02/uci-study-finds-affordable-homes-dont-dent-oc-property-values-or-increase-crime/](https://www.mercurynews.com/2022/06/02/uci-study-finds-affordable-homes-dont-dent-oc-property-values-or-increase-crime/). And Bloomberg's study can be obtained via this [link: https://www.bloomberg.com/news/newsletters/2022-05-03/citylab-daily-does-affordable-housing-lower-property-values](https://www.bloomberg.com/news/newsletters/2022-05-03/citylab-daily-does-affordable-housing-lower-property-values).

Parking is another concern expressed by the community throughout the community outreach process. However, based on our experience, the currently proposed parking ratio is appropriate. We'd also recommend the Council to review the attached letter from C.J. Gabbe, a Santa Clara University professor of environmental studies, which mentioned that the Santa Clara University and its students has conducted research on this very topic of parking demands for affordable housing developments.

Charities Housing is confident that the Civic Center Multifamily Affordable Housing development will be an asset to the City of Santa Clara. During the last year and a half of meetings with neighbors, stakeholders, school representatives and individuals from the community, support for the development has grown. Folks have come to understand the magnitude of the housing crisis, the merits of the development and the reputation of Charities Housing as a responsible developer and property manager.

We respectfully request your support for the Civic Center Multifamily Affordable Housing project at your City Council meeting to be held on September 27, 2022. Thank you for your consideration of this request.

Sincerely,

Kathy Robinson
Director of Housing Development

From: C.J. Gabbe <cj@cjgabbe.com>
Sent: Thursday, September 22, 2022 3:16 PM
To: lgillmor@santaclaraca.gov; kwatanabe@santaclaraca.gov; rchahal@santaclaraca.gov;
khardy@santaclaraca.gov; kpark@santaclaraca.gov; sjain@santaclaraca.gov;
abecker@santaclaraca.gov
Cc: MayorandCouncil@santaclaraca.gov
Subject: Letter in support of the 1601 Civic Center development
Categories: 1601 Civic Center

Dear Mayor Gillmor and Members of the City Council:

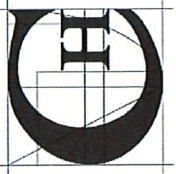
I am a Santa Clara resident and professor of environmental studies at Santa Clara University, and I write in support of the 1601 Civic Center proposal. As you know, we are in the midst of an extreme housing affordability crisis. About 42% of Santa Clara renters live in housing that is unaffordable to them (>30% of income on rent) and nearly 20% experience severe unaffordability (>50% of income on rent). Charities Housing has created an attractive and thoughtfully-designed project – in a centrally-located area that is well-served by public transit – to meet our immediate housing needs.

I recently supervised an SCU senior capstone team, in partnership with Charities Housing, that assessed transportation and parking around the Civic Center site. The students conducted a walk audit, analyzed spatial data, surveyed parking at comparable affordable housing developments, and analyzed TransForm's GreenTRIP data from around the Bay Area. One notable finding was that the median affordable housing development in the region averaged fewer than one parking space per housing unit and had a maximum parking occupancy of 75%. The team's analysis demonstrated that the Civic Center site is well-located for car-free (or car-lite) living and the proposed parking ratio is reasonable given the project's proximity to public transportation, schools, grocery stores, and other services.

I commend Charities Housing for their 1601 Civic Center proposal. This is exactly what Santa Clara needs and I urge you to approve it without further conditions. I look forward to testifying in favor of the project and in the meantime please let me know if I can provide any additional information.

Sincerely,

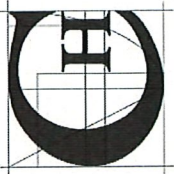
C.J. Gabbe



CHARITIES HOUSING

CHARITIES HOUSING PROPERTY MANAGEMENT PORTFOLIO

Project Name & Address	Placed in Service Date	Number of affordable units	Number of Special Needs units	Type(s) of Special Need Units / Notes
San Tomas Gardens 825 S. San Tomas Aquino Rd. Campbell	9/1/1994	94	0	75% VLI, 20% LI, 5% MI Family Housing – HUD Section 8 property
Westwood Ambassador Apartments 2606 Newhall St., Santa Clara	12/1/1994	41	0	25% VLI, 75% LI One- and two-bedroom units that serve many low income single parents, individuals, and seniors.
Sierra Vista I Apartments 1909 Hackett Ave., Mountain View	5/1/1995	28	0	80% VLI, 5% LI, 15% MI Family Housing – HUD Section 8 property
Pensione Esperanza 598 Columbia Ave., San Jose	12/22/1999	109	0	100% VLI Serves low income individuals, mainly those on fixed incomes or those working in the downtown service industries.
Stoney Pine Villa 267 W. California Ave., Sunnyvale	3/14/2002	22	22	100% VLI Developmentally disabled adults
Sunset Square Apartments 2080 Alum Rock Ave., San Jose	6/25/2002	94	8	10% ELI, 35% VLI, 55% LI Homeless with disabilities
San Antonio Place 210 San Antonio Cir. Mountain View	4/6/2006	118	71	31% ELI, 69% VLI Developmentally disabled, homeless persons or persons at risk of becoming homeless, mental illness, persons with HIV/AIDS, physically disabled households, single parent households.
Paseo Senter I & II 1898-1908 Senter Rd., San Jose	7/18/2008 5/22/2008	214	21	30% ELI, 70% VLI McKinney – Homeless & disabled, FSP (Homeless & Mentally disabled) & single parent FSP (Homeless & mentally disabled) and single parent
Kings Crossing 678 N. King Rd., San Jose	3/20/2012	92	35	30% ELI, 70% VLI At risk of homelessness, homeless & TAY, MHSA Adults, and MHSA TAY



CHARITIES HOUSING

Parkside Studios 495 N. Wolfe Rd., Sunnyvale	6/26/2015	58	18	19% ELI, 81% VLI Homeless with mental disabilities/chronic homeless individuals
Archer Studios 98 Archer St., San Jose	2/6/2012	41	6	40% ELI, 60% VLI Homeless with mental disabilities
Met South Apartments 2128 Monterey Rd., San Jose	CofO 7/23/2018	31	19	20% ELI, 80% VLI TIP units, formerly homeless, Seniors

Nora Pimentel

From: Sheri Burns <sherib@svilc.org>
Sent: Tuesday, September 27, 2022 1:56 PM
To: Public Comment
Subject: Support for Item 6 1099 General Plan Amendment for Multi-Family Housing

September 27, 2022

As co-chairs of the Long Term Services and Supports (LTSS) Integration Committee for Santa Clara County, we are writing to support Item 6 on the agenda for the Joint Meeting of the Council and Authorities Concurrent & Santa Clara Stadium Authority tonight, September 27, 2022. The LTSS Integration Committee is comprised of over 30 older adult and disability agencies and health organizations in Santa Clara County.

Charities Housing Corporation, a long-time and well respected non-profit developer in Santa Clara is seeking the City of Santa Clara's support to build much-needed affordable housing for families living in the City of Santa Clara. It is no secret that the entire county and its 15 cities needs to build tens of thousands more housing units in the next five to ten years to even come close to the demand needed for the current level of residents, let alone a growing population. Santa Clara City is no exception. The proposed Civic Center development will provide 108 additional affordable rental units to help meet the city's and county's goal of mitigating the widening gap between the number of residents looking for affordable housing and the availability of such units.

Charities Housing has been designing and building housing throughout our county since 1993. Their projects are located throughout Santa Clara County and the range of housing types includes service-enriched housing for extremely low-income individuals as well as traditional affordable multi-family housing. Today, Charities Housing actively oversees the management and operation of over 1,200 units and contracts for appropriate resident services from Catholic Charities and other local non-profit agencies. They have a solid reputation for quality construction, project oversight and programmatic community integration.

The LTSS Integration Committee worked closely with Charities Housing in the design and community engagement phases of the Blossom Hill Senior Apartments which are nearing construction completion and will provide 145 older adults with disabilities and long-term supportive service needs with beautiful, affordable and accessible housing in San Jose. We are proud of the work and commitment by Charities Housing to lift up our community's most vulnerable families out of homelessness and poverty and into a place they can call home in Santa Clara County. The LTSS Integration Committee strongly supports the development of the 108 units affordable family housing at Civic Center Drive in the City of Santa Clara.

Regards,

Sheri

Sheri Burns, OTR
Co-chair LTSS Integration Committee

Hui

Hui Ngo, MD
Co-chair, LTSS Integration Committee

POST MEETING MATERIAL

Sheri Burns, OTR
Executive Director
Silicon Valley Independent Living Center (SVILC)
25 N. 14th Street, Suite 1000
San Jose, CA 95112
408-894-9041
Sherib@svilc.org
www.svilc.org

Public Policy Chair, CFILC
Chair, Aging Services Collaborative of Santa Clara County
Co-chair, Long Term Services & Supports Integration Committee
Treasurer, CADRE
Officer, CAIRS
Advisory member, CA Disability and Aging Community Living Advisory Committee



Nora Pimentel

From: James Kuszmaul <jabukuszmaul@gmail.com>
Sent: Tuesday, September 27, 2022 1:12 PM
To: Public Comment
Subject: Comment on Item 6 22-1099 Affordable Housing at 1601 Civic Center Drive

City councillors,

I wanted to comment in strong support of the planned Affordable Housing project at 1601 Civic Center Drive. These sorts of projects, which provide badly needed housing near transit and other amenities, and which do not spend too many of our hard-earned affordable housing dollars on car parking, are exactly what we need to be building to start solving our housing crisis. My only hope is that future projects will be even more ambitious in the number of units provided, while feeling less need to spend money on car parking spaces instead of housing.

Thank you,
James Kuszmaul

Nora Pimentel

From: HELENE BETIT <h.betit@comcast.net>
Sent: Tuesday, September 27, 2022 8:52 AM
To: Public Comment
Subject: Civic Center Drive Family Housing

Dear Mayor Gillmor and City Councilmembers,

My name is Helene Betit. I am a resident of the City of Santa Clara and I support the Civic Center Drive Family Housing Project because our city needs more deeply affordable housing near jobs, public transit, parks and services. In my experience looking for affordable housing in the City of Santa Clara I have struggled to find housing that is affordable for my son because of his limited income. This project will provide affordable homes for residents of the City of Santa Clara like my son who grew up in this community but because of a disability cannot afford to live here independently.

Regards,
Helene Betit
Santa Clara

Nora Pimentel

From: Milo Trauss <milotrauss@gmail.com>
Sent: Monday, September 26, 2022 9:34 AM
To: Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; Clerk; Debby Fernandez; Andrew Crabtree; Jonathan Veach; Reena Brilliot; hnguyen@charitieshousing.org; jhead@charitieshousing.org; gkeperle@catholiccharitiesscc.org; Public Comment; projects@catalyzesiliconvalley.org
Subject: Item 6: Yes on Civic Center Family Drive

Mayor and Councilmembers,

I strongly urge you to support Charities Housing's Civic Center Family Drive project located at 1601 Civic Center in Santa Clara. This project will make a big difference for the many families and individuals who call Santa Clara home.

It is essential to not be deterred by vocal opposition on this project from a handful of folks. Instead, I urge you to vote yes on Item 6, for the following reasons:

- 108 affordable homes are desperately needed for future residents like our local teachers & service workers.
- Some opponents are using scare tactics about the residents of this project. Santa Clara must not kowtow to unfounded fears about affordable housing.
- At Catalyze SV's urging and with key direction from the Planning Commission, Charities has agreed to provide transit passes for residents and a designated rideshare area. These improvements address neighbor parking concerns.

I have one last recommendation to make this an even better project: incorporate a more active, vibrant ground floor to promote neighbor interactions.

Especially with that recommendation, I unreservedly urge you to approve the Civic Center Family Drive project, Item 6. Demonstrate your commitment to affordable housing.

Milo Trauss

Nora Pimentel

From: Virginia Matzek <vmatzek@scu.edu>
Sent: Monday, September 26, 2022 8:30 AM
To: Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; Clerk; Debby Fernandez; Andrew Crabtree; Jonathan Veach; Reena Brilliot; hnguyen@charitieshousing.org; jhead@charitieshousing.org; gkeperle@catholiccharitiesscc.org; Public Comment; projects@catalyzesiliconvalley.org
Subject: Item 6: Yes on Civic Center Family Drive

Dear Mayor and Councilmembers,

I strongly urge you to support the Family Drive project located at 1601 Civic Center in Santa Clara. Don't let the NIMBYs continue to shut down affordable housing in Santa Clara when it is such a critical need.

Virginia Matzek
renter, Jefferson St, Santa Clara

Nora Pimentel

From: Angie Schertle <aschertle@yahoo.com>
Sent: Sunday, September 25, 2022 8:19 AM
To: Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; Clerk; Debby Fernandez; Andrew Crabtree; Jonathan Veach; Reena Brilliot; hnguyen@charitieshousing.org; jhead@charitieshousing.org; gkeperle@catholiccharitiesscc.org; Public Comment; projects@catalyzesiliconvalley.org
Subject: Item 6: Yes on Civic Center Family Drive

Mayor and Councilmembers,

I strongly urge you to support Charities Housing's Civic Center Family Drive project located at 1601 Civic Center in Santa Clara. This project will make a big difference for the many families and individuals who call Santa Clara home.

It is essential to not be deterred by vocal opposition on this project from a handful of folks. Instead, I urge you to vote yes on Item 6, for the following reasons:

- 108 affordable homes are desperately needed for future residents like our local teachers & service workers.
- Some opponents are using scare tactics about the residents of this project. Santa Clara must not kowtow to unfounded fears about affordable housing.
- At Catalyze SV's urging and with key direction from the Planning Commission, Charities has agreed to provide transit passes for residents and a designated rideshare area. These improvements address neighbor parking concerns.

I have one last recommendation to make this an even better project: incorporate a more active, vibrant ground floor to promote neighbor interactions.

Especially with that recommendation, I unreservedly urge you to approve the Civic Center Family Drive project, Item 6. Demonstrate your commitment to affordable housing.

Angie Schertle

Nora Pimentel

From: Stacia Sarna <stacia.sarna@gmail.com>
Sent: Saturday, September 24, 2022 8:19 AM
To: Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; Clerk; Debby Fernandez; Andrew Crabtree; Jonathan Veach; Reena Brilliot; hnguyen@charitieshousing.org; jhead@charitieshousing.org; gkepferle@catholiccharitiesscc.org; Public Comment; projects@catalyzesiliconvalley.org
Subject: Item 6: I Support Affordable Housing in Santa Clara

Mayor and Councilmembers,

I strongly urge you to support Charities Housing's Civic Center Family Drive project located at 1601 Civic Center in Santa Clara. This project will make a big difference for the many families and individuals who call Santa Clara home.

It is essential to not be deterred by vocal opposition on this project from a handful of folks. Instead, I urge you to vote yes on Item 6, for the following reasons:

- 108 affordable homes are desperately needed for future residents like our local teachers & service workers.
- Some opponents are using scare tactics about the residents of this project. Santa Clara must not kowtow to unfounded fears about affordable housing.
- At Catalyze SV's urging and with key direction from the Planning Commission, Charities has agreed to provide transit passes for residents and a designated rideshare area. These improvements address neighbor parking concerns.

I have one last recommendation to make this an even better project: incorporate a more active, vibrant ground floor to promote neighbor interactions.

Especially with that recommendation, I unreservedly urge you to approve the Civic Center Family Drive project, Item 6. Demonstrate your commitment to affordable housing.

Stacia Sarna

Nora Pimentel

From: Lisa Kealhofer <lkealhofer@scu.edu>
Sent: Friday, September 23, 2022 5:06 PM
To: Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; Clerk; Debby Fernandez; Andrew Crabtree; Jonathan Veach; Reena Brilliot; hnguyen@charitieshousing.org; jhead@charitieshousing.org; gkeperle@catholiccharitiesscc.org; Public Comment; projects@catyzesiliconvalley.org
Subject: Item 6: YES on Civic Center Family Drive

Mayor and Councilmembers,

I **strongly urge** you to support Charities Housing's Civic Center Family Drive project located at 1601 Civic Center in Santa Clara. This project will make a big difference for the many families and individuals who call Santa Clara home. We desperately need affordable housing in this highly inflated local real estate market.

It is essential to not be deterred by vocal opposition on this project from a handful of folks. Instead, I urge you to **vote yes on Item 6**, for the following reasons:

- 108 affordable homes are desperately needed for future residents like our local teachers & service workers.
- Some opponents are using scare tactics about the residents of this project. Santa Clara must not kowtow to unfounded fears about affordable housing.
- At Catalyze SV's urging and with key direction from the Planning Commission, **Charities has agreed to provide transit passes for residents and a designated rideshare area.** These improvements address neighbor parking concerns.

I have one last recommendation to make this an even better project: incorporate a more active, vibrant ground floor to promote neighbor interactions.

Especially with that recommendation, I unreservedly urge you to approve the Civic Center Family Drive project, Item 6. Demonstrate your commitment to affordable housing in Santa Clara.

Lisa Kealhofer

Nora Pimentel

From: Brian Wheatley <bwheatley4sjusd@gmail.com>
Sent: Friday, September 23, 2022 3:15 PM
To: Clerk; Public Comment; Anthony Becker; Andrew Crabtree; Debby Fernandez; gkepferle@catholiccharitiesscc.org; hnguyen@charitieshousing.org; jhead@charitieshousing.org; Jonathan Veach; Karen Hardy; Kevin Park; Kathy Watanabe; Lisa Gillmor; projects@catalyzesiliconvalley.org; Reena Brilliot; Raj Chahal; Sudhanshu Jain
Subject: Item 6: Yes on Civic Center Family Drive

Mayor and Councilmembers,

I strongly urge you to support Charities Housing's Civic Center Family Drive project located at 1601 Civic Center in Santa Clara. This project will make a big difference for the many families and individuals who call Santa Clara home.

It is essential to not be deterred by vocal opposition on this project from a handful of folks. Instead, I urge you to vote yes on Item 6 for the following reasons:

108 affordable homes are desperately needed for future residents like our local teachers & service workers. Some opponents are using scare tactics about the residents of this project. Santa Clara must not kowtow to unfounded fears about affordable housing.

At Catalyze SV's urging and with key direction from the Planning Commission, Charities has agreed to provide transit passes for residents and a designated rideshare area. These improvements address neighbor parking concerns.

I have one last recommendation to make this an even better project: incorporate a more active, vibrant ground floor to promote neighbor interactions. Especially with that recommendation, I unreservedly urge you to approve the Civic Center Family Drive project, Item 6. Please demonstrate your commitment to affordable housing.

Thank you!

--

Brian Wheatley
SJUSD Trustee Area 4

Nora Pimentel

From: Noelle Rabago <noelle.rabago@gmail.com>
Sent: Friday, September 23, 2022 2:17 PM
To: Clerk; Public Comment; Anthony Becker; Andrew Crabtree; Debby Fernandez; gkeperle@catholiccharitiesscc.org; hnguyen@charitieshousing.org; jhead@charitieshousing.org; Jonathan Veach; Karen Hardy; Kevin Park; Kathy Watanabe; Lisa Gillmor; projects@catalyzesiliconvalley.org; Reena Brilliot; Raj Chahal; Sudhanshu Jain
Subject: Item 6: I Support Affordable Housing in Santa Clara

Mayor and Councilmembers,

I strongly urge you to support Charities Housing's Civic Center Family Drive project located at 1601 Civic Center in Santa Clara. This project will make a big difference for the many families and individuals who call Santa Clara home. It is essential to not be deterred by vocal opposition on this project from a handful of folks.

Instead, I urge you to vote yes on Item 6, for the following reasons: - 108 affordable homes are desperately needed for future residents like our local teachers & service workers. - Some opponents are using scare tactics about the residents of this project. Santa Clara must not kowtow to unfounded fears about affordable housing. - At Catalyze SV's urging and with key direction from the Planning Commission, Charities has agreed to provide transit passes for residents and a designated rideshare area.

These improvements address neighbor parking concerns. I have one last recommendation to make this an even better project: incorporate a more active, vibrant ground floor to promote neighbor interactions. Especially with that recommendation, I unreservedly urge you to approve the Civic Center Family Drive project, Item 6.

Demonstrate your commitment to affordable housing.

Noëlle Rabago (Boesenberg)
408-650-4490
Noelle.rabago@gmail.com

Nora Pimentel

From: Kathryn Hedges <biolartist@gmail.com>
Sent: Friday, September 23, 2022 1:57 PM
To: Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; Clerk; Debby Fernandez; Andrew Crabtree; Jonathan Veach; Reena Brilliot; hnguyen@charitieshousing.org; jhead@charitieshousing.org; gkeperle@catholiccharitiesscc.org; Public Comment; projects@catalyzesiliconvalley.org
Subject: Item 6: Yes on Civic Center Family Drive

Mayor and Councilmembers,

I am a member of Catalyze SV and Sacred Heart Housing Action Committee and a tenant in affordable housing in San Jose.

I have a friend who lives in Santa Clara in an affordable building owned and operated by Charities Housing. She used to go to my church, but she's retired from social work and battling cancer. She lives with her adult daughter who is a dental assistant. Their building has a similar income target range (50-80% Area Median Income) and they represent the types of people who will be renting at this new complex.

I strongly urge you to support Charities Housing's Civic Center Family Drive project located at 1601 Civic Center in Santa Clara. This project will make a big difference for the many families and individuals who call Santa Clara home.

It is essential to not be deterred by vocal opposition on this project from a handful of folks. Instead, I urge you to vote yes on Item 6, for the following reasons:

- 108 affordable homes are desperately needed for future residents like our local teachers & service workers.
- Some opponents are using scare tactics about the residents of this project. Santa Clara must not kowtow to unfounded fears about affordable housing. I have checked with people in the homeless services industry and they have said that Housing First programs do not place "violent sex offenders" in locations such as this because people on the sex offender registry have restrictions from the legal system on where they can live. Housing First can't just overrule those restrictions or their clients would be sent back to jail for violating them.
- At Catalyze SV's urging and with key direction from the Planning Commission, Charities has agreed to provide transit passes for residents and a designated rideshare area. These improvements address neighbor parking concerns.

I have two last recommendations to make this an even better project:

- Incorporate a more active, vibrant ground floor to promote neighbor interactions.
- Provide a security presence to deter unwanted "friends" of Housing First tenants from visiting the building. Whether this looks like a uniformed guard or a "desk clerk" depends on the situation as it unfolds.

Especially with those recommendations, I unreservedly urge you to approve the Civic Center Family Drive project, Item 6. Demonstrate your commitment to affordable housing.

Sincerely,
 Kathryn Hedges
 158 E Saint John St Apt 516

San Jose, CA 95112

Nora Pimentel

From: Eulalio Mendez Garibay <eulalio.mendezgaribay@sjsu.edu>
Sent: Friday, September 23, 2022 1:46 PM
To: Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; Clerk; Debby Fernandez; Andrew Crabtree; Jonathan Veach; Reena Brilliot; hnguyen@charitieshousing.org; jhead@charitieshousing.org; gkeperle@catholiccharitiesscc.org; Public Comment; projects@catalyzesiliconvalley.org
Subject: Item 6: Yes on Civic Center Family Drive

Mayor and Councilmembers,

I strongly urge you to support Charities Housing's Civic Center Family Drive project located at 1601 Civic Center in Santa Clara. This project will make a big difference for the many families and individuals who call Santa Clara home.

It is essential to not be deterred by vocal opposition on this project from a handful of folks. Instead, I urge you to vote yes on Item 6, for the following reasons:

- 108 affordable homes are desperately needed for future residents like our local teachers & service workers.
- Some opponents are using scare tactics about the residents of this project. Santa Clara must not kowtow to unfounded fears about affordable housing.
- At Catalyze SV's urging and with key direction from the Planning Commission, Charities has agreed to provide transit passes for residents and a designated rideshare area. These improvements address neighbor parking concerns.

I have one last recommendation to make this an even better project: incorporate a more active, vibrant ground floor to promote neighbor interactions.

Especially with that recommendation, I unreservedly urge you to approve the Civic Center Family Drive project, Item 6. Demonstrate your commitment to affordable housing.

Eulalio Mendez