

**From:** [Karina Brackett](#)  
**To:** [Nimisha Agrawal](#)  
**Subject:** City Ventures Santa Clara Project Support  
**Date:** Monday, August 4, 2025 8:45:14 PM

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Hello Nimisha,

As a proud graduate of Santa Clara University, I'm writing in support of the proposed 143-unit townhome development at 1400 Coleman Avenue, especially its inclusion of affordable for-sale homes.

During my time at SCU, I saw firsthand how difficult it was for faculty, staff, and students to live near campus. Friends and mentors often had to commute long distances or make difficult choices about their future in Santa Clara simply because affordable housing wasn't available. That disconnect affects not only individuals, but also the strength and stability of our university community.

Creating attainable homeownership opportunities in a well-planned, thoughtful development like this one is exactly the kind of progress our city needs. It would offer real pathways for educators, young professionals, and longtime residents to live where they work and build roots in the community.

Thank you for your leadership on this issue and for considering projects that help create a more inclusive and sustainable future for Santa Clara.

Sincerely,  
Karina Brackett  
Santa Clara University, Class of 2021

**From:** [REDACTED]  
**To:** [Nimisha Agrawal](#)  
**Subject:** 1400 Coleman Ave - Townhome Housing Project Support City Ventures  
**Date:** Monday, August 4, 2025 3:28:38 PM

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Good afternoon Nimisha,

I hope you are doing well.

I am writing to share my support for 1400 Coleman Avenue. As a former student of Santa Clara University I know how expensive housing is in this area, and I know how desperately this area needs additional housing. I believe this project's focus on affordable for-sale homes will address a critical need in this city.

The housing crisis in the South Bay has had a deep impact on students, recent graduates, and young professionals. Despite earning degrees and securing jobs locally, many of us are priced out of the communities we want to serve and contribute to. Without more housing options, cities like Santa Clara risk losing the next generation of teachers, engineers, entrepreneurs, and civic leaders.

This development is a step in the right direction. It offers stable homeownership opportunities in a location close to jobs, transit, and community assets — exactly what thoughtful urban planning should prioritize.

I urge you to support this proposal and continue championing projects that make Santa Clara a place where people at all stages of life can afford to live and thrive.

Thank you,  
Adam Foley  
Former Santa Clara University Student Class of 2021

[REDACTED]

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**From:** [Aria Amirbahman](#)  
**To:** [Nimisha Agrawal](#)  
**Subject:** Santa Clara subdivision development  
**Date:** Tuesday, July 29, 2025 2:38:18 PM

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Dear Ms. Agarwal,

As Chair and Professor in the Department of Civil, Environmental, and Sustainable Engineering at Santa Clara University, I write in strong support of the proposed 143-unit townhome project at 1400 Coleman Avenue, which includes a substantial number of affordable for-sale homes.

The lack of attainable housing near our campus continues to be a serious barrier for faculty, staff, and students alike. The high cost of living in Santa Clara County makes homeownership out of reach for many in our university community, often resulting in long commutes and discouraging long-term settlement in the region. These conditions hinder both faculty retention and our ability to recruit new academic talent.

Developments like this one are critical to creating pathways to homeownership for educators and other local professionals. The project is thoughtfully planned and aligns with the City's vision for the neighborhood.

I urge you to approve this proposal. It would provide direct support for the higher education community and foster stronger connections between Santa Clara's institutions and the broader region. Thank you for your consideration and for your commitment to addressing the region's housing challenges.

Best regards,  
Aria Amirbahman, PhD, PE  
Sukhmander Singh Professor and Chair  
Department of Civil, Environmental and Sustainable Engineering  
Santa Clara University  
Santa Clara, CA 95053-0563, USA  
[REDACTED]



**From:** [Srinath](#)  
**To:** [Nimisha Agrawal](#)  
**Subject:** Re: Re Coleman Ave and Affordable Housing  
**Date:** Thursday, March 20, 2025 8:53:00 AM  
**Attachments:** [image001.png](#)

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Hi

Another consideration wrt Affordable Housing

At some point in time the family size reduces to 3 then 2 and finally only 1

So for seniors, singles, and disabled (for whom marriage is not an option)

We need affordable housing

If most new affordable housing starts with minimum of 2 bedrooms and minimum household size of 2  
singles including disabled, widows, widowers, elderly etc cannot qualify

Either the minimum household requirement must be relaxed or we should also build 1 bedroom units

Either way single level no stairs inside ADU friendly and Aging in Place friendly construction is needed

Best wishes

On Thu, Mar 20, 2025 at 8:40 AM Nimisha Agrawal <[NAgrawal@santaclaraca.gov](mailto:NAgrawal@santaclaraca.gov)> wrote:

Good Morning Srinath,

Thank you for sharing your comments. I will also send these to the developer.

Thanks,

**Nimisha Agrawal** | Senior Planner

Community Development Department

1500 Warburton Avenue | [Santa Clara, CA 95050](#)

O:408.615.2450 | D: 408.615.2467



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

**From:** [Srinath](#)  
**To:** [Nimisha Agrawal](#)  
**Subject:** Re: Re Coleman Ave and Affordable Housing  
**Date:** Thursday, March 20, 2025 2:54:55 PM  
**Attachments:** [image001.png](#)

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I am extremely disappointed that the planning commission voted for the new homes at Bishop ranch still under construction and sales and NONE of them are single level - They are SFH or multi level townhomes (2 and even 3 levels OUCH!!)

(I am not finding fault, but it seems unfortunate that such an important requirement was missed out)

In South Fremont where there is new construction there is a mix of town homes and single level condos

Thanks once again for listening

On Thu, Mar 20, 2025 at 8:52 AM Srinath [REDACTED] > wrote:

Hi

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On Thu, Mar 20, 2025 at 8:40 AM Nimisha Agrawal <[NAgrawal@santaclaraca.gov](mailto:NAgrawal@santaclaraca.gov)> wrote:

Good Morning Srinath,

Thank you for sharing your comments. I will also send these to the developer.

Thanks,

**From:** [Srinath](#)  
**To:** [Nimisha Agrawal](#)  
**Subject:** Re Coleman Ave and Affordable Housing  
**Date:** Wednesday, March 19, 2025 4:54:00 PM

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Hi

Seniors, disabled, those with knee operations etc cannot use stairs

So rather than (or in addition to) townhome options, please ensure that there are single level no stairs (be elevators and parking garages) condo options are available under inclusive housing

Thanks

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Regards

Gopal Srinath

**From:** [Matt DiNapoli](#)  
**To:** [Nimisha Agrawal](#)  
**Subject:** 1400 Coleman Avenue  
**Date:** Wednesday, August 6, 2025 5:28:22 PM

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Dear Santa Clara Officials:

As a real estate professional as well as an adjunct professor of real estate at Santa Clara University's Leavey School of Business, I'm writing to express my support for the proposed 143-unit townhome development at 1400 Coleman Avenue. This project will not only help to gentrify the Coleman Avenue area, it will also include a significant number of affordable for-sale homes. Faculty, staff, and students across our institution face a common challenge: the high cost of living in Santa Clara County makes homeownership near campus extremely difficult. Many are forced to commute long distances or postpone putting down roots in the community, which directly impacts faculty retention and recruitment. This project — which combines a high quality design with attainable home ownership opportunities — can be transformative, not just for current faculty but also in helping the University attract and retain academic talent. The design is thoughtful and aligned with the City's broader goals for the neighborhood.

Thank you for your attention and leadership on this important matter.

Sincerely,

F. Matthew DiNapoli  
Adjunct Professor, Santa Clara University  
Leavey School of Business

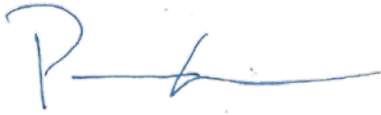
F. Matthew DiNapoli  
Chief Executive Officer  
DiNapoli Capital Partners [REDACTED]  
[REDACTED]

Dear Nimisha,

As a former student at Santa Clara University (Class of 2005 Engineering & Class of 2013 MBA), I'm writing to express my strong support for the proposed 142-unit townhome development located at 1400 Coleman Avenue that includes a significant number of affordable for-sale homes. The area around Santa Clara University is in desperate need of new and additional housing, especially attainable for-sale opportunities. Stakeholders from across our institution face a persistent challenge: the high cost of living in Santa Clara County makes it incredibly difficult to purchase a home near campus. Many of us are forced to commute long distances or delay long-term settlement in the region, which undermines both faculty retention and recruitment. A project like this—offering attainable ownership opportunities—can be transformative, not just for current faculty but also in helping the University attract future academic talent committed to this community. This project is well designed and fits with the City's goals of the neighborhood. I encourage you to approve the project. Doing so would directly support higher education in Santa Clara and strengthen ties between local institutions and the broader community.

Thank you for your attention and leadership on this important matter.

Sincerely,



Patrick McCarthy

Santa Clara University

Class of 2005 Engineering & Class of 2013 MBA

Email: [REDACTED]

Phone: [REDACTED]



**From:** [Katie Rafe](#)  
**To:** [Nimisha Agrawal](#)  
**Subject:** Santa Clara Housing Subdivision  
**Date:** Monday, September 15, 2025 4:56:02 PM

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Dear Nimisha,

I hope you're doing well! I am writing as a former student of Santa Clara University (SCU) to urge your strong support for the proposed 142-unit townhome development at 1400 Coleman Avenue, which includes a significant number of affordable for-sale homes.

Staff, faculty, professors and students across our institution face a persistent challenge: the high cost of living in Santa Clara County makes it incredibly difficult to purchase a home near campus. Many of us are forced to commute long distances or delay long-term settlement in the region, which undermines both faculty retention and recruitment. A development like the one proposed at 1400 Coleman—offering attainable ownership opportunities—can be truly transformative. It will not only provide essential housing stability for our current dedicated faculty but will also be a vital tool in helping the University attract the next generation of academic talent committed to embedding themselves in this community.

This well-designed project aligns with the City's neighborhood goals. By approving it, you will directly support higher education in Santa Clara and strengthen the essential ties between our local institutions and the broader community.

Thank you for your attention and leadership on this important matter.

Best,

Katie (Carlson) Rafe  
Santa Clara University  
Class of 2003

**From:** [Becky Biniek](#)  
**To:** [Nimisha Agrawal](#)  
**Subject:** SCU -- Housing Subdivision  
**Date:** Wednesday, September 17, 2025 6:15:44 PM

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Dear Nimisha,

As a proud Santa Clara University alum, I'm writing to express my strong support for the proposed 142-unit townhome development located at 1400 Coleman Avenue that includes a significant number of affordable for-sale homes.

Staff, faculty, professors and students across our institution face a persistent challenge: the high cost of living in Santa Clara County makes it incredibly difficult to purchase a home near campus. Many are forced to commute long distances or delay settling in the region, which undermines both faculty retention and recruitment. A project like this, which offers attainable ownership opportunities, can be transformative for current faculty but also in helping the University attract future academic talent committed to this community. This project is well designed and fits with the City's goals of the neighborhood.

I encourage you to approve the project. Doing so would directly support higher education in Santa Clara and strengthen ties between local institutions and the broader community.

Thank you for your attention and leadership on this important matter.

Sincerely,  
Becky Biniek  
Santa Clara University  
Class of 2004