

10/9/18



City of
Santa Clara
The Center of What's Possible

Agrihood Project

Proposed Open Space

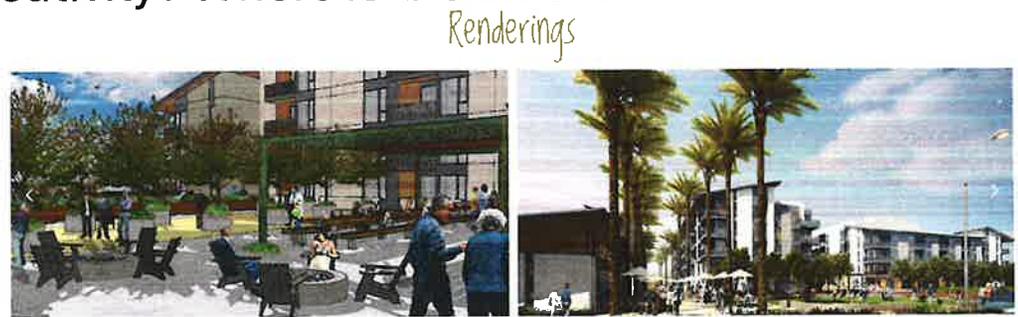
- 1.5 acre community garden
- Workshop/shed
- Agricultural production area
- Event lawn
- Event plaza
- Outdoor kitchen and dining
- Community building/cafe



Currently, the Core Companies have slashed the housing at the Agrihood. 160 rental apartments to 44 townhomes – almost a 75% reduction in homes

Things have not gone according to what was promised and approved:

- Senior affordable building was supposed to homes on the ground floor. **It is not.** *does*
- There was supposed to be a community kitchen the public could access. **None exists.**
- There were supposed to be weekly placemaking events. I don't think there have been a dozen, and the project is 104 weeks old.
- Outdoor restroom were for the public – it is private to the café
- The farm was meant to be for everyone – I am told it is for residents only
- The original townhouses were supposed to be affordable for teachers and workers in the \$600-800K range - **they sold for upwards of \$1.4Million each**
- Much of the open space and ground floor activation was part of the rental building property. **The current open space is severely limited.**
- Why can't the community use the open space today while construction conditions improve? Where is the creativity? Where is the innovation?



In addition to offering 361 new homes for those in need, Agrihood will offer walking paths and improved pedestrian circulation, programmable space, and will be a new gathering place for neighborhood events.



City of Santa Clara
City Council Meeting
October 9, 2018

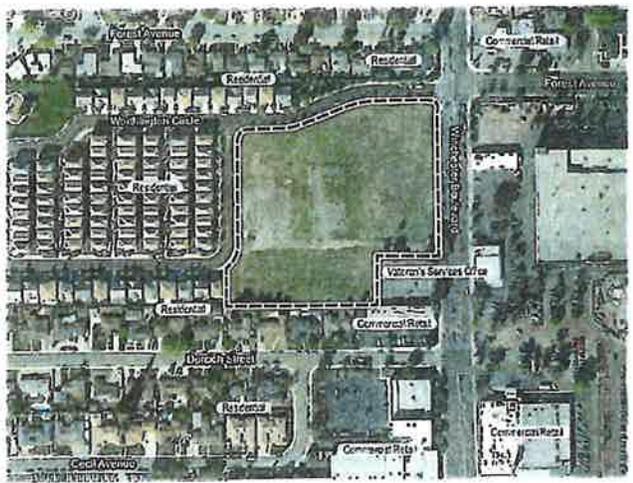
Study Session:
Disposition and Development
Agreement (DDA) for
1834 Worthington Circle /
90 North Winchester



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



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

5



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

6



The Project and Entitlements

9



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

10

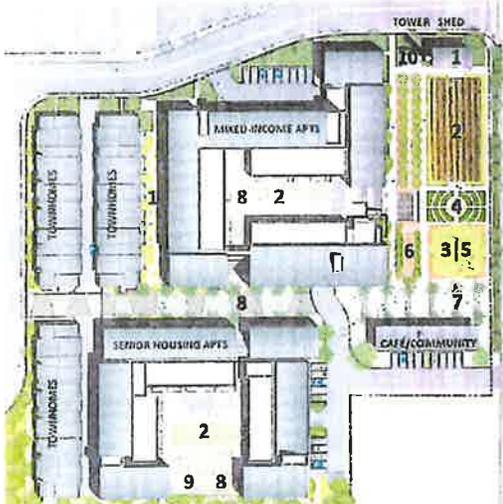


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Proposed Development

- 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
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East Elevation (Winchester Boulevard)



North Elevation (Worthington Circle)



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