

11-09-21

ITEM #3  
RTC #21-1320

## Melissa Meslo

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**From:** Nora Pimentel  
**Sent:** Tuesday, November 9, 2021 11:22 AM  
**To:** Nora Pimentel  
**Cc:** Melissa Meslo  
**Subject:** November 9, 2021 Agenda Item #3 - Public Comment  
**Attachments:** Stop white oak; Ponderosa Residents (Families and Elderly) are Terrified of White Oak Lane Development W/O Background Checks or Security; Please vote NO on the White Oak Lane project; White Oaks Lane Development; Please vote NO on moving forward with Project White Oak; Vote "NO" on 2035 White Oak Ln Project; (Not a Copy) Follow up on concern on 2035 white oaks site; Nearby residents/taxpayers/voters say NO to the 2 planned SC HomeKey sites; Vote No on proposal for White Oak Lane project; Objection to White Oak Lane Project; VOTING NO on White Oak Lane HomeKey Project; VOTING NO on White Oak Lane HomeKey Project; Please Vote NO to the White Oak Lane Project

Dear Mayor and Council,

Our office received the following correspondence regarding item 3. Study Session on the City Activity to Address an Unhoused Population: California Department of Housing and Community Development's (HCD) Project HomeKey and Provision of Basic Services for the City's Unhoused which we are forwarding for your review and consideration.

Please note this correspondence will form part of the public record for the November 9, 2021, Council and Authorities Concurrent and Special Santa Clara Stadium Authority meeting

*Nora Pimentel, MMC* | Assistant City Clerk | City Clerk's Office

City of Santa Clara, California

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Santa Clara**  
The Center of What's Possible

## Melissa Meslo

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**From:** Yu Fei <justforanna@gmail.com>  
**Sent:** Sunday, November 7, 2021 7:40 AM  
**To:** Public Comment  
**Subject:** Stop white oak

Hi,

This is Anna, Santa Clara resident. I am writing to oppose the white oak project.

The site is close to where I live. The neighborhood has bad traffic and white noise. If city wants to properly address the homeless people, currently selected location is bad. Homeless people if they have no cars, are dangerous working in the neighborhood. I am strongly urge the council-members to vote NO!

Thanks  
Anna

## Melissa Meslo

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**From:** Aspasia Bartell <aspasia.bartell@icloud.com>  
**Sent:** Sunday, November 7, 2021 7:46 AM  
**To:** Public Comment  
**Subject:** Ponderosa Residents (Families and Elderly) are Terrified of White Oak Lane Development W/O Background Checks or Security

> Residents of Ponderosa Park are terrified—by the lack of background checks of residents in this proposed transitional housing. We are a community of families with young children (my son is 3 years old) and elderly people. The majority of our neighbors are 75+ and have lived here 50+ years. This community is vulnerable due to many small children and elderly people. Without background checks or security, and constant resident turnover, we are afraid that very scary people will be roaming our streets and interacting with our children and vulnerable residents of our community. It appears that the charter of such transitional housing states that it should be placed in industrial areas/office parks. Being next to the expressway does not cut it, this is a residential area with deep roots and a vulnerable population. I worry that our area will soon become just like Seattle. My parents who live in Seattle experienced drug addicts screaming outside their townhome at all hours of the day and night, and saw needles and feces in their driveway on a regular basis. Years before, it was a wonderful community similar to Ponderosa Park.

>

> Did you see the petition of over 2,000+ residents?

>

> Do you understand the repercussions of young families fleeing and how that will impact the incredible culture of Ponderosa Elementary, one that took decades to build. Not to mention school district funding.

>

> This is a community who is terrified and also getting very angry. We will not hesitate to campaign for and fund your opponents in the next election, if you compromise the safety of our community.

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> We urge you to vote NO on HOME KEY 2 at this location.

> Best,

> Sia B

> Ponderosa

## Melissa Meslo

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**From:** Pat calhoun <patcalhoun@me.com>  
**Sent:** Sunday, November 7, 2021 8:52 AM  
**To:** Public Comment  
**Subject:** Please vote NO on the White Oak Lane project

I am a member of Safe SCC, which is an assembly of over 2,000 Santa Clara residents, that outline the concerns associated with the White Oak Lane project.

I wanted to express my concerns associated with the White Oak Lane project, as I believe the site is inappropriate to house 240 residents, given it is only 0.67 acres in a high density residential area.

Even the Santa Clara county declined using this site, with Supervisor Lee stating: *"When we talk about container housing, this is something I have lived in myself. [...] It is much more cost effective and fast to build. However I do not support every container project if the site is wrong or the site is of the wrong size. And I am going to come right out and say that I do not support the White Oak Lane proposal for its location and size."*

I am hopeful that you will consider my concerns and vote NO at the meeting on 11/9/2021.

Pat Calhoun

## Melissa Meslo

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**From:** Bassam Tabbara <b\_tabbara@hotmail.com>  
**Sent:** Sunday, November 7, 2021 9:11 AM  
**To:** Public Comment; Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker  
**Subject:** White Oaks Lane Development  
**Attachments:** SafeSCC\_WhiteOak\_Comment.pdf

Hello respected Santa Clara City Council Members,

I am a neighbor and live about 0.3 miles away from the While Oaks Lane site. I've reviewed the report that SafeSCC produced (attached) and it captures my various concerns pretty well. Specifically, I am against this project because of the lack of clarify, transparency, and a detailed neighborhood impact study. Couple of points to highlight:

1. The already crowded neighborhood could make better use of a walking-distance commercial strip like a grocery store, market, personal care shops and the like to serve the area residents. I am not in favor of rezoning the site to residential, rather keep the current zoning and attract businesses to the site.
2. The proposed, rather experimental, project deserves deeper study and investigation as it is quite vague on the details and future projected impact, for example:
  - a. Nature: Is this a business, a home, a rehab/treatment center, a holding facility, or what ?
  - b. Safety: If there is no issue as claimed by proposal why does the facility have a surrounding metal fence and security entrances and exits ? Is the neighborhood risk from inside, outside, or both ?
  - c. Use: The facilities for parking, food, laundry, restrooms and the like seem minimal and inadequate for the site's proposed resident capacity. Moreover, it is not clear if these will be made available to visitors as well. Will visitors who need help be turned away ? If not, how will the additional influx be handled on such a small site with very limited resources ?
3. All of these questions and more need a deeper examination, analysis, and scrutiny.

Thank you for your attention and consideration.

Bassam Tabbara  
704 Toyon Ave.  
Sunnyvale, CA 94086

# SafeSCC

## Promoting Safe Neighborhoods

Councilmembers,

Safe Santa Clara County is a grassroots association of residents from across Santa Clara. Our aim is to promote livable cities and neighborhoods which work for all of our residents.

Our association is strongly opposed to the novel and radically experimental White Oak Lane development. We believe this development is wrong for Santa Clara, wrong for the White Oak Lane location specifically and also wrong for its intended patrons. We urge the City Council to cease consideration of this project, as the County of Santa Clara has already done.

According to the City's 2019 census, there were 264 unhoused residents. The proposed project on White Oak Lane will add an additional capacity of 600 residents per year, which combined with projects already approved, will create far more capacity than the city needs.

We have many concerns related to this project including environmental issues, site suitability, neighborhood impact, fiscal implications and underlying project justifications -- all of which are detailed in a report included in this document. Should the city believe that additional capacity is required to assist 600 unhoused residents *per year*, we propose additional locations that we believe are better suited in Appendix 1. Finally, we agree that the current site on White Oak Lane should not remain vacant, and Safe SCC has included some proposed uses in Appendix 2 for your consideration.

We believe that these concerns - especially the environmental, neighborhood and site specific concerns - should warrant proper consideration and mitigation by the City and LifeMoves. In fact, should the City insist on moving forward with this project, we will demand an environmental and social impact study. Our association is currently in the process of retaining counsel to ensure that both the City and Developer adheres to all applicable local and state ordinances for this project.

Best Regards,

Board Members, Safe Santa Clara County

# Evaluation of the White Oak Lane LifeMoves Project by Safe Santa Clara

## Introduction:

The following report documents the concerns of the Safe Santa Clara County association with respect to the proposed development at 2035 White Oak Lane by LifeMoves.

Per the City, *"The project applicant, LifeMoves, is proposing a project at 2035 White Oak Lane, Santa Clara, CA 95051 that would create 60 transitional housing units for families. The site is currently a vacant lot bordered by a residential neighborhood with a mix of apartment buildings and single-family residences, a 7/11 convenience store, and Lawrence Expressway (G2)."*

The report evaluates the proposal along six different criteria and details our specific concerns for each:

- Section 1: Environmental Concerns
- Section 2: Neighborhood Concerns
- Section 3: Site Specific Concerns
- Section 4: Fiscal and Developer Concerns
- Section 5: Project Justifications
- Section 6: Political and Process Considerations

## Section 1: Environmental Concerns

### 1.1 Density

LifeMoves proposes to house up to 240 people at any given time in 30 shipping containers, for a proposed total of 600 residents per year. These will be stacked 3 units high, on a 0.67 acre lot (a significant portion of which will be reserved for parking). We are concerned about the environmental impact of housing so many people on such a small site, in a facility built using novel construction methods.

See Appendix 3 for the most recent layout of the proposed project.

## 1.2 Intersection

2035 White Oak Lane is located at the intersection of 3 roads - White Oak Lane, Poinciana Drive and Lawrence Expressway. It is located between two major intersections: Lawrence / Poinciana and White Oak / Poinciana, each of which includes “blind corners”. Thousands of vehicles per day pass through even the smaller White Oak / Poinciana intersection.

It is to be expected that a large portion of LifeMoves White Oak residents will navigate these intersections on foot each day. This increased foot traffic will cause significant danger both to pedestrians and vehicle drivers.

## 1.3 Traffic

It can also be expected that such a major development (240 people at any given time) will drive a significant increase in vehicle traffic - by staff, volunteers, delivery drivers, and some residents. Consistent with other HomeKey and Lifemoves developments, it is reasonable to expect that some residents will own vehicles (see section 1.4 for more information). We believe this traffic will have a significantly detrimental effect on the surrounding area's environment, negatively impacting local residents - including noise, pollution, and congestion.

## 1.4 Parking

White Oak Lane, Poinciana Drive, and Klamath Ave already experience significant parking issues as a result of the existing medium and high density housing developments on those streets, particularly during non-working hours. This results in a dangerous situation at White Oak / Poinciana, where vehicles often park on the turn (at the LifeMoves site) creating a “blind corners” situation that reduces visibility for drivers.

The proposed development allows for 27 parking spaces, some of which will likely be used by staff. The county's most recent statistics show that over 18% of unhoused residents currently live in a vehicle (both cars and RVs). Therefore we can expect a significant number of White Oak patrons to have a vehicle. Additionally, one would expect a significant number of patrons to acquire vehicles as they reintegrate into housing and the job market. Taken together, we expect this will cause significant parking overflow issues onto already congested neighborhood streets in both Santa Clara and Sunnyvale.

The provision of shuttles to address accessibility issues for the site (see sections 3.2 and 3.3) would further reduce available parking spaces, exacerbating this issue.

We believe our concerns here are justified. The similar, but smaller, LifeMoves development in Mountain View shows significant vehicle overflow, including both cars RVs, onto nearby streets, with local business owners confirming that vehicles are often parked for months.

There is also significant vehicle overflow onto the streets surrounding the Milpitas Homekey site, including RV dwellers who park nearby in the hope of obtaining residency at the facility. The



RVs are a safety hazard to local residents as there have been reports of several RV fires on nearby streets.

## 1.5 Waste Management

A site of this density, with such a large population, will be expected to generate a significant amount of waste. It is not clear that there will be sufficient facilities or space available for adequate waste management at this site.

## 1.6 Bioretention Compliance

Stormwater treatment measures (bioretention areas) are required<sup>1</sup> for all construction projects that create and/or replace 10,000 square feet or more of impervious surface. We have not seen a plan that sets out areas of the development in compliance with the bioretention requirement. We have also not seen budget proposals and funding on maintenance and upkeep of bioretention areas, which from our personal experience as homeowners can be extremely expensive and difficult to maintain. This will likely result in increased budget requirements for the City to maintain.

## 1.7 Site Zoning Considerations

This site has been zoned commercial for many years. The city has apparently refused to consider rezoning this site to residential usage in the past, when requested to do so by property owners and developers. Presumably the city has a rationale to maintain commercial development at this site - or to disallow residential development. With LifeMoves, the city is now proposing to build a radically experimental, ultra high density development at this same location.

# Section 2: Neighborhood Concerns

## 2.1 Increased Burden and Fiscal Strain on Emergency Services

As further detailed below, we expect the White Oak project will increase the burden on police, medical, and fire services. We expect budgets for these services will need to be increased over time to accommodate the hazards that will be brought by this project.

These increases will be in addition to any increased resourcing needs for the recently approved Homekey proposal at the nearby Bella Vista site.

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<https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention/stormwater-resources-for-development-construction>

## 2.2 Crime

In order to appease concerns related to increase in crime related to this proposed site, Livemoves claims the site will be restricted to *"families in need"*. Project Homekey 2.0, per *"housing first" criteria*<sup>2</sup>, does not allow any vetting of residents. *Santa Clara's own statistics*<sup>3</sup> show that over 25% of the homeless population has spent at least one night in jail - in the past twelve months. 42% have Psychiatric/Emotional Conditions; 35% are experiencing issues with Drug or Alcohol use; 33% suffer from PTSD. These issues are vastly overrepresented in the unhoused vs. the general population.

Concentrating this population - without any vetting, in a radically experimental, ultra high density development in the middle of a residential neighborhood is likely to lead to significant issues in the local area, including serious crime, harm to property, petty crime and drug dealing.

LifeMoves themselves have talked about *"curfew"* and *"building relationships with local law enforcement"*. Neither of these provisions lend credence to the fact that the facility will not have a negative impact on the area. Clearly, crime and anti-social behavior IS a concern, otherwise, why the mitigations?

## 2.3 Drug and Alcohol Abuse in Local Area

LifeMoves has stated that *"Clients will not be permitted to use Drugs or Alcohol on site."* The White Oak site is immediately adjacent to a 7-Eleven convenience store (open 24 hours), which sells alcohol. It is a reasonable expectation that some LifeMoves patrons will purchase alcohol there, and then move to the nearby (under development) Corn Palace Park to consume it. Experience from other locations shows that clients will also use nearby parks and parking lots to purchase and use drugs - so as to technically be in compliance with not using substances on site.

LifeMoves has stated that *"participants may be asked to leave for substance abuse that is disruptive to site services, residents or staff"*. Given the high incidence of substance abuse in this population, it can be assumed that (1) patrons *will* regularly be asked to leave and that (2) being unhoused, those patrons will remain in the nearby neighborhood, specifically the park at Corn Palace or the larger Ponderosa Park, 0.6 miles away, and will continue to experience addiction issues there, with a commensurate negative impact on that park and the locality.

These are particular concerns to the surrounding neighborhood which mostly consists of families with small children who are looking forward to playing on the new playground.

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<sup>2</sup> [https://homekey.hcd.ca.gov/sites/default/files/2021-09/Housing First Guidance Checklist.pdf](https://homekey.hcd.ca.gov/sites/default/files/2021-09/Housing%20First%20Guidance%20Checklist.pdf)

<sup>3</sup> [https://osh.sccgov.org/sites/g/files/exjcpb671/files/2019 SCC Homeless Census and Survey Report.pdf](https://osh.sccgov.org/sites/g/files/exjcpb671/files/2019%20SCC%20Homeless%20Census%20and%20Survey%20Report.pdf)

## 2.4 Site Security

In order to mitigate potential crime, LifeMoves has stated that the White Oak project will have 24 hour security. However, other similar sites such as the Milpitas HomeKey also have 24 hour security and experienced on-site issues within months, including violent assault, rape, and even a murder.

Furthermore, “onsite” security cannot alleviate spill-over issues from this development to the broader neighborhood. We are concerned that LifeMoves will attempt to dismiss real neighborhood security issues by referencing this onsite security (see 2.5 for more details).

## 2.5 General Loitering, Solicitation and Other Impacts

A development of 240 people can be expected to generate significant additional human traffic in the vicinity (friends, partners, acquaintances, business associates, etc). This LifeMoves facility has so little space (see appendix 3) that it seems clear there will not be sufficient, if any, room for guests and socialization within the facility. Further, it is unknown whether acquaintances who have a criminal background would be permitted on site or not. Therefore it is reasonable to assume we will see significant loitering in the neighborhood outside of the facility. Given the density of the area, it is likely loitering would occur either in the 7-Eleven parking lot or at the local park, which will be 600 meters away from the site.

Additionally, given the well documented addiction and social issues in a portion of this population, and the fact that drug and prostitution activity was well known at other sites currently frequented by the unhoused (such as nearby Bella Vista site), we expect to see a drastic increase in drug dealers, gangsters, pimps, and sex workers loitering in the surrounding neighborhoods. The surrounding neighborhoods currently consist of established suburbs largely consisting of families with small children.

The nearest grocery store to White Oak will be Lucky's supermarket on El Camino. Given the lack of transport, we expect to see carts from Lucky regularly brought to the White Oak Site and abandoned. This would be consistent with what has been observed at the Mountain View site.

## 2.6 Issues At Existing HomeKey Sites

### 2.6.1 Homekey Milpitas

Similar concerns (crime, loitering) were raised about a recent HomeKey development in Milpitas, and those concerns, dismissed by officials at the time, have proven true. In the five months since that project opened, there have been 58 police calls from on site crimes (see crime chart from Milpitas Mayor below). The details of the crimes reported are listed below by Mayor Rich Tran.



Mayor Rich Tran

October 21 at 4:29 PM

Project HomeKey: We are constantly tracking the crime statistics at this County owned housing property. We are also working in good faith with the County to ensure public safety, no one wants to see the crimes listed below. Leading a prayer circle there soon. 🙏 #PrayForProjectHomeKey

### Property Management and Security

Table reflects total calls for service and total number of police reports generated at 1000 Hillview Court spanning May 2021 to September 2021.

Month	Year	Total # of Calls	# of Reports	Description
May	2021	14	3	Court Order Violation, Trespassing, Sex Registrant
June	2021	14	4	Disorderly Conduct, Lost Property, Mental Health, Rape
Hyder Company Assumes Property Management				
July	2021	7	4	Assault w/ Knife, Mental Health (x2), Warrant Arrest
August	2021	3	1	Found Property
September	2021	20	8	Assault, Stolen Vehicle, Suspicious Circumstances, Mental Health, Parking Violation

Reports are generated consistent with department policy and/or when an officer determines that documentation may be necessary due to likelihood of reoccurrence.



White Oak, similar to Milpitas, would be an interim housing facility. Despite all of the issues that the Milpitas project has experienced, they do vet residents. Since the proposed White Oak Lane site is a HomeKey 2.0 project, LifeMoves will not have the same ability to restrict access to candidate residents. It is therefore fair to assume this will result in an even worse situation than the one in Milpitas.

### 2.6.2 LifeMoves Mountain View

The LifeMoves facility at Leghorn St in Mountain View has had a significant detrimental effect on the local neighborhood. A local business owner confirmed that there has been a significant exit of business owners from the vicinity since the LifeMoves site opened. It can be seen that three commercial properties directly opposite the LifeMoves site in Mountain View are now empty.

We have also been informed that there has also been significant police activity at the site (an FOIA request from the City of Mountain View to confirm exact numbers is still pending).

A visit to the Mountain View site confirms the presence of alcohol containers on public and neighboring properties; abandoned cars; abandoned shopping carts. Further, our representative witnessed public urination outside of the facility on 11/5 and was accosted by an individual on the street outside of the facility.

## **2.7 Post Development Operating Restrictions**

We are concerned that once this development is approved, any pre-development restrictions agreed to by LifeMoves which are not legally binding and enforceable will not be adhered to. This includes (but is not limited to) capacity; patron selection; security arrangements; curfews; maintenance obligations; neighborhood engagement.

# **Section 3: Site Specific Concerns**

## **3.1 Air & Noise Quality:**

As mentioned above, this site is located between three major roads, including an expressway, and between two major intersections. The minor intersection is used by thousands of vehicles per day, the major intersection by up to one quarter of a million vehicles per day. Per the LiveMoves proposals (see appendix 3), the container units would be located just feet from these roads.

We are concerned that air quality at this location may not be safe for human habitation and specifically may be particularly dangerous for adults and children with chronic lung conditions such as asthma or COPD. Effects and exposure may be exacerbated by the non-standard construction methods proposed for the development.

We are also concerned that the noise quality at this location is above a level that is suitable for human habitation, especially for a population likely suffering from trauma and PTSD, in units which will likely have far less sound insulation that might be expected from conventional dwellings.

## **3.2 Distance from Transport**

This proposed location is located at a significant distance from public transport. The nearest public transport option is the El Camino bus corridor, located 0.7 miles from the site (~15min walk for healthy adults without bags etc.). This is a significant distance if one is expected to travel with children, shopping / groceries, etc, or for persons who may have other health issues.

It is not clear how proposed residents without their own transportation would be expected to transport themselves to and from the site, including for work, church, school attendance, support services etc.

## **3.3 Distance from Support Services**

The White Oak site is located in the middle of a residential community and is surrounded by residential neighborhoods on all sides (including on the opposite side of Lawrence Expressway). The site is far from the expected services and facilities that the unhoused population would be

expected to rely on, including lack of easy access to locations for transportation, healthcare, food distribution, government benefits, and support services (e.g. centers for employment, rehabilitation, mental health, and multilingual services).

The proposed site would isolate people in need and require them to walk to public transportation for virtually any of the above needs -- again, this would be particularly challenging for those with health issues.

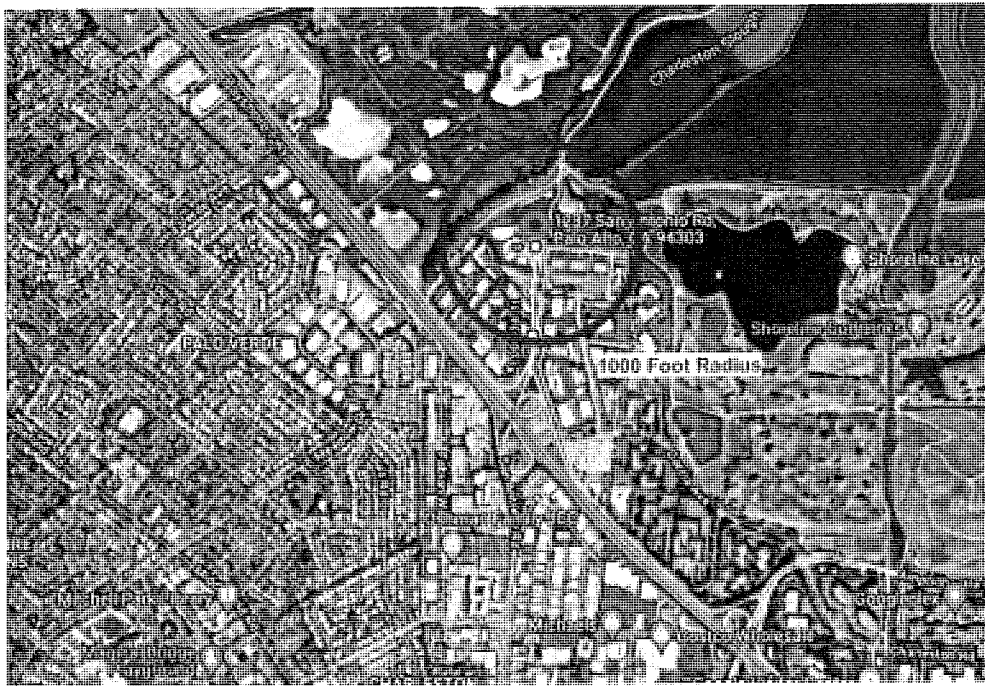
### 3.4 Similar Project Locations & Facilities

The LifeMoves White Oak development is a radically experimental development without any precedent (see Appendix 3).

- This would be the first LifeMoves transitional housing “container style” development in an exclusively residential neighborhood location.
- It would be the first multi-level container development by LifeMoves.
- It would have - by far - the largest capacity of LifeMoves container housing facilities with a capacity of 240 people (vs. 124 people at Mountain View and 136 in Palo Alto).
- It would have the highest density of residents given It will have the smallest lot of any LifeMoves container development.

We do not believe that the White Oak neighborhood is a suitable location for a novel housing experiment of this magnitude. Other nearby cities have chosen not to take a similar risk.

The aforementioned LifeMoves Facility under development in Palo Alto will be located at 1237 San Antonio Road, on the edge of the Bay, in an industrial / commercial zone. The development is removed from residential neighborhoods by over one mile (on the other side of the 101 freeway).



LifeMoves Palo Alto

The LifeMoves facility at 2566 Leghorn St in Mountain View is also located in the middle of a commercial / industrial zone



LifeMoves MountainView

In contrast to the above facilities, LifeMoves White Oak would be *immediately* adjacent to large, existing residential developments. The White Oak side is one of only two commercial properties (together with the adjacent 7-Eleven) in an otherwise exclusively residential neighborhood. The

commercial zoning appears to be a legacy from many years prior before the neighborhood became densely residential and is not a true commercial area.



*LifeMoves Sunnyvale*

Santa Clara County Supervisor Otto Lee, one of the County's most vocal proponents of HomeKey, has himself said that the White Oak site is unsuitable. He was on a unanimous panel that just approved a Project HomeKey hotel conversion located in a commercial area closer to amenities that is a mile away from the White Oak location.

Note that LifeMoves also offers interim family housing facilities at other locations. However, those facilities are larger, lower density, permanent, traditional structures which support a much smaller number of families:

- Menlo Park: 23 Families
- San Mateo: 39 Families
- Daly City: 15 Families
- Redwood City: 10 Families

In contrast, White Oak would support 60 families on a 0.67 acre lot.

This ultra high density interim housing model proposed for White Oak is unproven and LifeMoves has no experience in operating or securing such a facility. This is effectively a radical social experiment in a residential neighborhood.



## Section 4: Fiscal & Developer Concerns

### 4.1 City Finance Implications & LifeMoves Financial Reliability

This is a new and experimental project and there is concern about LifeMoves' ability to deliver without significant impact to city finances. To date, LifeMoves has successfully delivered only one similar facility - a single story, 100 person development at Leghorn Street in Mountain view. The White Oak project (see appendix 3) will be *radically* different - 3 stories high, on a lot 30% smaller, in a high-density residential neighborhood, as opposed to commercial or brownfield area.

In the best case scenario, the White Oak project will force a significant financial burden on the City. The City itself estimates that the White Oak development will initially cost \$14m from taxpayers pockets. LifeMoves cannot be trusted as a responsible financial partner for the City. ***A similar LifeMoves project still under development in Palo Alto has seen costs spiral<sup>4</sup> from its original estimates by 48% or \$8.4m, to \$26m. It is therefore unclear who will burden the additional cost if the same occurs to the White Oak Lane project.***

### 4.2 Other LifeMoves Concerns

We believe LifeMoves to be unreliable in other ways, specifically with respect to their claims to this Council.

In a July 2021 presentation<sup>5</sup> to Santa Clara City Council, LifeMoves said they are good at community engagement and that neighborhood acceptance of projects was critical. Ironically, nearly every resident within the neighborhood was unaware of the project as LiveMoves has never attempted to engage the community or taken even basic steps to raise awareness of the proposed project.

At the time of this writing, November 5th 2021, despite multiple attempts, LifeMoves has failed to respond to all outreach by White Oak neighbors, including board members of Safe Santa Clara County. This is despite the fact that LifeMoves is already in contract to purchase the land at 2035 White Oak Lane.

LifeMoves also said that communities welcome their developments. **To date, more than 2000 residents living near the White Oak development have signed a physical petition against the development, but LifeMoves continues to move forward, intentionally ignoring clear, documented and vocal local community input.**

LifeMoves also told Councilmembers that they will do background checks for patrons of their facilities. We believe this to be a deliberate attempt by LiveMoves to neutralize concerns given

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<sup>4</sup> <https://www.paloaltoonline.com/news/2021/10/27/costs-rise-for-palo-altos-transitional-housing-project>

<sup>5</sup> [http://santaclara.granicus.com/MediaPlayer.php?view\\_id=1&clip\\_id=1565](http://santaclara.granicus.com/MediaPlayer.php?view_id=1&clip_id=1565)

that as noted in section 2.1, by law, participants in Homekey 2.0 cannot institute background checks.

## Section 5: Project Justification

### 5.1 Ongoing Need for Services in Santa Clara City

Santa Clara County recently approved a development of 64 transitional housing units at the site of the Bella Vista Inn on El Camino. Santa Clara City expects to be asked to make a significant and ongoing financial contribution to this project in its second phase. This support will likely be in the region of millions of dollars, for decades to come.

The Bella Vista facility will support 180 individuals or more, in a single year. **White Oak would support up to 600 individuals in a year.** In 2019, the entire unhoused population of Santa Clara was 264, per the County's own statistics<sup>6</sup>. Even allowing for a *doubling* of homelessness during COVID-19, this project would add substantially more capacity than the city actually needs to address its homeless issue. It is likely that unhoused residents from other cities would end up leveraging Santa Clara services.

It is unclear why the City of Santa Clara would consider shouldering a multi-year, multi-million dollar commitment for a facility which goes far beyond the needs of the city population (even allowing for an increase in homelessness during the Covid crisis), especially given it will already be supporting another, similar facility (Bella Vista) less than one mile from this location.

At the same time, neighboring cities of Sunnyvale, Saratoga, Los Altos, Los Altos Hills and Cupertino appear to be progressing no projects under Homekey. It is clear that the taxpayers of the City of Santa Clara are effectively being asked to make significant expenditures to support the provision of solutions for other nearby cities.

## Section 6: Political & Process Considerations

### 6.1 Process & Transparency

We are concerned by the lack of transparency and consultation throughout this process. At no point has any outreach been attempted to neighbors, even those within the immediate vicinity of this development. This is despite the fact that LiveMoves has been in contract to purchase 2035 White Oak lane for some time.

Information sharing and notification about this project has happened almost entirely through the work of neighborhood networks.

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<sup>6</sup> [https://osh.sccgov.org/sites/g/files/exjcpb671/files/2019 SCC Homeless Census and Survey Report.pdf](https://osh.sccgov.org/sites/g/files/exjcpb671/files/2019_SCC_Homeless_Census_and_Survey_Report.pdf)

On 10/26, a large number of concerned residents attended the Santa Clara City Council meeting<sup>7</sup>. At that meeting, Mayor Gillmor denied any knowledge of the LifeMoves project. This has been shown to not be the case and following that meeting, the City updated their website, showing that discussions with LifeMoves were well advanced.

A development of this magnitude and novelty deserves a proper consultation process, one with clear go/no-go decision points.

## 6.2 County Support

Santa Clara County has already declined to be a co-applicant for the White Oak Site.

During the Santa Clara County Supervisors' Meeting on November 2, 2021, Supervisor Otto Lee, a strong proponent of LifeMoves<sup>8</sup>, expressly stated his opposition to the White Oak project while approving other projects, including the Bella Vista project that is less than a mile away.

Supervisor Lee said: *"When we talk about container housing, this is something I have lived in myself. [...] It is much more cost effective and fast to build. However I do not support every container project if the site is wrong or the site is of the wrong size. And I am going to come right out and say that I do not support the White Oak Lane proposal for its location and size."*

Video Link<sup>9</sup> (start at 5hr 11min mark for Supervisor Lee's comments)

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<sup>7</sup> [http://santaclara.granicus.com/MediaPlayer.php?view\\_id=1&clip\\_id=1618](http://santaclara.granicus.com/MediaPlayer.php?view_id=1&clip_id=1618)

<sup>8</sup>

<https://sanjosespotlight.com/santa-clara-county-could-spend-25-million-on-prefabricated-homeless-shelters/>

<sup>9</sup> <http://sccgov.iqm2.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=13235&Format=Agenda>

# Appendices

## APPENDIX 1: Alternative Locations

There is no dearth of alternative locations in the Santa Clara area - sites with bigger plots of land and in less dense residential locations. A quick search of <https://www.loopnet.com/> will show many options.

The City also owns or has an interest in many potential sites which could be partially or entirely repurposed for a development of this nature. These include:

- Mission College has substantial parking lots, portions of which could be reallocated to an interim housing project. It has the advantage of being close to churches, shops, education and transportation.
- Levi's Stadium Blue Lot is a very substantial site close to churches, shops, education and transportation. Largely unused, a portion of this land could easily be converted to interim housing.
- Levi's Stadium Yellow Lot is a smaller site (though still substantially larger than White Oak), close to churches, shops, education and directly adjacent to transportation.

## APPENDIX 2: Alternative White Oak Uses

### Option 1: Retail

This site is zoned Commercial and we believe that commercial use remains the best use for this specific site. We have been informed that the City has refused to consider zoning changes for this site in the past.

With the destruction of the previous commercial premises at this site, the Halford Ave neighborhood lost an important commercial hub - the only commercial hub in an otherwise exclusively residential area. Commercial properties in a neighborhood offer great convenience to local residents, while also cutting down on car journeys, thus benefiting the environment. As previously noted, 2035 White Oak Lane is in the middle of a densely populated neighborhood, and would have a large customer market within a very short walking radius.

Potential retail development at this site could include services such as restaurants and laundromat, which were previously located here. The site could also be very suitable for developments such as low-end grocery (e.g. "BargainMarket" or similar) given the mix of low and middle income families in the neighborhood.

## Option 2: Branch Library

The east side of Santa Clara is chronically underserved by the City's library system. The nearest Library to White Oak is the Central Park library, over 2.5 miles away, a journey which involves crossing a major expressway and without proper public transportation. The Halford Ave neighborhood is densely populated with low and middle income families who would greatly benefit from increased access to library services.

## Option 3: Standard Residential Development

We do not believe that residential development is the right model for this site and this is recognized in the City's current commercial zoning for the site.

However, if the City feels that it's current zoning is incorrect and wishes to change that zoning, there are alternatives which would have a much clearer benefit for our neighborhood, while minimizing the risks and downsides associated with the LifeMoves proposal.

The seller has already drafted plans<sup>10</sup> for a 61 unit residential development on this site (see below diagrams). Unlike the LifeMoves proposal, the development would be a traditional type-construction, utilizing the entire space of the site and would include 103 parking spaces - 4 times what LifeMoves are proposing.

A standard residential development could be deployed in a number of ways:

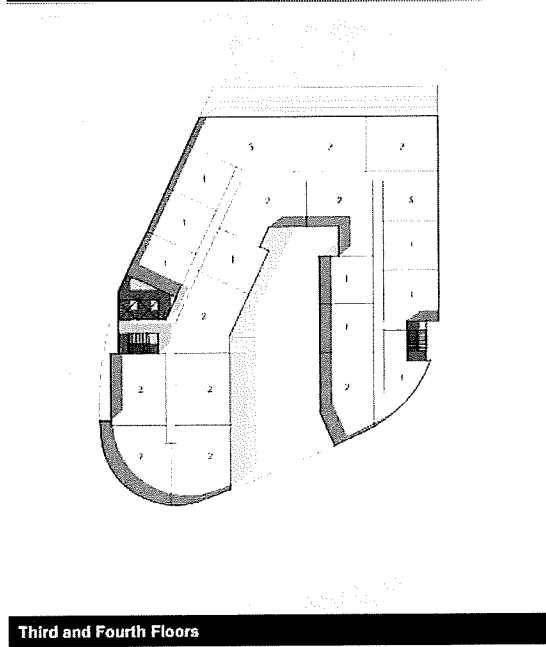
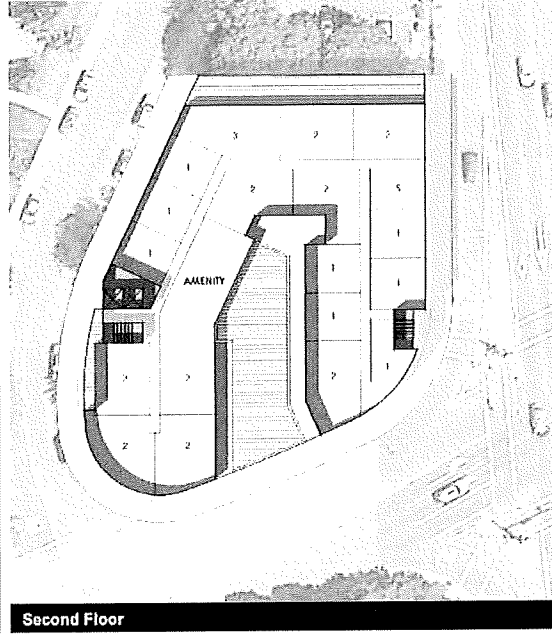
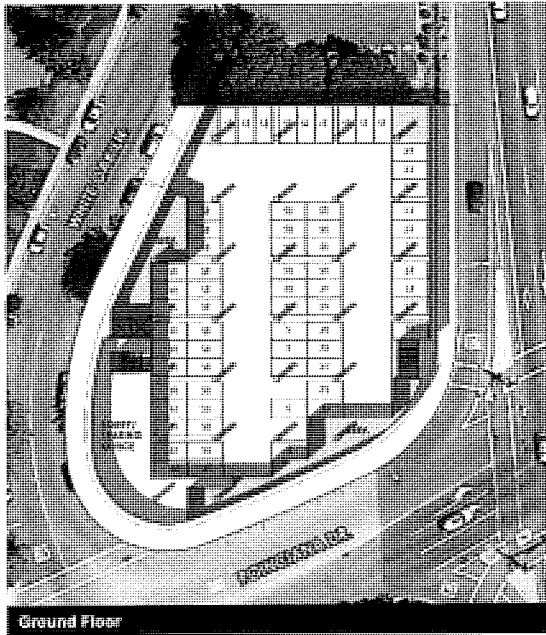
- **Subsidized housing for Teachers:** This site is within easy walk/bike distance of at least three local schools. Housing affordability for teachers is a major problem in our community. Other teacher housing projects in Santa Clara have long wait lists.

Other options could include:

- **Subsidized housing for First Responders.**
- **Full time permanent housing for seniors.**
- **Full time permanent housing for families.**

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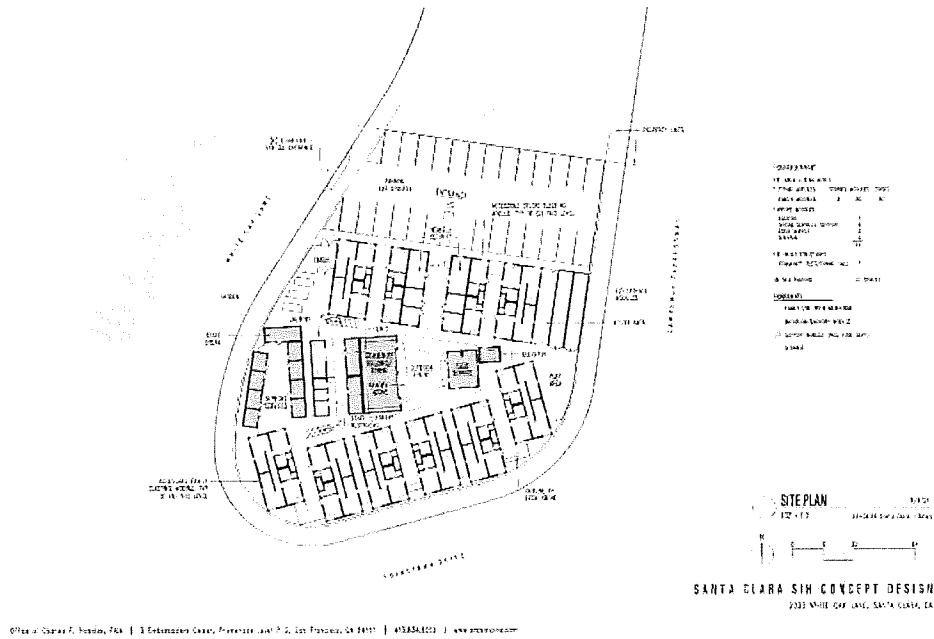
<sup>10</sup> [https://images1.cityfeet.com/d2/SR7tGns5oq826T\\_-CmeuBdD6Z60kO\\_zjRf6Sr\\_8GB\\_g/document.pdf](https://images1.cityfeet.com/d2/SR7tGns5oq826T_-CmeuBdD6Z60kO_zjRf6Sr_8GB_g/document.pdf)



Suggested plans for White Oak site, per seller.

## APPENDIX 3: Proposed Project

The following figures lay out the experimental 3 story "storage container" project currently being considered for White Oak Lane. This proposed project includes capacity for 240 unhoused residents at any given time, for a total of 600 residents per year. It also includes 27 parking spots.





## APPENDIX 4: Site Image





## Melissa Meslo

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**From:** Rob Sgro <rsgro@me.com>  
**Sent:** Sunday, November 7, 2021 9:12 AM  
**To:** Public Comment  
**Subject:** Please vote NO on moving forward with Project White Oak  
**Attachments:** SafeSCC\_WhiteOak.pdf

(Submitting for Public Comment)

I've seen this report that Safe SCC produced and it captures my own concerns pretty well. I suggest that you read it.

Section 2 specifically outlines all the concerns we have for our area very well.

Additionally section 3.4 reveals how experimental this would be given that all other LifeMoves projects are a decent distance away from residential areas where as this is literally across the street from apartments and 1 door down from single family homes, with only the 7-eleven between it.

This quote from Otto Lee is also striking:

*During the Santa Clara County Supervisors' Meeting on November 2, 2021, Supervisor Otto Lee, a strong proponent of LifeMoves8, expressly stated his opposition to the White Oak project while approving other projects, including the Bella Vista project that is less than a mile away.*

*Supervisor Lee said: "When we talk about container housing, this is something I have lived in myself. [...] It is much more cost effective and fast to build. However I do not support every container project if the site is wrong or the site is of the wrong size. And I am going to come right out and say that I do not support the White Oak Lane proposal for its location and size."*

*Video Link (start at 5hr 11min mark for Supervisor Lee's comments)*

I beg you . . . beg you not to put our community through this experiment which will ultimately result in the loss of quality of life we've come to know and love from our neighborhood.

I've worked 15 years with my wife to finally be able to move to a decent area . . . please don't take that away from us.

Sincerely,  
Rob Sgro, a resident adjacent to the proposed White Oak Site

# SafeSCC

## Promoting Safe Neighborhoods

Councilmembers,

Safe Santa Clara County is a grassroots association of residents from across Santa Clara. Our aim is to promote livable cities and neighborhoods which work for all of our residents.

Our association is strongly opposed to the novel and radically experimental White Oak Lane development. We believe this development is wrong for Santa Clara, wrong for the White Oak Lane location specifically and also wrong for its intended patrons. We urge the City Council to cease consideration of this project, as the County of Santa Clara has already done.

According to the City's 2019 census, there were 264 unhoused residents. The proposed project on White Oak Lane will add an additional capacity of 600 residents per year, which combined with projects already approved, will create far more capacity than the city needs.

We have many concerns related to this project including environmental issues, site suitability, neighborhood impact, fiscal implications and underlying project justifications -- all of which are detailed in a report included in this document. Should the city believe that additional capacity is required to assist 600 unhoused residents *per year*, we propose additional locations that we believe are better suited in Appendix 1. Finally, we agree that the current site on White Oak Lane should not remain vacant, and Safe SCC has included some proposed uses in Appendix 2 for your consideration.

We believe that these concerns - especially the environmental, neighborhood and site specific concerns - should warrant proper consideration and mitigation by the City and LifeMoves. In fact, should the City insist on moving forward with this project, we will demand an environmental and social impact study. Our association is currently in the process of retaining counsel to ensure that both the City and Developer adheres to all applicable local and state ordinances for this project.

Best Regards,

Board Members, Safe Santa Clara County

# Evaluation of the White Oak Lane LifeMoves Project

## by Safe Santa Clara

### Introduction:

The following report documents the concerns of the Safe Santa Clara County association with respect to the proposed development at 2035 White Oak Lane by LifeMoves.

Per the City, *"The project applicant, LifeMoves, is proposing a project at 2035 White Oak Lane, Santa Clara, CA 95051 that would create 60 transitional housing units for families. The site is currently a vacant lot bordered by a residential neighborhood with a mix of apartment buildings and single-family residences, a 7/11 convenience store, and Lawrence Expressway (G2)."*

The report evaluates the proposal along six different criteria and details our specific concerns for each:

- Section 1: Environmental Concerns
- Section 2: Neighborhood Concerns
- Section 3: Site Specific Concerns
- Section 4: Fiscal and Developer Concerns
- Section 5: Project Justifications
- Section 6: Political and Process Considerations

## Section 1: Environmental Concerns

### 1.1 Density

LifeMoves proposes to house up to 240 people at any given time in 30 shipping containers, for a proposed total of 600 residents per year. These will be stacked 3 units high, on a 0.67 acre lot (a significant portion of which will be reserved for parking). We are concerned about the environmental impact of housing so many people on such a small site, in a facility built using novel construction methods.

See Appendix 3 for the most recent layout of the proposed project.

## 1.2 Intersection

2035 White Oak Lane is located at the intersection of 3 roads - White Oak Lane, Poinciana Drive and Lawrence Expressway. It is located between two major intersections: Lawrence / Poinciana and White Oak / Poinciana, each of which includes “blind corners”. Thousands of vehicles per day pass through even the smaller White Oak / Poinciana intersection.

It is to be expected that a large portion of LifeMoves White Oak residents will navigate these intersections on foot each day. This increased foot traffic will cause significant danger both to pedestrians and vehicle drivers.

## 1.3 Traffic

It can also be expected that such a major development (240 people at any given time) will drive a significant increase in vehicle traffic - by staff, volunteers, delivery drivers, and some residents. Consistent with other HomeKey and Lifemoves developments, it is reasonable to expect that some residents will own vehicles (see section 1.4 for more information). We believe this traffic will have a significantly detrimental effect on the surrounding area's environment, negatively impacting local residents - including noise, pollution, and congestion.

## 1.4 Parking

White Oak Lane, Poinciana Drive, and Klamath Ave already experience significant parking issues as a result of the existing medium and high density housing developments on those streets, particularly during non-working hours. This results in a dangerous situation at White Oak / Poinciana, where vehicles often park on the turn (at the LifeMoves site) creating a “blind corners” situation that reduces visibility for drivers.

The proposed development allows for 27 parking spaces, some of which will likely be used by staff. The county's most recent statistics show that over 18% of unhoused residents currently live in a vehicle (both cars and RVs). Therefore we can expect a significant number of White Oak patrons to have a vehicle. Additionally, one would expect a significant number of patrons to acquire vehicles as they reintegrate into housing and the job market. Taken together, we expect this will cause significant parking overflow issues onto already congested neighborhood streets in both Santa Clara and Sunnyvale.

The provision of shuttles to address accessibility issues for the site (see sections 3.2 and 3.3) would further reduce available parking spaces, exacerbating this issue.

We believe our concerns here are justified. The similar, but smaller, LifeMoves development in Mountain View shows significant vehicle overflow, including both cars RVs, onto nearby streets, with local business owners confirming that vehicles are often parked for months.

There is also significant vehicle overflow onto the streets surrounding the Milpitas Homekey site, including RV dwellers who park nearby in the hope of obtaining residency at the facility. The

RVs are a safety hazard to local residents as there have been reports of several RV fires on nearby streets.

## 1.5 Waste Management

A site of this density, with such a large population, will be expected to generate a significant amount of waste. It is not clear that there will be sufficient facilities or space available for adequate waste management at this site.

## 1.6 Bioretention Compliance

Stormwater treatment measures (bioretention areas) are required<sup>1</sup> for all construction projects that create and/or replace 10,000 square feet or more of impervious surface. We have not seen a plan that sets out areas of the development in compliance with the bioretention requirement. We have also not seen budget proposals and funding on maintenance and upkeep of bioretention areas, which from our personal experience as homeowners can be extremely expensive and difficult to maintain. This will likely result in increased budget requirements for the City to maintain.

## 1.7 Site Zoning Considerations

This site has been zoned commercial for many years. The city has apparently refused to consider rezoning this site to residential usage in the past, when requested to do so by property owners and developers. Presumably the city has a rationale to maintain commercial development at this site - or to disallow residential development. With LifeMoves, the city is now proposing to build a radically experimental, ultra high density development at this same location.

# Section 2: Neighborhood Concerns

## 2.1 Increased Burden and Fiscal Strain on Emergency Services

As further detailed below, we expect the White Oak project will increase the burden on police, medical, and fire services. We expect budgets for these services will need to be increased over time to accommodate the hazards that will be brought by this project.

These increases will be in addition to any increased resourcing needs for the recently approved Homekey proposal at the nearby Bella Vista site.

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<https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention/stormwater-resources-for-development-construction>

## 2.2 Crime

In order to appease concerns related to increase in crime related to this proposed site, Livemoves claims the site will be restricted to *"families in need"*. Project Homekey 2.0, per *"housing first" criteria*<sup>2</sup>, does not allow any vetting of residents. *Santa Clara's own statistics*<sup>3</sup> show that over 25% of the homeless population has spent at least one night in jail - in the past twelve months. 42% have Psychiatric/Emotional Conditions; 35% are experiencing issues with Drug or Alcohol use; 33% suffer from PTSD. These issues are vastly overrepresented in the unhoused vs. the general population.

Concentrating this population - without any vetting, in a radically experimental, ultra high density development in the middle of a residential neighborhood is likely to lead to significant issues in the local area, including serious crime, harm to property, petty crime and drug dealing.

LifeMoves themselves have talked about *"curfew"* and *"building relationships with local law enforcement"*. Neither of these provisions lend credence to the fact that the facility will not have a negative impact on the area. Clearly, crime and anti-social behavior IS a concern, otherwise, why the mitigations?

## 2.3 Drug and Alcohol Abuse in Local Area

LifeMoves has stated that *"Clients will not be permitted to use Drugs or Alcohol on site."* The White Oak site is immediately adjacent to a 7-Eleven convenience store (open 24 hours), which sells alcohol. It is a reasonable expectation that some LifeMoves patrons will purchase alcohol there, and then move to the nearby (under development) Corn Palace Park to consume it. Experience from other locations shows that clients will also use nearby parks and parking lots to purchase and use drugs - so as to technically be in compliance with not using substances on site.

LifeMoves has stated that *"participants may be asked to leave for substance abuse that is disruptive to site services, residents or staff"*. Given the high incidence of substance abuse in this population, it can be assumed that (1) patrons *will* regularly be asked to leave and that (2) being unhoused, those patrons will remain in the nearby neighborhood, specifically the park at Corn Palace or the larger Ponderosa Park, 0.6 miles away, and will continue to experience addiction issues there, with a commensurate negative impact on that park and the locality.

These are particular concerns to the surrounding neighborhood which mostly consists of families with small children who are looking forward to playing on the new playground.

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<sup>2</sup> [https://homekey.hcd.ca.gov/sites/default/files/2021-09/Housing First Guidance Checklist.pdf](https://homekey.hcd.ca.gov/sites/default/files/2021-09/Housing%20First%20Guidance%20Checklist.pdf)

<sup>3</sup> [https://osh.sccgov.org/sites/g/files/exjcpb671/files/2019 SCC Homeless Census and Survey Report.pdf](https://osh.sccgov.org/sites/g/files/exjcpb671/files/2019%20SCC%20Homeless%20Census%20and%20Survey%20Report.pdf)

## 2.4 Site Security

In order to mitigate potential crime, LifeMoves has stated that the White Oak project will have 24 hour security. However, other similar sites such as the Milpitas HomeKey also have 24 hour security and experienced on-site issues within months, including violent assault, rape, and even a murder.

Furthermore, “onsite” security cannot alleviate spill-over issues from this development to the broader neighborhood. We are concerned that LifeMoves will attempt to dismiss real neighborhood security issues by referencing this onsite security (see 2.5 for more details).

## 2.5 General Loitering, Solicitation and Other Impacts

A development of 240 people can be expected to generate significant additional human traffic in the vicinity (friends, partners, acquaintances, business associates, etc). This LifeMoves facility has so little space (see appendix 3) that it seems clear there will not be sufficient, if any, room for guests and socialization within the facility. Further, it is unknown whether acquaintances who have a criminal background would be permitted on site or not. Therefore it is reasonable to assume we will see significant loitering in the neighborhood outside of the facility. Given the density of the area, it is likely loitering would occur either in the 7-Eleven parking lot or at the local park, which will be 600 meters away from the site.

Additionally, given the well documented addiction and social issues in a portion of this population, and the fact that drug and prostitution activity was well known at other sites currently frequented by the unhoused (such as nearby Bella Vista site), we expect to see a drastic increase in drug dealers, gangsters, pimps, and sex workers loitering in the surrounding neighborhoods. The surrounding neighborhoods currently consist of established suburbs largely consisting of families with small children.

The nearest grocery store to White Oak will be Lucky's supermarket on El Camino. Given the lack of transport, we expect to see carts from Lucky regularly brought to the White Oak Site and abandoned. This would be consistent with what has been observed at the Mountain View site.

## 2.6 Issues At Existing HomeKey Sites

### 2.6.1 Homekey Milpitas

Similar concerns (crime, loitering) were raised about a recent HomeKey development in Milpitas, and those concerns, dismissed by officials at the time, have proven true. In the five months since that project opened, there have been 58 police calls from on site crimes (see crime chart from Milpitas Mayor below). The details of the crimes reported are listed below by Mayor Rich Tran.



Mayor Rich Tran

October 21 at 4:29 PM

Project HomeKey: We are constantly tracking the crime statistics at this County owned housing property. We are also working in good faith with the County to ensure public safety, no one wants to see the crimes listed below. Leading a prayer circle there soon. #PrayForProjectHomeKey

### Property Management and Security

Table reflects total calls for service and total number of police reports generated at 1000 Hillview Court spanning May 2021 to September 2021.

Month	Year	Total # of Calls	# of Reports	Description
May	2021	14	3	Court Order Violation, Trespassing, Sex Registrant
June	2021	14	4	Disorderly Conduct, Lost Property, Mental Health, Rape
Hyder Company Assumes Property Management				
July	2021	7	4	Assault w/ Knife, Mental Health (x2), Warrant Arrest
August	2021	3	1	Found Property
September	2021	20	6	Assault, Stolen Vehicle, Suspicious Circumstances, Mental Health, Parking Violation

Reports are generated consistent with department policy and/or when an officer determines that documentation may be necessary due to likelihood of reoccurrence.



White Oak, similar to Milpitas, would be an interim housing facility. Despite all of the issues that the Milpitas project has experienced, they do vet residents. Since the proposed White Oak Lane site is a HomeKey 2.0 project, LifeMoves will not have the same ability to restrict access to candidate residents. It is therefore fair to assume this will result in an even worse situation than the one in Milpitas.

### 2.6.2 LifeMoves Mountain View

The LifeMoves facility at Leghorn St in Mountain View has had a significant detrimental effect on the local neighborhood. A local business owner confirmed that there has been a significant exit of business owners from the vicinity since the LifeMoves site opened. It can be seen that three commercial properties directly opposite the LifeMoves site in Mountain View are now empty.

We have also been informed that there has also been significant police activity at the site (an FOIA request from the City of Mountain View to confirm exact numbers is still pending).

A visit to the Mountain View site confirms the presence of alcohol containers on public and neighboring properties; abandoned cars; abandoned shopping carts. Further, our representative witnessed public urination outside of the facility on 11/5 and was accosted by an individual on the street outside of the facility.



## **2.7 Post Development Operating Restrictions**

We are concerned that once this development is approved, any pre-development restrictions agreed to by LifeMoves which are not legally binding and enforceable will not be adhered to. This includes (but is not limited to) capacity; patron selection; security arrangements; curfews; maintenance obligations; neighborhood engagement.

# **Section 3: Site Specific Concerns**

## **3.1 Air & Noise Quality:**

As mentioned above, this site is located between three major roads, including an expressway, and between two major intersections. The minor intersection is used by thousands of vehicles per day, the major intersection by up to one quarter of a million vehicles per day. Per the LiveMoves proposals (see appendix 3), the container units would be located just feet from these roads.

We are concerned that air quality at this location may not be safe for human habitation and specifically may be particularly dangerous for adults and children with chronic lung conditions such as asthma or COPD. Effects and exposure may be exacerbated by the non-standard construction methods proposed for the development.

We are also concerned that the noise quality at this location is above a level that is suitable for human habitation, especially for a population likely suffering from trauma and PTSD, in units which will likely have far less sound insulation that might be expected from conventional dwellings.

## **3.2 Distance from Transport**

This proposed location is located at a significant distance from public transport. The nearest public transport option is the El Camino bus corridor, located 0.7 miles from the site (~15min walk for healthy adults without bags etc.). This is a significant distance if one is expected to travel with children, shopping / groceries, etc, or for persons who may have other health issues.

It is not clear how proposed residents without their own transportation would be expected to transport themselves to and from the site, including for work, church, school attendance, support services etc.

## **3.3 Distance from Support Services**

The White Oak site is located in the middle of a residential community and is surrounded by residential neighborhoods on all sides (including on the opposite side of Lawrence Expressway). The site is far from the expected services and facilities that the unhoused population would be

expected to rely on, including lack of easy access to locations for transportation, healthcare, food distribution, government benefits, and support services (e.g. centers for employment, rehabilitation, mental health, and multilingual services).

The proposed site would isolate people in need and require them to walk to public transportation for virtually any of the above needs -- again, this would be particularly challenging for those with health issues.

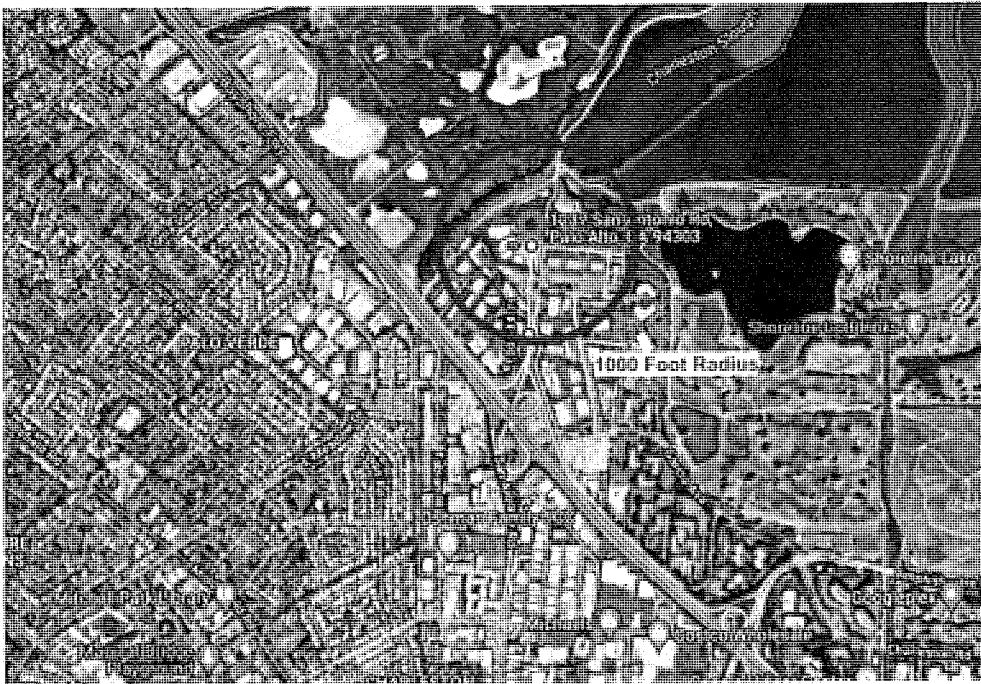
### 3.4 Similar Project Locations & Facilities

The LifeMoves White Oak development is a radically experimental development without any precedent (see Appendix 3).

- This would be the first LifeMoves transitional housing “container style” development in an exclusively residential neighborhood location.
- It would be the first multi-level container development by LifeMoves.
- It would have - by far - the largest capacity of LifeMoves container housing facilities with a capacity of 240 people (vs. 124 people at Mountain View and 136 in Palo Alto).
- It would have the highest density of residents given It will have the smallest lot of any LifeMoves container development.

We do not believe that the White Oak neighborhood is a suitable location for a novel housing experiment of this magnitude. Other nearby cities have chosen not to take a similar risk.

The aforementioned LifeMoves Facility under development in Palo Alto will be located at 1237 San Antonio Road, on the edge of the Bay, in an industrial / commercial zone. The development is removed from residential neighborhoods by over one mile (on the other side of the 101 freeway).



LifeMoves Palo Alto

The LifeMoves facility at 2566 Leghorn St in Mountain View is also located in the middle of a commercial / industrial zone



LifeMoves MountainView

In contrast to the above facilities, LifeMoves White Oak would be *immediately* adjacent to large, existing residential developments. The White Oak side is one of only two commercial properties (together with the adjacent 7-Eleven) in an otherwise exclusively residential neighborhood. The

commercial zoning appears to be a legacy from many years prior before the neighborhood became densely residential and is not a true commercial area.



*LifeMoves Sunnyvale*

Santa Clara County Supervisor Otto Lee, one of the County's most vocal proponents of HomeKey, has himself said that the White Oak site is unsuitable. He was on a unanimous panel that just approved a Project HomeKey hotel conversion located in a commercial area closer to amenities that is a mile away from the White Oak location.

Note that LifeMoves also offers interim family housing facilities at other locations. However, those facilities are larger, lower density, permanent, traditional structures which support a much smaller number of families:

- Menlo Park: 23 Families
- San Mateo: 39 Families
- Daly City: 15 Families
- Redwood City: 10 Families

In contrast, White Oak would support 60 families on a 0.67 acre lot.

This ultra high density interim housing model proposed for White Oak is unproven and LifeMoves has no experience in operating or securing such a facility. This is effectively a radical social experiment in a residential neighborhood.

## Section 4: Fiscal & Developer Concerns

### 4.1 City Finance Implications & LifeMoves Financial Reliability

This is a new and experimental project and there is concern about LifeMoves' ability to deliver without significant impact to city finances. To date, LifeMoves has successfully delivered only one similar facility - a single story, 100 person development at Leghorn Street in Mountain view. The White Oak project (see appendix 3) will be *radically* different - 3 stories high, on a lot 30% smaller, in a high-density residential neighborhood, as opposed to commercial or brownfield area.

In the best case scenario, the White Oak project will force a significant financial burden on the City. The City itself estimates that the White Oak development will initially cost \$14m from taxpayers pockets. LifeMoves cannot be trusted as a responsible financial partner for the City. ***A similar LifeMoves project still under development in Palo Alto has seen costs spiral<sup>4</sup> from its original estimates by 48% or \$8.4m, to \$26m. It is therefore unclear who will burden the additional cost if the same occurs to the White Oak Lane project.***

### 4.2 Other LifeMoves Concerns

We believe LifeMoves to be unreliable in other ways, specifically with respect to their claims to this Council.

In a July 2021 presentation<sup>5</sup> to Santa Clara City Council, LifeMoves said they are good at community engagement and that neighborhood acceptance of projects was critical. Ironically, nearly every resident within the neighborhood was unaware of the project as LiveMoves has never attempted to engage the community or taken even basic steps to raise awareness of the proposed project.

At the time of this writing, November 5th 2021, despite multiple attempts, LifeMoves has failed to respond to all outreach by White Oak neighbors, including board members of Safe Santa Clara County. This is despite the fact that LifeMoves is already in contract to purchase the land at 2035 White Oak Lane.

LifeMoves also said that communities welcome their developments. **To date, more than 2000 residents living near the White Oak development have signed a physical petition against the development, but LifeMoves continues to move forward, intentionally ignoring clear, documented and vocal local community input.**

LifeMoves also told Councilmembers that they will do background checks for patrons of their facilities. We believe this to be a deliberate attempt by LiveMoves to neutralize concerns given

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<sup>4</sup> <https://www.paloaltoonline.com/news/2021/10/27/costs-rise-for-palo-altos-transitional-housing-project>

<sup>5</sup> [http://santaclara.granicus.com/MediaPlayer.php?view\\_id=1&clip\\_id=1565](http://santaclara.granicus.com/MediaPlayer.php?view_id=1&clip_id=1565)

that as noted in section 2.1, by law, participants in Homekey 2.0 cannot institute background checks.

## Section 5: Project Justification

### 5.1 Ongoing Need for Services in Santa Clara City

Santa Clara County recently approved a development of 64 transitional housing units at the site of the Bella Vista Inn on El Camino. Santa Clara City expects to be asked to make a significant and ongoing financial contribution to this project in its second phase. This support will likely be in the region of millions of dollars, for decades to come.

The Bella Vista facility will support 180 individuals or more, in a single year. **White Oak would support up to 600 individuals in a year.** In 2019, the entire unhoused population of Santa Clara was 264, per the County's own statistics<sup>6</sup>. Even allowing for a *doubling* of homelessness during COVID-19, this project would add substantially more capacity than the city actually needs to address its homeless issue. It is likely that unhoused residents from other cities would end up leveraging Santa Clara services.

It is unclear why the City of Santa Clara would consider shouldering a multi-year, multi-million dollar commitment for a facility which goes far beyond the needs of the city population (even allowing for an increase in homelessness during the Covid crisis), especially given it will already be supporting another, similar facility (Bella Vista) less than one mile from this location.

At the same time, neighboring cities of Sunnyvale, Saratoga, Los Altos, Los Altos Hills and Cupertino appear to be progressing no projects under Homekey. It is clear that the taxpayers of the City of Santa Clara are effectively being asked to make significant expenditures to support the provision of solutions for other nearby cities.

## Section 6: Political & Process Considerations

### 6.1 Process & Transparency

We are concerned by the lack of transparency and consultation throughout this process. At no point has any outreach been attempted to neighbors, even those within the immediate vicinity of this development. This is despite the fact that LiveMoves has been in contract to purchase 2035 White Oak lane for some time.

Information sharing and notification about this project has happened almost entirely through the work of neighborhood networks.

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<sup>6</sup> [https://osh.sccgov.org/sites/g/files/exjcpb671/files/2019 SCC Homeless Census and Survey Report.pdf](https://osh.sccgov.org/sites/g/files/exjcpb671/files/2019_SCC_Homeless_Census_and_Survey_Report.pdf)

On 10/26, a large number of concerned residents attended the Santa Clara City Council meeting<sup>7</sup>. At that meeting, Mayor Gillmor denied any knowledge of the LifeMoves project. This has been shown to not be the case and following that meeting, the City updated their website, showing that discussions with LifeMoves were well advanced.

A development of this magnitude and novelty deserves a proper consultation process, one with clear go/no-go decision points.

## 6.2 County Support

Santa Clara County has already declined to be a co-applicant for the White Oak Site.

During the Santa Clara County Supervisors' Meeting on November 2, 2021, Supervisor Otto Lee, a strong proponent of LifeMoves<sup>8</sup>, expressly stated his opposition to the White Oak project while approving other projects, including the Bella Vista project that is less than a mile away.

Supervisor Lee said: *"When we talk about container housing, this is something I have lived in myself. [...] It is much more cost effective and fast to build. However I do not support every container project if the site is wrong or the site is of the wrong size. And I am going to come right out and say that I do not support the White Oak Lane proposal for its location and size."*

Video Link<sup>9</sup> (start at 5hr 11min mark for Supervisor Lee's comments)

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<sup>7</sup> [http://santaclara.granicus.com/MediaPlayer.php?view\\_id=1&clip\\_id=1618](http://santaclara.granicus.com/MediaPlayer.php?view_id=1&clip_id=1618)

<sup>8</sup>

<https://sanjosespotlight.com/santa-clara-county-could-spend-25-million-on-prefabricated-homeless-shelters/>

<sup>9</sup> <http://sccgov.iqm2.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=13235&Format=Agenda>

# Appendices

## APPENDIX 1: Alternative Locations

There is no dearth of alternative locations in the Santa Clara area - sites with bigger plots of land and in less dense residential locations. A quick search of <https://www.loopnet.com/> will show many options.

The City also owns or has an interest in many potential sites which could be partially or entirely repurposed for a development of this nature. These include:

- Mission College has substantial parking lots, portions of which could be reallocated to an interim housing project. It has the advantage of being close to churches, shops, education and transportation.
- Levi's Stadium Blue Lot is a very substantial site close to churches, shops, education and transportation. Largely unused, a portion of this land could easily be converted to interim housing.
- Levi's Stadium Yellow Lot is a smaller site (though still substantially larger than White Oak), close to churches, shops, education and directly adjacent to transportation.

## APPENDIX 2: Alternative White Oak Uses

### Option 1: Retail

This site is zoned Commercial and we believe that commercial use remains the best use for this specific site. We have been informed that the City has refused to consider zoning changes for this site in the past.

With the destruction of the previous commercial premises at this site, the Halford Ave neighborhood lost an important commercial hub - the only commercial hub in an otherwise exclusively residential area. Commercial properties in a neighborhood offer great convenience to local residents, while also cutting down on car journeys, thus benefiting the environment. As previously noted, 2035 White Oak Lane is in the middle of a densely populated neighborhood, and would have a large customer market within a very short walking radius.

Potential retail development at this site could include services such as restaurants and laundromat, which were previously located here. The site could also be very suitable for developments such as low-end grocery (e.g. "BargainMarket" or similar) given the mix of low and middle income families in the neighborhood.



## Option 2: Branch Library

The east side of Santa Clara is chronically underserved by the City's library system. The nearest Library to White Oak is the Central Park library, over 2.5 miles away, a journey which involves crossing a major expressway and without proper public transportation. The Halford Ave neighborhood is densely populated with low and middle income families who would greatly benefit from increased access to library services.

## Option 3: Standard Residential Development

We do not believe that residential development is the right model for this site and this is recognized in the City's current commercial zoning for the site.

However, if the City feels that it's current zoning is incorrect and wishes to change that zoning, there are alternatives which would have a much clearer benefit for our neighborhood, while minimizing the risks and downsides associated with the LifeMoves proposal.

The seller has already drafted plans<sup>10</sup> for a 61 unit residential development on this site (see below diagrams). Unlike the LifeMoves proposal, the development would be a traditional type-construction, utilizing the entire space of the site and would include 103 parking spaces - 4 times what LifeMoves are proposing.

A standard residential development could be deployed in a number of ways:

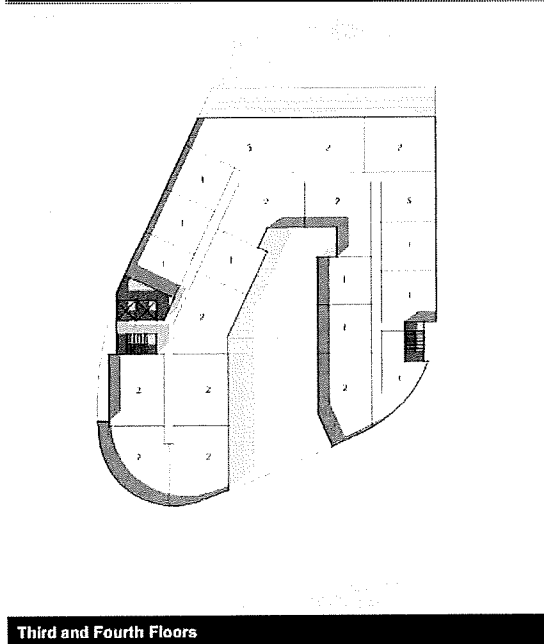
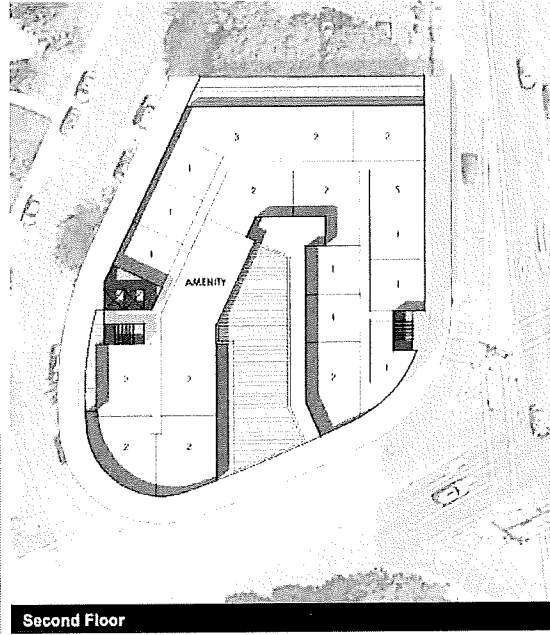
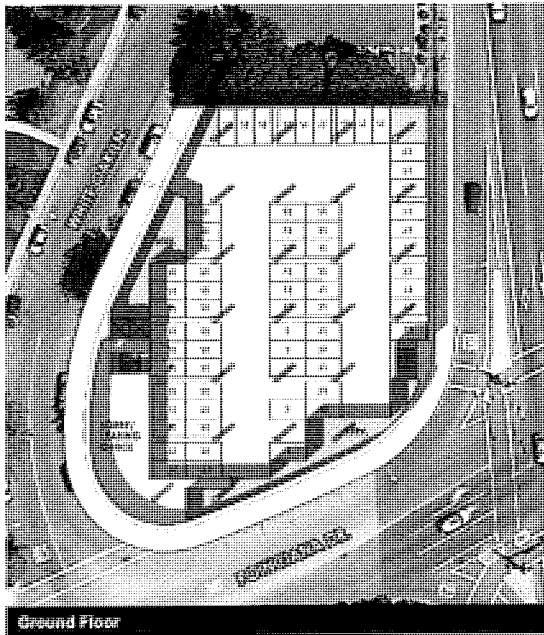
- **Subsidized housing for Teachers:** This site is within easy walk/bike distance of at least three local schools. Housing affordability for teachers is a major problem in our community. Other teacher housing projects in Santa Clara have long wait lists.

Other options could include:

- **Subsidized housing for First Responders.**
- **Full time permanent housing for seniors.**
- **Full time permanent housing for families.**

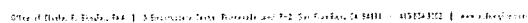
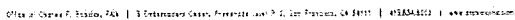
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<sup>10</sup> [https://images1.cityfeet.com/d2/SR7tGns5oq826T\\_-CmeuBdD6Z60kO\\_zjRf6Sr\\_8GB\\_g/document.pdf](https://images1.cityfeet.com/d2/SR7tGns5oq826T_-CmeuBdD6Z60kO_zjRf6Sr_8GB_g/document.pdf)



Suggested plans for White Oak site, per seller.

The following figures lay out the experimental 3 story “storage container” project currently being considered for White Oak Lane. This proposed project includes capacity for 240 unhoused residents at any given time, for a total of 600 residents per year. It also includes 27 parking spots.





## Melissa Meslo

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**From:** Gan Chai <laprovence27@gmail.com>  
**Sent:** Sunday, November 7, 2021 9:28 AM  
**To:** Public Comment  
**Subject:** Vote "NO" on 2035 White Oak Ln Project

Dear Santa Clara City Mayor, Council Members,

My name is Michael, a resident of Santa Clara. I live close to **2035 White Oak Ln**. I'm writing this email to strongly oppose the selection of 2035 White Oak Ln as one of the homekey projects based on our living experience. I support the incentive of homekey projects to help homeless people. However, this location at 2035 White Oak Ln seems to be a very bad choice for the following reasons:

1. In 2015, this location was burned down to the ground due to a traffic accident(<https://www.nbcbayarea.com/news/local/hit-and-run-driver-blamed-for-fire-that-destroyed-5-santa-clara-businesses/1991424/>). This is such a dangerous place surrounded by Lawrence Express with high-speed vehicles passing through which is not suitable for residential development. However, it's selected to provide housing for homeless people. What are we doing? Why do we provide this place we think is not suitable for residence to homeless people? Who is going to be responsible for their lives if such an accident happens one more time?
2. This location has a very small lot(0.67 acre). Squeezing 240 people into Shipping Containers stacked at this location, is this really helping our homeless friends? Living in such a crowded space, have we thought about what effect it will have on their mental health? I, myself, can't imagine living in a shipping container like that. They deserve to be treated equally, not in this way. Why can't we find a cheaper, larger location with comfortable living conditions for our homeless friends.
3. This location is at a busy traffic intersection, there are no bus stops nearby. How do people living here commute to work without a car? Walking around this location exposes them to higher risk of getting hit by a high-speed car from Lawrence Expression.
4. This location is very close to parks, schools, daycares, playgrounds. Why is this location in a highly populated area chosen? I'm really concerned about the effect on child safety in this area as young children are really vulnerable. I can't imagine people seeing their loved little hurt. (Murder in Milpitas Homekey Sites <https://milpitasbeat.com/new-details-emerge-in-transgender-womans-murder-at-project-homekey-site/>)

Based on these reasons above, the selection of 2035 White Oak Ln as a homekey project is really bad for both the homeless people and the neighborhood.

Thanks,  
Michael

## Melissa Meslo

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**From:** Zewei Jiang <jzw464250777@gmail.com>  
**Sent:** Sunday, November 7, 2021 9:39 AM  
**To:** Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; Public Comment  
**Subject:** (Not a Copy) Follow up on concern on 2035 white oaks site  
**Attachments:** SafeSCC\_WhiteOak\_Comment.pdf

Hi Mam/Sir,

As a follow up of my previous email, I just learned from a member of safe santa clara county about a report of 2035 white oaks site. I think it captures my own concerns accurately. I highly suggest that you all read it and think about it. As a resident near within 1 mile of white oaks site as well as Bela Vista Inn site, I think white oaks site is totally different and should not happen. After reading the report, I'm not concerned with my 2 year old son. I can imagine how this will impact other families as well. I won't repeat my concerns here as you can check the report.

Please seriously consider abandoning this project soon and let us, both You, residents, as well as lifemoves, have a good holiday.

Best regards  
Zewei Jiang

# SafeSCC

## Promoting Safe Neighborhoods

Councilmembers,

Safe Santa Clara County is a grassroots association of residents from across Santa Clara. Our aim is to promote livable cities and neighborhoods which work for all of our residents.

Our association is strongly opposed to the novel and radically experimental White Oak Lane development. We believe this development is wrong for Santa Clara, wrong for the White Oak Lane location specifically and also wrong for its intended patrons. We urge the City Council to cease consideration of this project, as the County of Santa Clara has already done.

According to the City's 2019 census, there were 264 unhoused residents. The proposed project on White Oak Lane will add an additional capacity of 600 residents per year, which combined with projects already approved, will create far more capacity than the city needs.

We have many concerns related to this project including environmental issues, site suitability, neighborhood impact, fiscal implications and underlying project justifications -- all of which are detailed in a report included in this document. Should the city believe that additional capacity is required to assist 600 unhoused residents *per year*, we propose additional locations that we believe are better suited in Appendix 1. Finally, we agree that the current site on White Oak Lane should not remain vacant, and Safe SCC has included some proposed uses in Appendix 2 for your consideration.

We believe that these concerns - especially the environmental, neighborhood and site specific concerns - should warrant proper consideration and mitigation by the City and LifeMoves. In fact, should the City insist on moving forward with this project, we will demand an environmental and social impact study. Our association is currently in the process of retaining counsel to ensure that both the City and Developer adheres to all applicable local and state ordinances for this project.

Best Regards,

Board Members, Safe Santa Clara County

# Evaluation of the White Oak Lane LifeMoves Project

## by Safe Santa Clara

### Introduction:

The following report documents the concerns of the Safe Santa Clara County association with respect to the proposed development at 2035 White Oak Lane by LifeMoves.

Per the City, *"The project applicant, LifeMoves, is proposing a project at 2035 White Oak Lane, Santa Clara, CA 95051 that would create 60 transitional housing units for families. The site is currently a vacant lot bordered by a residential neighborhood with a mix of apartment buildings and single-family residences, a 7/11 convenience store, and Lawrence Expressway (G2)."*

The report evaluates the proposal along six different criteria and details our specific concerns for each:

- Section 1: Environmental Concerns
- Section 2: Neighborhood Concerns
- Section 3: Site Specific Concerns
- Section 4: Fiscal and Developer Concerns
- Section 5: Project Justifications
- Section 6: Political and Process Considerations

## Section 1: Environmental Concerns

### 1.1 Density

LifeMoves proposes to house up to 240 people at any given time in 30 shipping containers, for a proposed total of 600 residents per year. These will be stacked 3 units high, on a 0.67 acre lot (a significant portion of which will be reserved for parking). We are concerned about the environmental impact of housing so many people on such a small site, in a facility built using novel construction methods.

See Appendix 3 for the most recent layout of the proposed project.



## 1.2 Intersection

2035 White Oak Lane is located at the intersection of 3 roads - White Oak Lane, Poinciana Drive and Lawrence Expressway. It is located between two major intersections: Lawrence / Poinciana and White Oak / Poinciana, each of which includes “blind corners”. Thousands of vehicles per day pass through even the smaller White Oak / Poinciana intersection.

It is to be expected that a large portion of LifeMoves White Oak residents will navigate these intersections on foot each day. This increased foot traffic will cause significant danger both to pedestrians and vehicle drivers.

## 1.3 Traffic

It can also be expected that such a major development (240 people at any given time) will drive a significant increase in vehicle traffic - by staff, volunteers, delivery drivers, and some residents. Consistent with other HomeKey and Lifemoves developments, it is reasonable to expect that some residents will own vehicles (see section 1.4 for more information). We believe this traffic will have a significantly detrimental effect on the surrounding area's environment, negatively impacting local residents - including noise, pollution, and congestion.

## 1.4 Parking

White Oak Lane, Poinciana Drive, and Klamath Ave already experience significant parking issues as a result of the existing medium and high density housing developments on those streets, particularly during non-working hours. This results in a dangerous situation at White Oak / Poinciana, where vehicles often park on the turn (at the LifeMoves site) creating a “blind corners” situation that reduces visibility for drivers.

The proposed development allows for 27 parking spaces, some of which will likely be used by staff. The county's most recent statistics show that over 18% of unhoused residents currently live in a vehicle (both cars and RVs). Therefore we can expect a significant number of White Oak patrons to have a vehicle. Additionally, one would expect a significant number of patrons to acquire vehicles as they reintegrate into housing and the job market. Taken together, we expect this will cause significant parking overflow issues onto already congested neighborhood streets in both Santa Clara and Sunnyvale.

The provision of shuttles to address accessibility issues for the site (see sections 3.2 and 3.3) would further reduce available parking spaces, exacerbating this issue.

We believe our concerns here are justified. The similar, but smaller, LifeMoves development in Mountain View shows significant vehicle overflow, including both cars RVs, onto nearby streets, with local business owners confirming that vehicles are often parked for months.

There is also significant vehicle overflow onto the streets surrounding the Milpitas Homekey site, including RV dwellers who park nearby in the hope of obtaining residency at the facility. The

RVs are a safety hazard to local residents as there have been reports of several RV fires on nearby streets.

## 1.5 Waste Management

A site of this density, with such a large population, will be expected to generate a significant amount of waste. It is not clear that there will be sufficient facilities or space available for adequate waste management at this site.

## 1.6 Bioretention Compliance

Stormwater treatment measures (bioretention areas) are required<sup>1</sup> for all construction projects that create and/or replace 10,000 square feet or more of impervious surface. We have not seen a plan that sets out areas of the development in compliance with the bioretention requirement. We have also not seen budget proposals and funding on maintenance and upkeep of bioretention areas, which from our personal experience as homeowners can be extremely expensive and difficult to maintain. This will likely result in increased budget requirements for the City to maintain.

## 1.7 Site Zoning Considerations

This site has been zoned commercial for many years. The city has apparently refused to consider rezoning this site to residential usage in the past, when requested to do so by property owners and developers. Presumably the city has a rationale to maintain commercial development at this site - or to disallow residential development. With LifeMoves, the city is now proposing to build a radically experimental, ultra high density development at this same location.

# Section 2: Neighborhood Concerns

## 2.1 Increased Burden and Fiscal Strain on Emergency Services

As further detailed below, we expect the White Oak project will increase the burden on police, medical, and fire services. We expect budgets for these services will need to be increased over time to accommodate the hazards that will be brought by this project.

These increases will be in addition to any increased resourcing needs for the recently approved Homekey proposal at the nearby Bella Vista site.

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<https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention/stormwater-resources-for-development-construction>

## 2.2 Crime

In order to appease concerns related to increase in crime related to this proposed site, Livemoves claims the site will be restricted to *"families in need"*. Project Homekey 2.0, per *"housing first" criteria*<sup>2</sup>, does not allow any vetting of residents. *Santa Clara's own statistics*<sup>3</sup> show that over 25% of the homeless population has spent at least one night in jail - in the past twelve months. 42% have Psychiatric/Emotional Conditions; 35% are experiencing issues with Drug or Alcohol use; 33% suffer from PTSD. These issues are vastly overrepresented in the unhoused vs. the general population.

Concentrating this population - without any vetting, in a radically experimental, ultra high density development in the middle of a residential neighborhood is likely to lead to significant issues in the local area, including serious crime, harm to property, petty crime and drug dealing.

LifeMoves themselves have talked about *"curfew"* and *"building relationships with local law enforcement"*. Neither of these provisions lend credence to the fact that the facility will not have a negative impact on the area. Clearly, crime and anti-social behavior IS a concern, otherwise, why the mitigations?

## 2.3 Drug and Alcohol Abuse in Local Area

LifeMoves has stated that *"Clients will not be permitted to use Drugs or Alcohol on site."* The White Oak site is immediately adjacent to a 7-Eleven convenience store (open 24 hours), which sells alcohol. It is a reasonable expectation that some LifeMoves patrons will purchase alcohol there, and then move to the nearby (under development) Corn Palace Park to consume it. Experience from other locations shows that clients will also use nearby parks and parking lots to purchase and use drugs - so as to technically be in compliance with not using substances on site.

LifeMoves has stated that *"participants may be asked to leave for substance abuse that is disruptive to site services, residents or staff"*. Given the high incidence of substance abuse in this population, it can be assumed that (1) patrons *will* regularly be asked to leave and that (2) being unhoused, those patrons will remain in the nearby neighborhood, specifically the park at Corn Palace or the larger Ponderosa Park, 0.6 miles away, and will continue to experience addiction issues there, with a commensurate negative impact on that park and the locality.

These are particular concerns to the surrounding neighborhood which mostly consists of families with small children who are looking forward to playing on the new playground.

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<sup>2</sup> [https://homekey.hcd.ca.gov/sites/default/files/2021-09/Housing First Guidance Checklist.pdf](https://homekey.hcd.ca.gov/sites/default/files/2021-09/Housing%20First%20Guidance%20Checklist.pdf)

<sup>3</sup> [https://osh.sccgov.org/sites/g/files/exjcpb671/files/2019 SCC Homeless Census and Survey Report.pdf](https://osh.sccgov.org/sites/g/files/exjcpb671/files/2019%20SCC%20Homeless%20Census%20and%20Survey%20Report.pdf)

## 2.4 Site Security

In order to mitigate potential crime, LifeMoves has stated that the White Oak project will have 24 hour security. However, other similar sites such as the Milpitas HomeKey also have 24 hour security and experienced on-site issues within months, including violent assault, rape, and even a murder.

Furthermore, “onsite” security cannot alleviate spill-over issues from this development to the broader neighborhood. We are concerned that LifeMoves will attempt to dismiss real neighborhood security issues by referencing this onsite security (see 2.5 for more details).

## 2.5 General Loitering, Solicitation and Other Impacts

A development of 240 people can be expected to generate significant additional human traffic in the vicinity (friends, partners, acquaintances, business associates, etc). This LifeMoves facility has so little space (see appendix 3) that it seems clear there will not be sufficient, if any, room for guests and socialization within the facility. Further, it is unknown whether acquaintances who have a criminal background would be permitted on site or not. Therefore it is reasonable to assume we will see significant loitering in the neighborhood outside of the facility. Given the density of the area, it is likely loitering would occur either in the 7-Eleven parking lot or at the local park, which will be 600 meters away from the site.

Additionally, given the well documented addiction and social issues in a portion of this population, and the fact that drug and prostitution activity was well known at other sites currently frequented by the unhoused (such as nearby Bella Vista site), we expect to see a drastic increase in drug dealers, gangsters, pimps, and sex workers loitering in the surrounding neighborhoods. The surrounding neighborhoods currently consist of established suburbs largely consisting of families with small children.

The nearest grocery store to White Oak will be Lucky’s supermarket on El Camino. Given the lack of transport, we expect to see carts from Lucky regularly brought to the White Oak Site and abandoned. This would be consistent with what has been observed at the Mountain View site.

## 2.6 Issues At Existing HomeKey Sites

### 2.6.1 Homekey Milpitas

Similar concerns (crime, loitering) were raised about a recent HomeKey development in Milpitas, and those concerns, dismissed by officials at the time, have proven true. In the five months since that project opened, there have been 58 police calls from on site crimes (see crime chart from Milpitas Mayor below). The details of the crimes reported are listed below by Mayor Rich Tran.



Mayor Rich Tran

October 21 at 4:29 PM

Project HomeKey: We are constantly tracking the crime statistics at this County owned housing property. We are also working in good faith with the County to ensure public safety, no one wants to see the crimes listed below. Leading a prayer circle there soon. 🙏 #PrayForProjectHomeKey

### Property Management and Security

Table reflects total calls for service and total number of police reports generated at 1000 Hillview Court spanning May 2021 to September 2021.

Month	Year	Total # of Calls	# of Reports	Description
May	2021	14	3	Court Order Violation, Trespassing, Sex Registrant
June	2021	14	4	Disorderly Conduct, Lost Property, Mental Health, Rape
Hyder Company Assumes Property Management				
July	2021	7	4	Assault w/ Knife, Mental Health (x2), Warrant Arrest
August	2021	3	1	Found Property
September	2021	20	6	Assault, Broken Vehicle, Suspicious Circumstances, Mental Health, Parking Violation

Reports are generated consistent with department policy and/or when an officer determines that documentation may be necessary due to likelihood of reoccurrence.



White Oak, similar to Milpitas, would be an interim housing facility. Despite all of the issues that the Milpitas project has experienced, they do vet residents. Since the proposed White Oak Lane site is a HomeKey 2.0 project, LifeMoves will not have the same ability to restrict access to candidate residents. It is therefore fair to assume this will result in an even worse situation than the one in Milpitas.

### 2.6.2 LifeMoves Mountain View

The LifeMoves facility at Leghorn St in Mountain View has had a significant detrimental effect on the local neighborhood. A local business owner confirmed that there has been a significant exit of business owners from the vicinity since the LifeMoves site opened. It can be seen that three commercial properties directly opposite the LifeMoves site in Mountain View are now empty.

We have also been informed that there has also been significant police activity at the site (an FOIA request from the City of Mountain View to confirm exact numbers is still pending).

A visit to the Mountain View site confirms the presence of alcohol containers on public and neighboring properties; abandoned cars; abandoned shopping carts. Further, our representative witnessed public urination outside of the facility on 11/5 and was accosted by an individual on the street outside of the facility.

## **2.7 Post Development Operating Restrictions**

We are concerned that once this development is approved, any pre-development restrictions agreed to by LifeMoves which are not legally binding and enforceable will not be adhered to. This includes (but is not limited to) capacity; patron selection; security arrangements; curfews; maintenance obligations; neighborhood engagement.

# **Section 3: Site Specific Concerns**

## **3.1 Air & Noise Quality:**

As mentioned above, this site is located between three major roads, including an expressway, and between two major intersections. The minor intersection is used by thousands of vehicles per day, the major intersection by up to one quarter of a million vehicles per day. Per the LiveMoves proposals (see appendix 3), the container units would be located just feet from these roads.

We are concerned that air quality at this location may not be safe for human habitation and specifically may be particularly dangerous for adults and children with chronic lung conditions such as asthma or COPD. Effects and exposure may be exacerbated by the non-standard construction methods proposed for the development.

We are also concerned that the noise quality at this location is above a level that is suitable for human habitation, especially for a population likely suffering from trauma and PTSD, in units which will likely have far less sound insulation that might be expected from conventional dwellings.

## **3.2 Distance from Transport**

This proposed location is located at a significant distance from public transport. The nearest public transport option is the El Camino bus corridor, located 0.7 miles from the site (~15min walk for healthy adults without bags etc.). This is a significant distance if one is expected to travel with children, shopping / groceries, etc, or for persons who may have other health issues.

It is not clear how proposed residents without their own transportation would be expected to transport themselves to and from the site, including for work, church, school attendance, support services etc.

## **3.3 Distance from Support Services**

The White Oak site is located in the middle of a residential community and is surrounded by residential neighborhoods on all sides (including on the opposite side of Lawrence Expressway). The site is far from the expected services and facilities that the unhoused population would be

expected to rely on, including lack of easy access to locations for transportation, healthcare, food distribution, government benefits, and support services (e.g. centers for employment, rehabilitation, mental health, and multilingual services).

The proposed site would isolate people in need and require them to walk to public transportation for virtually any of the above needs -- again, this would be particularly challenging for those with health issues.

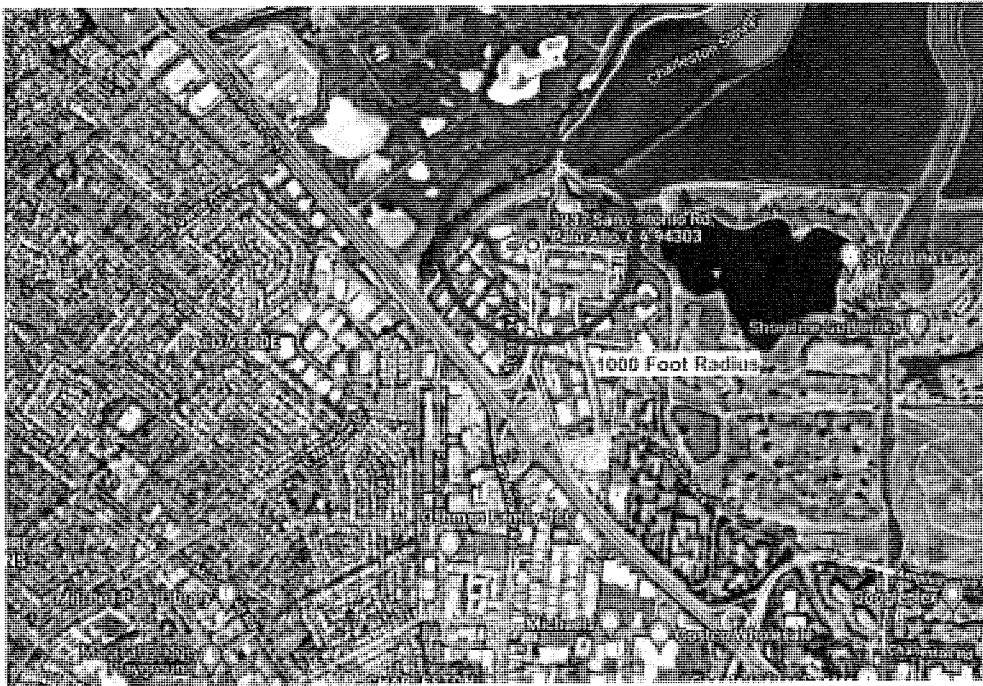
### 3.4 Similar Project Locations & Facilities

The LifeMoves White Oak development is a radically experimental development without any precedent (see Appendix 3).

- This would be the first LifeMoves transitional housing “container style” development in an exclusively residential neighborhood location.
- It would be the first multi-level container development by LifeMoves.
- It would have - by far - the largest capacity of LifeMoves container housing facilities with a capacity of 240 people (vs. 124 people at Mountain View and 136 in Palo Alto).
- It would have the highest density of residents given It will have the smallest lot of any LifeMoves container development.

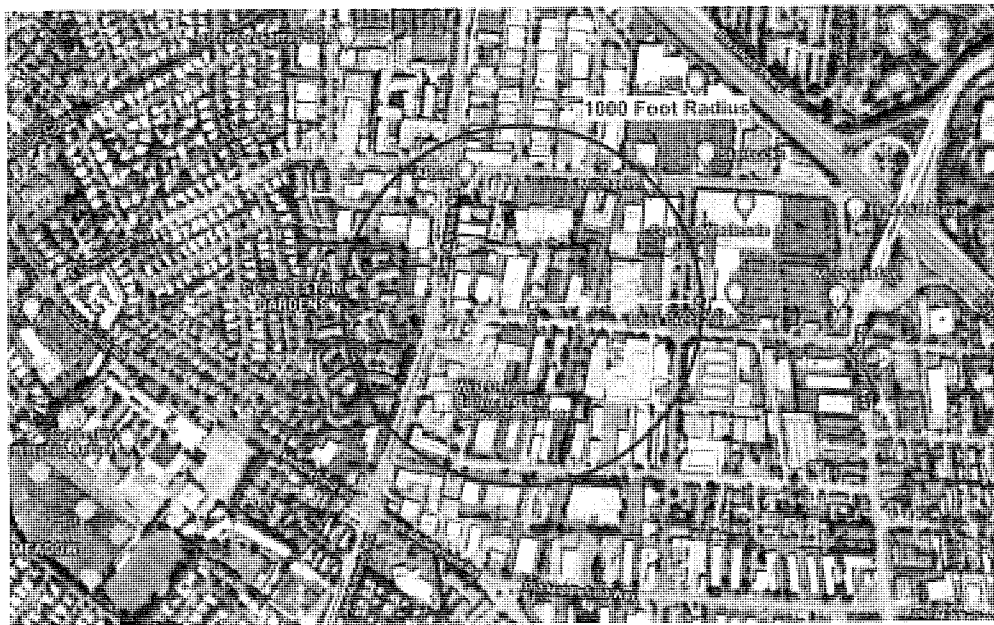
We do not believe that the White Oak neighborhood is a suitable location for a novel housing experiment of this magnitude. Other nearby cities have chosen not to take a similar risk.

The aforementioned LifeMoves Facility under development in Palo Alto will be located at 1237 San Antonio Road, on the edge of the Bay, in an industrial / commercial zone. The development is removed from residential neighborhoods by over one mile (on the other side of the 101 freeway).



LifeMoves Palo Alto

The LifeMoves facility at 2566 Leghorn St in Mountain View is also located in the middle of a commercial / industrial zone



LifeMoves MountainView

In contrast to the above facilities, LifeMoves White Oak would be *immediately* adjacent to large, existing residential developments. The White Oak side is one of only two commercial properties (together with the adjacent 7-Eleven) in an otherwise exclusively residential neighborhood. The



commercial zoning appears to be a legacy from many years prior before the neighborhood became densely residential and is not a true commercial area.



*LifeMoves Sunnyvale*

Santa Clara County Supervisor Otto Lee, one of the County's most vocal proponents of HomeKey, has himself said that the White Oak site is unsuitable. He was on a unanimous panel that just approved a Project HomeKey hotel conversion located in a commercial area closer to amenities that is a mile away from the White Oak location.

Note that LifeMoves also offers interim family housing facilities at other locations. However, those facilities are larger, lower density, permanent, traditional structures which support a much smaller number of families:

- Menlo Park: 23 Families
- San Mateo: 39 Families
- Daly City: 15 Families
- Redwood City: 10 Families

In contrast, White Oak would support 60 families on a 0.67 acre lot.

This ultra high density interim housing model proposed for White Oak is unproven and LifeMoves has no experience in operating or securing such a facility. This is effectively a radical social experiment in a residential neighborhood.

## Section 4: Fiscal & Developer Concerns

### 4.1 City Finance Implications & LifeMoves Financial Reliability

This is a new and experimental project and there is concern about LifeMoves' ability to deliver without significant impact to city finances. To date, LifeMoves has successfully delivered only one similar facility - a single story, 100 person development at Leghorn Street in Mountain view. The White Oak project (see appendix 3) will be *radically* different - 3 stories high, on a lot 30% smaller, in a high-density residential neighborhood, as opposed to commercial or brownfield area.

In the best case scenario, the White Oak project will force a significant financial burden on the City. The City itself estimates that the White Oak development will initially cost \$14m from taxpayers pockets. LifeMoves cannot be trusted as a responsible financial partner for the City. ***A similar LifeMoves project still under development in Palo Alto has seen costs spiral<sup>4</sup> from its original estimates by 48% or \$8.4m, to \$26m. It is therefore unclear who will burden the additional cost if the same occurs to the White Oak Lane project.***

### 4.2 Other LifeMoves Concerns

We believe LifeMoves to be unreliable in other ways, specifically with respect to their claims to this Council.

In a July 2021 presentation<sup>5</sup> to Santa Clara City Council, LifeMoves said they are good at community engagement and that neighborhood acceptance of projects was critical. Ironically, nearly every resident within the neighborhood was unaware of the project as LiveMoves has never attempted to engage the community or taken even basic steps to raise awareness of the proposed project.

At the time of this writing, November 5th 2021, despite multiple attempts, LifeMoves has failed to respond to all outreach by White Oak neighbors, including board members of Safe Santa Clara County. This is despite the fact that LifeMoves is already in contract to purchase the land at 2035 White Oak Lane.

LifeMoves also said that communities welcome their developments. **To date, more than 2000 residents living near the White Oak development have signed a physical petition against the development, but LifeMoves continues to move forward, intentionally ignoring clear, documented and vocal local community input.**

LifeMoves also told Councilmembers that they will do background checks for patrons of their facilities. We believe this to be a deliberate attempt by LiveMoves to neutralize concerns given

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<sup>4</sup> <https://www.paloaltoonline.com/news/2021/10/27/costs-rise-for-palo-altos-transitional-housing-project>

<sup>5</sup> [http://santaclaragranicus.com/MediaPlayer.php?view\\_id=1&clip\\_id=1565](http://santaclaragranicus.com/MediaPlayer.php?view_id=1&clip_id=1565)

## Melissa Meslo

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**From:** malkielcardoso@yahoo.com  
**Sent:** Sunday, November 7, 2021 12:45 PM  
**To:** Public Comment; Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker  
**Subject:** Please Vote NO to the White Oak Lane Project

Dear Council Members,

If I may, I would like to share my concerns with you on the White Oak Lane Project and ask you to vote No the project.

I live in this area for many years, and now I am getting older and older. If you come to our neighborhood to take a look, you will find that this area is over populated with busy traffic. Every time when I walk out, I am always nervous with traffic and worried about my personal safety for the lack of no empty space. I still remember the fire and the collapse of the building which happened a few years ago on the same site. After the fire, we lost the laundromat and a few other convenience shops. With such a large population nearby, the loss of the laundromat and convenience shops has made my life very difficult. I am often frustrated with the inconvenience and risk. We don't need more people to move in, but we need more convenience shops.

Please vote No to the White Oak Lane project. Thank you in advance!

Best regards,

Malkiel

that as noted in section 2.1, by law, participants in Homekey 2.0 cannot institute background checks.

## Section 5: Project Justification

### 5.1 Ongoing Need for Services in Santa Clara City

Santa Clara County recently approved a development of 64 transitional housing units at the site of the Bella Vista Inn on El Camino. Santa Clara City expects to be asked to make a significant and ongoing financial contribution to this project in its second phase. This support will likely be in the region of millions of dollars, for decades to come.

The Bella Vista facility will support 180 individuals or more, in a single year. **White Oak would support up to 600 individuals in a year.** In 2019, the entire unhoused population of Santa Clara was 264, per the County's own statistics<sup>6</sup>. Even allowing for a *doubling* of homelessness during COVID-19, this project would add substantially more capacity than the city actually needs to address its homeless issue. It is likely that unhoused residents from other cities would end up leveraging Santa Clara services.

It is unclear why the City of Santa Clara would consider shouldering a multi-year, multi-million dollar commitment for a facility which goes far beyond the needs of the city population (even allowing for an increase in homelessness during the Covid crisis), especially given it will already be supporting another, similar facility (Bella Vista) less than one mile from this location.

At the same time, neighboring cities of Sunnyvale, Saratoga, Los Altos, Los Altos Hills and Cupertino appear to be progressing no projects under Homekey. It is clear that the taxpayers of the City of Santa Clara are effectively being asked to make significant expenditures to support the provision of solutions for other nearby cities.

## Section 6: Political & Process Considerations

### 6.1 Process & Transparency

We are concerned by the lack of transparency and consultation throughout this process. At no point has any outreach been attempted to neighbors, even those within the immediate vicinity of this development. This is despite the fact that LiveMoves has been in contract to purchase 2035 White Oak lane for some time.

Information sharing and notification about this project has happened almost entirely through the work of neighborhood networks.

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<sup>6</sup> [https://osh.sccgov.org/sites/g/files/exjcpb671/files/2019 SCC Homeless Census and Survey Report.pdf](https://osh.sccgov.org/sites/g/files/exjcpb671/files/2019_SCC_Homeless_Census_and_Survey_Report.pdf)

On 10/26, a large number of concerned residents attended the Santa Clara City Council meeting<sup>7</sup>. At that meeting, Mayor Gillmor denied any knowledge of the LifeMoves project. This has been shown to not be the case and following that meeting, the City updated their website, showing that discussions with LifeMoves were well advanced.

A development of this magnitude and novelty deserves a proper consultation process, one with clear go/no-go decision points.

## 6.2 County Support

Santa Clara County has already declined to be a co-applicant for the White Oak Site.

During the Santa Clara County Supervisors' Meeting on November 2, 2021, Supervisor Otto Lee, a strong proponent of LifeMoves<sup>8</sup>, expressly stated his opposition to the White Oak project while approving other projects, including the Bella Vista project that is less than a mile away.

Supervisor Lee said: *"When we talk about container housing, this is something I have lived in myself. [...] It is much more cost effective and fast to build. However I do not support every container project if the site is wrong or the site is of the wrong size. And I am going to come right out and say that I do not support the White Oak Lane proposal for its location and size."*

Video Link<sup>9</sup> (start at 5hr 11min mark for Supervisor Lee's comments)

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<sup>7</sup> [http://santaclara.granicus.com/MediaPlayer.php?view\\_id=1&clip\\_id=1618](http://santaclara.granicus.com/MediaPlayer.php?view_id=1&clip_id=1618)

<sup>8</sup>

<https://sanjosespotlight.com/santa-clara-county-could-spend-25-million-on-prefabricated-homeless-shelters/>

<sup>9</sup> <http://sccgov.iqm2.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=13235&Format=Agenda>

# Appendices

## APPENDIX 1: Alternative Locations

There is no dearth of alternative locations in the Santa Clara area - sites with bigger plots of land and in less dense residential locations. A quick search of <https://www.loopnet.com/> will show many options.

The City also owns or has an interest in many potential sites which could be partially or entirely repurposed for a development of this nature. These include:

- Mission College has substantial parking lots, portions of which could be reallocated to an interim housing project. It has the advantage of being close to churches, shops, education and transportation.
- Levi's Stadium Blue Lot is a very substantial site close to churches, shops, education and transportation. Largely unused, a portion of this land could easily be converted to interim housing.
- Levi's Stadium Yellow Lot is a smaller site (though still substantially larger than White Oak), close to churches, shops, education and directly adjacent to transportation.

## APPENDIX 2: Alternative White Oak Uses

### Option 1: Retail

This site is zoned Commercial and we believe that commercial use remains the best use for this specific site. We have been informed that the City has refused to consider zoning changes for this site in the past.

With the destruction of the previous commercial premises at this site, the Halford Ave neighborhood lost an important commercial hub - the only commercial hub in an otherwise exclusively residential area. Commercial properties in a neighborhood offer great convenience to local residents, while also cutting down on car journeys, thus benefiting the environment. As previously noted, 2035 White Oak Lane is in the middle of a densely populated neighborhood, and would have a large customer market within a very short walking radius.

Potential retail development at this site could include services such as restaurants and laundromat, which were previously located here. The site could also be very suitable for developments such as low-end grocery (e.g. "BargainMarket" or similar) given the mix of low and middle income families in the neighborhood.

## Option 2: Branch Library

The east side of Santa Clara is chronically underserved by the City's library system. The nearest Library to White Oak is the Central Park library, over 2.5 miles away, a journey which involves crossing a major expressway and without proper public transportation. The Halford Ave neighborhood is densely populated with low and middle income families who would greatly benefit from increased access to library services.

## Option 3: Standard Residential Development

We do not believe that residential development is the right model for this site and this is recognized in the City's current commercial zoning for the site.

However, if the City feels that it's current zoning is incorrect and wishes to change that zoning, there are alternatives which would have a much clearer benefit for our neighborhood, while minimizing the risks and downsides associated with the LifeMoves proposal.

The seller has already drafted plans<sup>10</sup> for a 61 unit residential development on this site (see below diagrams). Unlike the LifeMoves proposal, the development would be a traditional type-construction, utilizing the entire space of the site and would include 103 parking spaces - 4 times what LifeMoves are proposing.

A standard residential development could be deployed in a number of ways:

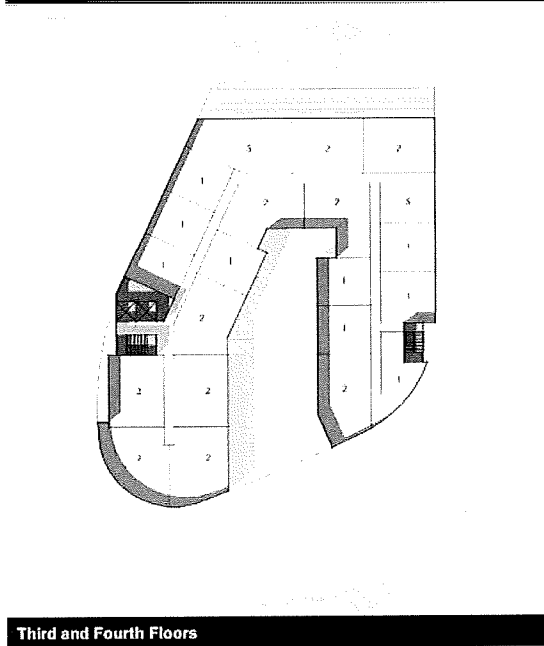
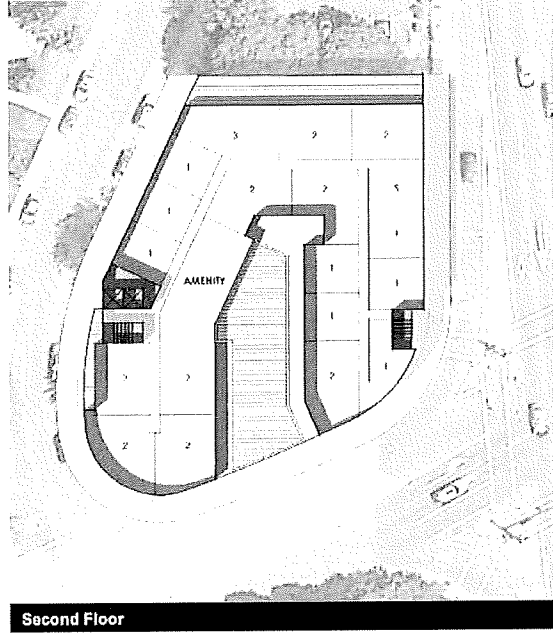
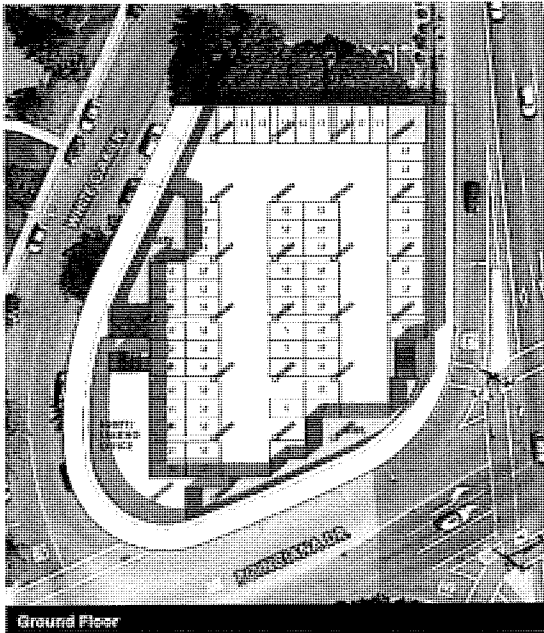
- **Subsidized housing for Teachers:** This site is within easy walk/bike distance of at least three local schools. Housing affordability for teachers is a major problem in our community. Other teacher housing projects in Santa Clara have long wait lists.

Other options could include:

- **Subsidized housing for First Responders.**
- **Full time permanent housing for seniors.**
- **Full time permanent housing for families.**

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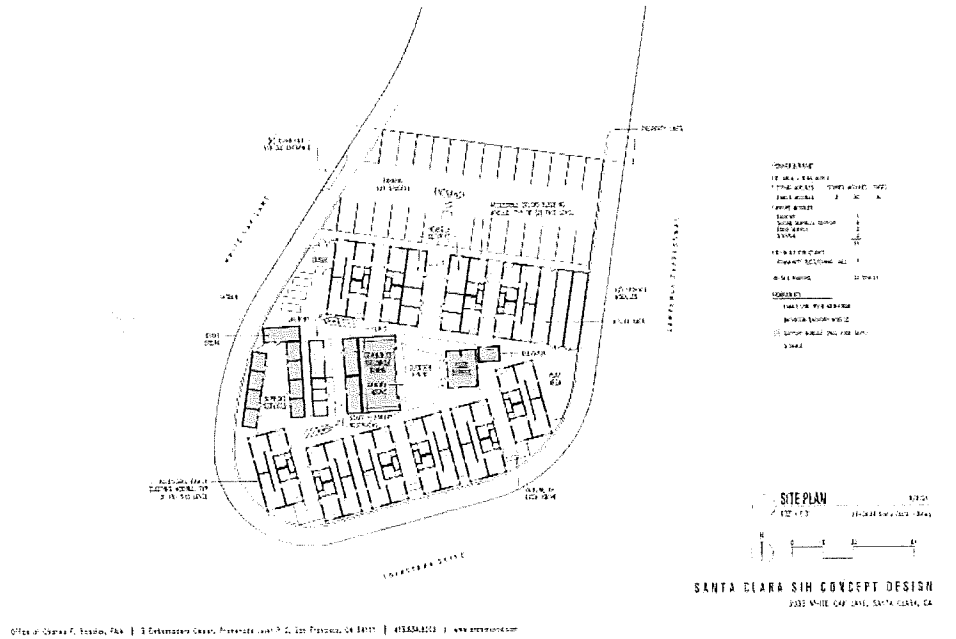
<sup>10</sup> [https://images1.cityfeet.com/d2/SR7tGns5oq826T\\_-CmeuBdD6Z60kO\\_zjRf6Sr\\_8GB\\_g/document.pdf](https://images1.cityfeet.com/d2/SR7tGns5oq826T_-CmeuBdD6Z60kO_zjRf6Sr_8GB_g/document.pdf)

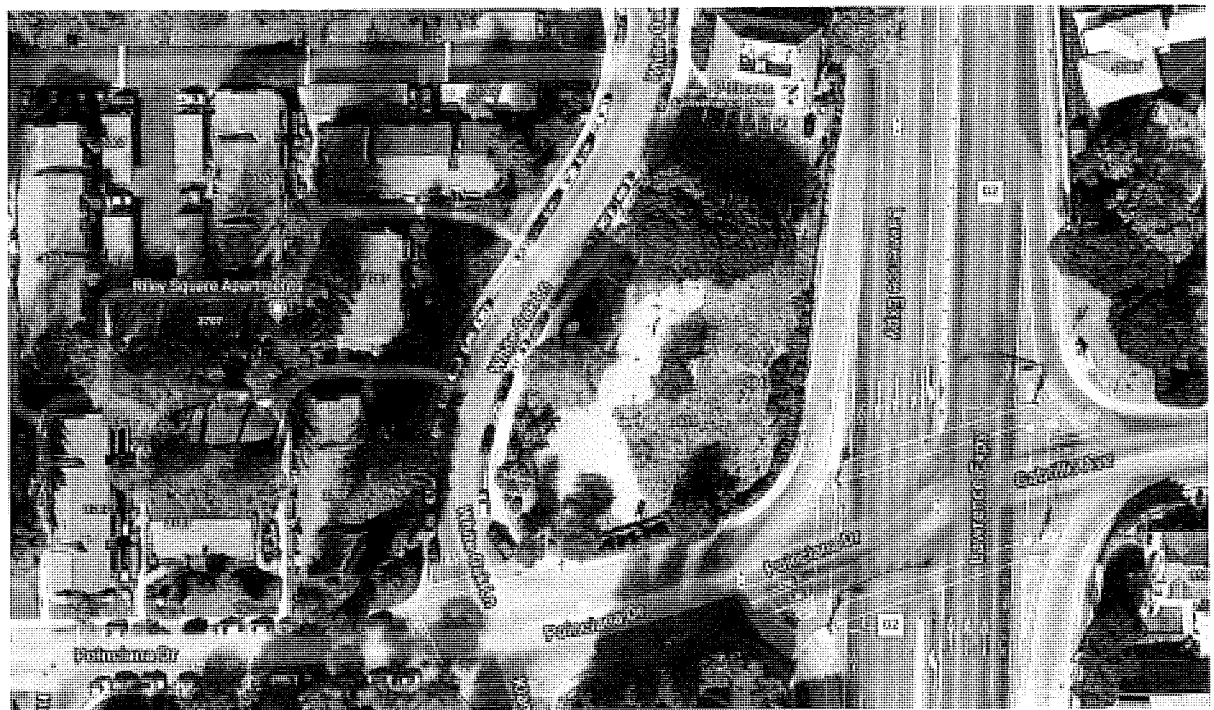
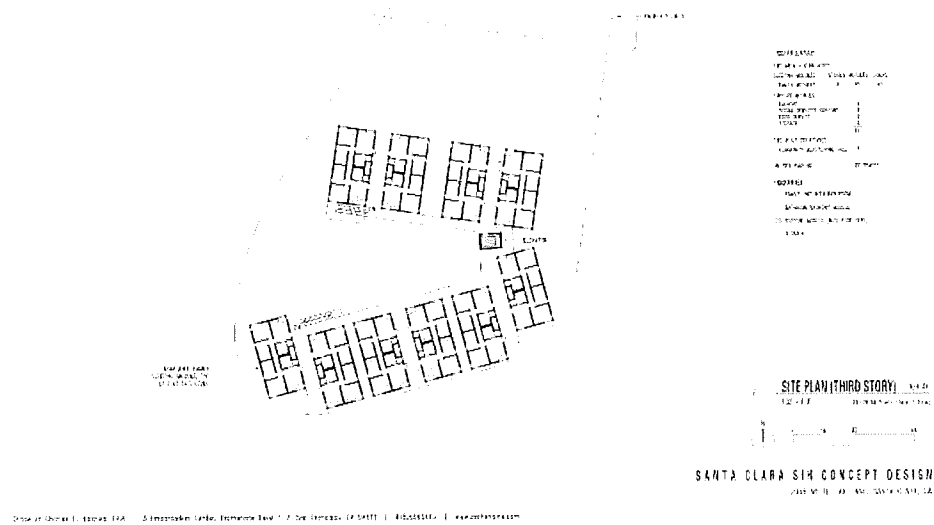


Suggested plans for White Oak site, per seller.



The following figures lay out the experimental 3 story “storage container” project currently being considered for White Oak Lane. This proposed project includes capacity for 240 unhoused residents at any given time, for a total of 600 residents per year. It also includes 27 parking spots.





## Melissa Meslo

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**From:** Fei Han <hanfeiid@gmail.com>  
**Sent:** Sunday, November 7, 2021 9:44 AM  
**To:** Public Comment  
**Subject:** Nearby residents/taxpayers/voters say NO to the 2 planned SC HomeKey sites

Dear Mayor and council members:

My name is Fei, the homeowner of 1941 Briarwood Dr. I am writing to express my strongest opposition to the HomeKey plan aiming to create "deeply affordable" and/or "interim" housing at the locations: Bella Vista Inn - 3550 El Camino Real, Santa Clara, CA 95051 and 2035 White Oak Lane, Santa Clara, CA 95051

As a nearby resident (5mins walk away from the planned site), I haven't received any correspondence from the city regarding the projects. We are concerned about the impact on our community as this location is in proximity to parks, schools, playgrounds. We learned that the HomeKey site in Milpitas has way more 911 calls. Why an area with less population density can't be chosen. Such a lack of information and transparency is scary and jeopardizes public trust. I strongly oppose the above 2 locations.

Regards,  
Fei

## Melissa Meslo

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**From:** Tong Zheng <tongzhengtz@yahoo.com>  
**Sent:** Sunday, November 7, 2021 11:07 AM  
**To:** Public Comment  
**Subject:** Vote No on proposal for White Oak Lane project

Dear council members,

My name is Tong. I'm a long time resident of Santa Clara city. I am deeply concerned that 2035 White Oak Ln Homekey projects is not shared with the public transparently and it needs more time for the public to learn and comment before making a decision.

Please vote No on this proposal. We need more public hearings to be held before any decision being made to allow the public more time to understand this project and voice their opinions.

Regards,  
Tong

## Melissa Meslo

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**From:** avner1968@yahoo.com  
**Sent:** Sunday, November 7, 2021 12:22 PM  
**To:** Public Comment; Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker  
**Subject:** Objection to White Oak Lane Project

Council Members and City Leaders,

I live in the neighborhood close to White Oak Lane and also work in Santa Clara. I am a volunteer for the Green Peace. I just learnt of your project at White Oak Lane. It is my belief and also my colleagues' belief that the selection of the location is so wrong that it would contribute to the air pollution in our city. From the standing of the environment protection, we are strongly opposed to development of any new development of housing facilities along the Lawrence, since it is a busy expressway and generates many tons of carbons every day. Instead, we should plant trees in every empty space to reduce carbon.

COP26 has just taken place in Glasgow. President Biden has made a promise on Carbon Peak and Carbon Net Zero. Every community and every resident should work together to fight global climate change for us and for our children. Along any busy traffic street, the city leaders should lead to plant green trees instead of building more houses. Any new houses should be built in less populated areas with trees.

Lawrence is a busy street and generates tons of carbons every day and we need to decarbonize along Lawrence. Please help and support President Biden's goal and effort in reducing carbon in the United States. Please discontinue your project in White Oak Lane!

Thank you for your attention!

A Green Peace Lover

## Melissa Meslo

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**From:** Sushma Dutta <sushma.dutta@gmail.com>  
**Sent:** Sunday, November 7, 2021 12:40 PM  
**To:** Public Comment  
**Subject:** VOTING NO on White Oak Lane HomeKey Project

Hi There,

My husband and I are Sunnyvale residents, living in the Toll Brother's community on Timberpine Ave two turns from the White Oaks site. We are longtime residents of Sunnyvale. We are sending this email to "**VOTE NO on White Oak Lane HomeKey Project**" due to the reasons listed below. We also urge the Council members to "**VOTE NO on White Oak Lane HomeKey Project**" for the reasons below.

**Child Safety:** The proposed site is problematic because it is within 600 feet of a planned new children's playground. In 2015, California struck down the law that prevented sex offenders from living within 2000 ft of a park or school. It is also located right in the middle of a residential neighborhood of small children in Santa Clara and Sunnyvale (it's right on the border of the two cities).

**General Safety:** Project HomeKey locations have questionable safety records. Within a few months of the Milpitas location opening, a murder occurred of someone living there. At another project, a mother said that her children were forced to live next to a man that was last arrested for raping his own toddler. There are other reports of daily crime, mental instability issues, active shootings, drugs, etc. (see news sources below)

**Site Suitability:** This site is in the middle of a long established residential neighborhood. Project HomeKey was designed to convert existing hotels in commercial areas and commercial buildings into transitional housing, which keeps some safe distance between vulnerable children and people who have mental and other issues. However, the White Oak Lane location is not an existing hotel. This location goes directly against the original intent of Project HomeKey. Again, it is an area that is right in the middle of a dense residential neighborhood with many small children.

**Neighborhood Character:** The 2035 White Oak Lane site is small. A development of 75 units on this site would not be approved for any other residential project and is far outside of the established character of the neighborhood.

**Location Safety:** The site would also be dangerous for homeless people who would live there. The intersection at this location is at a blind corner, beside a major expressway, lacks a stop sign and where people regularly make illegal fast turns to avoid Lawrence traffic and the signal light there. As a result, this corner often has car accidents. This is not a safe area for a major residential development

**Lack of Consultation:** There has been zero outreach from Santa Clara County, City of Sunnyvale or City of Santa Clara on this issue. Developments which could alter neighborhoods in such a fundamental way should have proper outreach and notification to the people most directly affected. Regular residential developments require this.

Project HomeKey Issues

[https://www.triplicate.com/news/police-working-with-the-legacy-to-stem-crime/article\\_3d1fb506-c977-11eb-b7c3-9fecc0532cc6.html](https://www.triplicate.com/news/police-working-with-the-legacy-to-stem-crime/article_3d1fb506-c977-11eb-b7c3-9fecc0532cc6.html)

<https://milpitasbeat.com/new-details-emerge-in-transgender-womans-murder-at-project-homekey-site/>

<https://sanfrancisco.cbslocal.com/2020/11/20/project-home-bay-area-communities-grapple-with-lack-of-local-control-under-project-homekey/>

<https://hoodline.com/2021/09/another-city-purchase-to-house-homeless-people-draws-sharp-opposition-this-time-in-soma/>

<https://sanfrancisco.cbslocal.com/2020/11/12/sf-shelter-in-place-hotels-increase-911-calls-crime/>

Thanks,  
Sushma

## Melissa Meslo

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**From:** Swaroop Dutta <swaroop.dutta@gmail.com>  
**Sent:** Sunday, November 7, 2021 12:42 PM  
**To:** Public Comment  
**Subject:** VOTING NO on White Oak Lane HomeKey Project

Hi There,

My wife and I are Sunnyvale residents, living in the Toll Brother's community on Timberpine Ave two turns from the White Oaks site. We are longtime residents of Sunnyvale. We are sending this email to "**VOTE NO on White Oak Lane HomeKey Project**" due to the reasons listed below. We also urge the Council members to "**VOTE NO on White Oak Lane HomeKey Project**" for the reasons below.

**Child Safety:** The proposed site is problematic because it is within 600 feet of a planned new children's playground. In 2015, California struck down the law that prevented sex offenders from living within 2000 ft of a park or school. It is also located right in the middle of a residential neighborhood of small children in Santa Clara and Sunnyvale (it's right on the border of the two cities).

**General Safety:** Project HomeKey locations have questionable safety records. Within a few months of the Milpitas location opening, a murder occurred of someone living there. At another project, a mother said that her children were forced to live next to a man that was last arrested for raping his own toddler. There are other reports of daily crime, mental instability issues, active shootings, drugs, etc. (see news sources below)

**Site Suitability:** This site is in the middle of a long established residential neighborhood. Project HomeKey was designed to convert existing hotels in commercial areas and commercial buildings into transitional housing, which keeps some safe distance between vulnerable children and people who have mental and other issues. However, the White Oak Lane location is not an existing hotel. This location goes directly against the original intent of Project HomeKey. Again, it is an area that is right in the middle of a dense residential neighborhood with many small children.

**Neighborhood Character:** The 2035 White Oak Lane site is small. A development of 75 units on this site would not be approved for any other residential project and is far outside of the established character of the neighborhood.

**Location Safety:** The site would also be dangerous for homeless people who would live there. The intersection at this location is at a blind corner, beside a major expressway, lacks a stop sign and where people regularly make illegal fast turns to avoid Lawrence traffic and the signal light there. As a result, this corner often has car accidents. This is not a safe area for a major residential development

**Lack of Consultation:** There has been zero outreach from Santa Clara County, City of Sunnyvale or City of Santa Clara on this issue. Developments which could alter neighborhoods in such a fundamental way should have proper outreach and notification to the people most directly affected. Regular residential developments require this.

Project HomeKey Issues

[https://www.triplicate.com/news/police-working-with-the-legacy-to-stem-crime/article\\_3d1fb506-c977-11eb-b7c3-9fecc0532cc6.html](https://www.triplicate.com/news/police-working-with-the-legacy-to-stem-crime/article_3d1fb506-c977-11eb-b7c3-9fecc0532cc6.html)

<https://milpitasbeat.com/new-details-emerge-in-transgender-womans-murder-at-project-homekey-site/>

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<https://hoodline.com/2021/09/another-city-purchase-to-house-homeless-people-draws-sharp-opposition-this-time-in-soma/>

<https://sanfrancisco.cbslocal.com/2020/11/12/sf-shelter-in-place-hotels-increase-911-calls-crime/>

Thanks,  
Sushma

## Melissa Meslo

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**From:** malkielcardoso@yahoo.com  
**Sent:** Sunday, November 7, 2021 12:45 PM  
**To:** Public Comment; Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker  
**Subject:** Please Vote NO to the White Oak Lane Project

Dear Council Members,

If I may, I would like to share my concerns with you on the White Oak Lane Project and ask you to vote No the project.

I live in this area for many years, and now I am getting older and older. If you come to our neighborhood to take a look, you will find that this area is over populated with busy traffic. Every time when I walk out, I am always nervous with traffic and worried about my personal safety for the lack of no empty space. I still remember the fire and the collapse of the building which happened a few years ago on the same site. After the fire, we lost the laundromat and a few other convenience shops. With such a large population nearby, the loss of the laundromat and convenience shops has made my life very difficult. I am often frustrated with the inconvenience and risk. We don't need more people to move in, but we need more convenience shops.

Please vote No to the White Oak Lane project. Thank you in advance!

Best regards,

Malkiel



11-09-21

ITEM #3  
RTC #21-1320

## Melissa Meslo

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**From:** Nora Pimentel  
**Sent:** Tuesday, November 9, 2021 11:26 AM  
**To:** Nora Pimentel  
**Cc:** Melissa Meslo  
**Subject:** November 9, 2021 Agenda #3 Public Comment  
**Attachments:** Please Vote NO to the White Oak Lane Project; proposed homeless units at white oak lane; I OPPOSE the LifeMoves proposal for White Oak Lane ; I strongly oppose the WhiteOaks Interim Housing Project; VOTING "NO" to Proposed Homeless Units at White Oak Lane; Residential Concern regarding the White Oak Lane Lifemove Project; White Oak Lane Homekey Project; NO to the 2 planned Santa Clara HomeKey sites; Vote "NO" on 2035 White Oak Ln Project; White Oaks Lane; stop White Oak homekey project; White Oaks Lane Project; Statement to oppose homekey project proposal at white oak lane; Vote NO on White Oak Lane homeless project; Oppose Project HomeKey at 2035 White Oak Lane, Santa Clara; Please Vote NO on 2035 Whiteoaks Project; Opposition to shelter at White Oak project; Opposition to shelter at White Oak project; Say NO to Project HomeKey at 2035 White Oak Lane, Santa Clara; Please vote NO to Homekey project sites on White Oak Lane and 3550 El Camino Real; No on White Oak Lane LifeMoves shelter

Dear Mayor and Council,

Our office received the following correspondence regarding item 3. Study Session on the City Activity to Address an Unhoused Population: California Department of Housing and Community Development's (HCD) Project HomeKey and Provision of Basic Services for the City's Unhoused which we are forwarding for your review and consideration.

Please note this correspondence will form part of the public record for the November 9, 2021, Council and Authorities Concurrent and Special Santa Clara Stadium Authority meeting

*Nora Pimentel, MMC* | Assistant City Clerk | City Clerk's Office

City of Santa Clara, California

1500 Warburton Ave. | Santa Clara, CA 95050

(O) 1.408.615.2222 | (F) 1.408.241.6771

[npimentel@santaclaraca.gov](mailto:npimentel@santaclaraca.gov) | [www.santaclaraca.gov](http://www.santaclaraca.gov)



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

**POST MEETING MATERIAL**

**Melissa Meslo**

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**From:** Vijayalakshmi Prakash <viji\_prakash@hotmail.com>  
**Sent:** Sunday, November 7, 2021 1:02 PM  
**To:** Public Comment  
**Subject:** proposed homeless units at white oak lane

Hi,

I am a member of Safe SCC. I oppose the decision to the project Proposed homeless units at White Oak Lane.  
Kindly vote No to the proposal.

Thanks.

Viji Prakash

**Melissa Meslo**

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**From:** Susan Calhoun <s.calhoun4@yahoo.com>  
**Sent:** Sunday, November 7, 2021 1:25 PM  
**To:** Public Comment  
**Subject:** I OPPOSE the LifeMoves proposal for White Oak Lane

Dear Council members,

I am writing to inform you that I strongly oppose the LifeMoves proposal for interim homeless housing at White Oaks Lane in Sunnyvale. I urge you to please vote NO on this current proposal. I live very close to the development site and have very serious concerns on what this will have for our neighborhood such as crime, traffic, parking, loitering, general safety for families and especially women and children in the area. As a mother of a young child who frequently walks this area I do not think I will feel comfortable taking my toddler out for walks or letting her play in the near by park when I am myself if this development happens. The fact that there are going to be no screening or background checks given to people is extremely unsettling and the well being of the families and children in this area need to be taken into account. This site is NOT appropriate for this type of development. Again, I urge you to please listen to your constituents and vote NO on this project.

Thank you,  
Susan Calhoun  
(Sweetbay dr)

## Melissa Meslo

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**From:** Jerene Yang <yangzhe@gmail.com>  
**Sent:** Sunday, November 7, 2021 1:32 PM  
**To:** Public Comment  
**Subject:** I strongly oppose the WhiteOaks Interim Housing Project  
**Attachments:** SafeSCC-WhiteOak-Comment.pdf

Hi Santa Clara City Council,

I'm a neighbor that lives within walking distance of the proposed WhiteOaks Interim Housing Project. While I believe that we should be building more housing for our unhoused neighbors, I think the density, location, budget and developer for this proposal are extremely misguided.

To fit almost 200 people in container based lodging on that piece of land in addition to lots of parking means that the density is going to be extremely high. During summers, these containers are like ovens that make it unbearable to live in. We should not be subjecting anyone to such horrible living conditions.

Interim housing should also be situated at areas where public transit and commerce are within walking distance, none of which applies to this small plot of land situated in a deeply residential neighborhood.

This project's cost (14Million) is astonishingly high for containers being dumped on top of each other. It does not even include the cost of maintenance after 2 years and the city will be burdened with running this facility. We have witnessed the huge negative social impact from the poorly run HomeKey project in Milpitas. Given the bids for the land so far (LifeMoves bid 4M for a plot of land that is only worth 3-3.5M according to the other bids), we can see that LifeMoves is misappropriating funds and cannot be trusted with taxpayers' money.

If we truly wanted to help our unhoused neighbors, let's build family-based low income housing on that plot of land instead. That location is close to kids' parks, elementary schools and is surrounded by young families. I would love for our kids to play together and learn from each other.

I have attached a document with more information for your perusal.

Thanks,  
Jenny Yang

**Melissa Meslo**

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**From:** Purna Mohanty <mohanty.california@gmail.com>  
**Sent:** Sunday, November 7, 2021 2:22 PM  
**To:** Public Comment  
**Subject:** VOTING "NO" to Proposed Homeless Units at White Oak Lane

Hello,

I am a long time resident in the area, and I vehemently opposed the proposed project for Homeless shelter.

My reasons are - it will increase the public safety, increase crime rate/accidents, increase the traffic in the area (which you know the cross sections of Lily and White Oak, White Oak and Poinciana is SEVERELY ACCIDENT PRONE). This will decrease the property value and not be suitable to attract high quality residents over a period of time.

Please do not do this to the residents in the area

Regards  
Purna Mohanty

## Melissa Meslo

---

**From:** Edward Wang <edward78.wang@gmail.com>  
**Sent:** Sunday, November 7, 2021 2:51 PM  
**To:** Public Comment  
**Subject:** Residential Concern regarding the White Oak Lane Lifemove Project  
**Attachments:** SafeSCC\_WhiteOak\_Comment.pdf

Hi Santa Clara Councilmembers,

My name is Edward and I live in the Ponderosa area. From social media, I learned that Santa Clara city is planning, with Lifemoves, for a homeless shelter at 2035 White Oak Lane, Sunnyvale, CA, where my house is within **1000ft** of the proposed site.

**I strongly oppose the proposal at this location!**

I've seen a report (**attached in this email**) that Safe SCC produced and it captures my own concerns pretty well. Below are my main concerns:

1. **The proposed site resides in a very busy intersection of 3 roads** - White Oak Lane, Poinciana Drive, and Lawrence Expressway. It is located between two major intersections: Lawrence / Poinciana and White Oak / Poinciana, each of which includes "blind corners". Thousands of vehicles per day pass through even the smaller White Oak / Poinciana intersection. I personally found it needs extreme cautious when I try to make a left turn from White Oak Lane to Poinciana Drive and ultimately to Lawrence Expressway. **I just can't imagine how bad the traffic will be when you guys put extra 240 people on that tiny land.**
2. **Drug and Alcohol abuse in the Ponderosa area.** Due to the "no background check" from Homekey 2.0 fund requirement, I'm expecting that a lot of drug and alcohol abuse will happen with those unhoused residents. Even worse, Lifemoves claims "Clients will not be permitted to use Drugs or Alcohol on site.", which can't stop those activities at all and only push those abuse activities to nearby residential areas and upcoming parks. Lifemove washed their hands and left all issues to existing residents. We have teenagers at home and are **very concerned about easy access to drugs in nearby areas.**
3. **Past shelter programs are all in commercial areas.** Even the white oak lane site is zoned as commercial, but please take a look at the surrounding areas, only this site and the 7-11 supermarket are commercial builds, the rest are all residential houses and apartments. **You are putting the shelter in high-density residential areas!**
4. **The proposed site is a very expensive area.** The site is in the heart of Santa Clara County and is expensive in all aspects: land price, living cos, etc. With the same money at another location, it can purchase much bigger land, host more people needed and lower living costs for the unhoused people.

I agree we shouldn't leave the white oak lane site vacant. The SafeSCC report makes quite a few good proposals to fully use the land. And I also agree we need to help those unhoused people back on track of their life. We need to pick the **right location** and use the money **wisely**.

**I strongly urge all council members to vote NO to this proposal and look for other proper locations.**

Regards,  
Edward Wang  
1 (408) 887-9886

# SafeSCC

## Promoting Safe Neighborhoods

Councilmembers,

Safe Santa Clara County is a grassroots association of residents from across Santa Clara. Our aim is to promote livable cities and neighborhoods which work for all of our residents.

Our association is strongly opposed to the novel and radically experimental White Oak Lane development. We believe this development is wrong for Santa Clara, wrong for the White Oak Lane location specifically and also wrong for its intended patrons. We urge the City Council to cease consideration of this project, as the County of Santa Clara has already done.

According to the City's 2019 census, there were 264 unhoused residents. The proposed project on White Oak Lane will add an additional capacity of 600 residents per year, which combined with projects already approved, will create far more capacity than the city needs.

We have many concerns related to this project including environmental issues, site suitability, neighborhood impact, fiscal implications and underlying project justifications -- all of which are detailed in a report included in this document. Should the city believe that additional capacity is required to assist 600 unhoused residents *per year*, we propose additional locations that we believe are better suited in Appendix 1. Finally, we agree that the current site on White Oak Lane should not remain vacant, and Safe SCC has included some proposed uses in Appendix 2 for your consideration.

We believe that these concerns - especially the environmental, neighborhood and site specific concerns - should warrant proper consideration and mitigation by the City and LifeMoves. In fact, should the City insist on moving forward with this project, we will demand an environmental and social impact study. Our association is currently in the process of retaining counsel to ensure that both the City and Developer adheres to all applicable local and state ordinances for this project.

Best Regards,

Board Members, Safe Santa Clara County

# Evaluation of the White Oak Lane LifeMoves Project

## by Safe Santa Clara

### Introduction:

The following report documents the concerns of the Safe Santa Clara County association with respect to the proposed development at 2035 White Oak Lane by LifeMoves.

Per the City, *"The project applicant, LifeMoves, is proposing a project at 2035 White Oak Lane, Santa Clara, CA 95051 that would create 60 transitional housing units for families. The site is currently a vacant lot bordered by a residential neighborhood with a mix of apartment buildings and single-family residences, a 7/11 convenience store, and Lawrence Expressway (G2)."*

The report evaluates the proposal along six different criteria and details our specific concerns for each:

- Section 1: Environmental Concerns
- Section 2: Neighborhood Concerns
- Section 3: Site Specific Concerns
- Section 4: Fiscal and Developer Concerns
- Section 5: Project Justifications
- Section 6: Political and Process Considerations

## Section 1: Environmental Concerns

### 1.1 Density

LifeMoves proposes to house up to 240 people at any given time in 30 shipping containers, for a proposed total of 600 residents per year. These will be stacked 3 units high, on a 0.67 acre lot (a significant portion of which will be reserved for parking). We are concerned about the environmental impact of housing so many people on such a small site, in a facility built using novel construction methods.

See Appendix 3 for the most recent layout of the proposed project.



## 1.2 Intersection

2035 White Oak Lane is located at the intersection of 3 roads - White Oak Lane, Poinciana Drive and Lawrence Expressway. It is located between two major intersections: Lawrence / Poinciana and White Oak / Poinciana, each of which includes “blind corners”. Thousands of vehicles per day pass through even the smaller White Oak / Poinciana intersection.

It is to be expected that a large portion of LifeMoves White Oak residents will navigate these intersections on foot each day. This increased foot traffic will cause significant danger both to pedestrians and vehicle drivers.

## 1.3 Traffic

It can also be expected that such a major development (240 people at any given time) will drive a significant increase in vehicle traffic - by staff, volunteers, delivery drivers, and some residents. Consistent with other HomeKey and Lifemoves developments, it is reasonable to expect that some residents will own vehicles (see section 1.4 for more information). We believe this traffic will have a significantly detrimental effect on the surrounding area's environment, negatively impacting local residents - including noise, pollution, and congestion.

## 1.4 Parking

White Oak Lane, Poinciana Drive, and Klamath Ave already experience significant parking issues as a result of the existing medium and high density housing developments on those streets, particularly during non-working hours. This results in a dangerous situation at White Oak / Poinciana, where vehicles often park on the turn (at the LifeMoves site) creating a “blind corners” situation that reduces visibility for drivers.

The proposed development allows for 27 parking spaces, some of which will likely be used by staff. The county's most recent statistics show that over 18% of unhoused residents currently live in a vehicle (both cars and RVs). Therefore we can expect a significant number of White Oak patrons to have a vehicle. Additionally, one would expect a significant number of patrons to acquire vehicles as they reintegrate into housing and the job market. Taken together, we expect this will cause significant parking overflow issues onto already congested neighborhood streets in both Santa Clara and Sunnyvale.

The provision of shuttles to address accessibility issues for the site (see sections 3.2 and 3.3) would further reduce available parking spaces, exacerbating this issue.

We believe our concerns here are justified. The similar, but smaller, LifeMoves development in Mountain View shows significant vehicle overflow, including both cars RVs, onto nearby streets, with local business owners confirming that vehicles are often parked for months.

There is also significant vehicle overflow onto the streets surrounding the Milpitas Homekey site, including RV dwellers who park nearby in the hope of obtaining residency at the facility. The

RVs are a safety hazard to local residents as there have been reports of several RV fires on nearby streets.

## 1.5 Waste Management

A site of this density, with such a large population, will be expected to generate a significant amount of waste. It is not clear that there will be sufficient facilities or space available for adequate waste management at this site.

## 1.6 Bioretention Compliance

Stormwater treatment measures (bioretention areas) are required<sup>1</sup> for all construction projects that create and/or replace 10,000 square feet or more of impervious surface. We have not seen a plan that sets out areas of the development in compliance with the bioretention requirement. We have also not seen budget proposals and funding on maintenance and upkeep of bioretention areas, which from our personal experience as homeowners can be extremely expensive and difficult to maintain. This will likely result in increased budget requirements for the City to maintain.

## 1.7 Site Zoning Considerations

This site has been zoned commercial for many years. The city has apparently refused to consider rezoning this site to residential usage in the past, when requested to do so by property owners and developers. Presumably the city has a rationale to maintain commercial development at this site - or to disallow residential development. With LifeMoves, the city is now proposing to build a radically experimental, ultra high density development at this same location.

# Section 2: Neighborhood Concerns

## 2.1 Increased Burden and Fiscal Strain on Emergency Services

As further detailed below, we expect the White Oak project will increase the burden on police, medical, and fire services. We expect budgets for these services will need to be increased over time to accommodate the hazards that will be brought by this project.

These increases will be in addition to any increased resourcing needs for the recently approved Homekey proposal at the nearby Bella Vista site.

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<https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention/stormwater-resources-for-development-construction>

## 2.2 Crime

In order to appease concerns related to increase in crime related to this proposed site, Livemoves claims the site will be restricted to *"families in need"*. Project Homekey 2.0, per *"housing first" criteria*<sup>2</sup>, does not allow any vetting of residents. *Santa Clara's own statistics*<sup>3</sup> show that over 25% of the homeless population has spent at least one night in jail - in the past twelve months. 42% have Psychiatric/Emotional Conditions; 35% are experiencing issues with Drug or Alcohol use; 33% suffer from PTSD. These issues are vastly overrepresented in the unhoused vs. the general population.

Concentrating this population - without any vetting, in a radically experimental, ultra high density development in the middle of a residential neighborhood is likely to lead to significant issues in the local area, including serious crime, harm to property, petty crime and drug dealing.

LifeMoves themselves have talked about *"curfew"* and *"building relationships with local law enforcement"*. Neither of these provisions lend credence to the fact that the facility will not have a negative impact on the area. Clearly, crime and anti-social behavior IS a concern, otherwise, why the mitigations?

## 2.3 Drug and Alcohol Abuse in Local Area

LifeMoves has stated that *"Clients will not be permitted to use Drugs or Alcohol on site."* The White Oak site is immediately adjacent to a 7-Eleven convenience store (open 24 hours), which sells alcohol. It is a reasonable expectation that some LifeMoves patrons will purchase alcohol there, and then move to the nearby (under development) Corn Palace Park to consume it. Experience from other locations shows that clients will also use nearby parks and parking lots to purchase and use drugs - so as to technically be in compliance with not using substances on site.

LifeMoves has stated that *"participants may be asked to leave for substance abuse that is disruptive to site services, residents or staff"*. Given the high incidence of substance abuse in this population, it can be assumed that (1) patrons *will* regularly be asked to leave and that (2) being unhoused, those patrons will remain in the nearby neighborhood, specifically the park at Corn Palace or the larger Ponderosa Park, 0.6 miles away, and will continue to experience addiction issues there, with a commensurate negative impact on that park and the locality.

These are particular concerns to the surrounding neighborhood which mostly consists of families with small children who are looking forward to playing on the new playground.

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<sup>2</sup> [https://homekey.hcd.ca.gov/sites/default/files/2021-09/Housing First Guidance Checklist.pdf](https://homekey.hcd.ca.gov/sites/default/files/2021-09/Housing%20First%20Guidance%20Checklist.pdf)

<sup>3</sup> [https://osh.sccgov.org/sites/g/files/exjcpb671/files/2019 SCC Homeless Census and Survey Report.pdf](https://osh.sccgov.org/sites/g/files/exjcpb671/files/2019%20SCC%20Homeless%20Census%20and%20Survey%20Report.pdf)

## 2.4 Site Security

In order to mitigate potential crime, LifeMoves has stated that the White Oak project will have 24 hour security. However, other similar sites such as the Milpitas HomeKey also have 24 hour security and experienced on-site issues within months, including violent assault, rape, and even a murder.

Furthermore, “onsite” security cannot alleviate spill-over issues from this development to the broader neighborhood. We are concerned that LifeMoves will attempt to dismiss real neighborhood security issues by referencing this onsite security (see 2.5 for more details).

## 2.5 General Loitering, Solicitation and Other Impacts

A development of 240 people can be expected to generate significant additional human traffic in the vicinity (friends, partners, acquaintances, business associates, etc). This LifeMoves facility has so little space (see appendix 3) that it seems clear there will not be sufficient, if any, room for guests and socialization within the facility. Further, it is unknown whether acquaintances who have a criminal background would be permitted on site or not. Therefore it is reasonable to assume we will see significant loitering in the neighborhood outside of the facility. Given the density of the area, it is likely loitering would occur either in the 7-Eleven parking lot or at the local park, which will be 600 meters away from the site.

Additionally, given the well documented addiction and social issues in a portion of this population, and the fact that drug and prostitution activity was well known at other sites currently frequented by the unhoused (such as nearby Bella Vista site), we expect to see a drastic increase in drug dealers, gangsters, pimps, and sex workers loitering in the surrounding neighborhoods. The surrounding neighborhoods currently consist of established suburbs largely consisting of families with small children.

The nearest grocery store to White Oak will be Lucky's supermarket on El Camino. Given the lack of transport, we expect to see carts from Lucky regularly brought to the White Oak Site and abandoned. This would be consistent with what has been observed at the Mountain View site.

## 2.6 Issues At Existing HomeKey Sites

### 2.6.1 Homekey Milpitas

Similar concerns (crime, loitering) were raised about a recent HomeKey development in Milpitas, and those concerns, dismissed by officials at the time, have proven true. In the five months since that project opened, there have been 58 police calls from on site crimes (see crime chart from Milpitas Mayor below). The details of the crimes reported are listed below by Mayor Rich Tran.



Mayor Rich Tran

October 21 at 4:29 PM

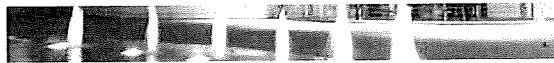
Project HomeKey: We are constantly tracking the crime statistics at this County owned housing property. We are also working in good faith with the County to ensure public safety, no one wants to see the crimes listed below. Leading a prayer circle there soon. 🙏 #PrayForProjectHomeKey

### Property Management and Security

Table reflects total calls for service and total number of police reports generated at 1000 Hillview Court spanning May 2021 to September 2021.

Month	Year	Total # of Calls	# of Reports	Description
May	2021	14	3	Court Order Violation, Trespassing, Sex Registrant
June	2021	14	4	Disorderly Conduct, Lost Property, Mental Health, Rape
Hyder Company Assumes Property Management				
July	2021	7	4	Assault w/ Knife, Mental Health (x2), Warrant Arrest
August	2021	3	1	Found Property
September	2021	20	6	Assault, Stolen Vehicle, Suspicious Circumstances, Mental Health, Parking Violation

Reports are generated consistent with department policy and/or when an officer determines that documentation may be necessary due to likelihood of reoccurrence.



White Oak, similar to Milpitas, would be an interim housing facility. Despite all of the issues that the Milpitas project has experienced, they do vet residents. Since the proposed White Oak Lane site is a HomeKey 2.0 project, LifeMoves will not have the same ability to restrict access to candidate residents. It is therefore fair to assume this will result in an even worse situation than the one in Milpitas.

### 2.6.2 LifeMoves Mountain View

The LifeMoves facility at Leghorn St in Mountain View has had a significant detrimental effect on the local neighborhood. A local business owner confirmed that there has been a significant exit of business owners from the vicinity since the LifeMoves site opened. It can be seen that three commercial properties directly opposite the LifeMoves site in Mountain View are now empty.

We have also been informed that there has also been significant police activity at the site (an FOIA request from the City of Mountain View to confirm exact numbers is still pending).

A visit to the Mountain View site confirms the presence of alcohol containers on public and neighboring properties; abandoned cars; abandoned shopping carts. Further, our representative witnessed public urination outside of the facility on 11/5 and was accosted by an individual on the street outside of the facility.

## **2.7 Post Development Operating Restrictions**

We are concerned that once this development is approved, any pre-development restrictions agreed to by LifeMoves which are not legally binding and enforceable will not be adhered to. This includes (but is not limited to) capacity; patron selection; security arrangements; curfews; maintenance obligations; neighborhood engagement.

# **Section 3: Site Specific Concerns**

## **3.1 Air & Noise Quality:**

As mentioned above, this site is located between three major roads, including an expressway, and between two major intersections. The minor intersection is used by thousands of vehicles per day, the major intersection by up to one quarter of a million vehicles per day. Per the LiveMoves proposals (see appendix 3), the container units would be located just feet from these roads.

We are concerned that air quality at this location may not be safe for human habitation and specifically may be particularly dangerous for adults and children with chronic lung conditions such as asthma or COPD. Effects and exposure may be exacerbated by the non-standard construction methods proposed for the development.

We are also concerned that the noise quality at this location is above a level that is suitable for human habitation, especially for a population likely suffering from trauma and PTSD, in units which will likely have far less sound insulation that might be expected from conventional dwellings.

## **3.2 Distance from Transport**

This proposed location is located at a significant distance from public transport. The nearest public transport option is the El Camino bus corridor, located 0.7 miles from the site (~15min walk for healthy adults without bags etc.). This is a significant distance if one is expected to travel with children, shopping / groceries, etc, or for persons who may have other health issues.

It is not clear how proposed residents without their own transportation would be expected to transport themselves to and from the site, including for work, church, school attendance, support services etc.

## **3.3 Distance from Support Services**

The White Oak site is located in the middle of a residential community and is surrounded by residential neighborhoods on all sides (including on the opposite side of Lawrence Expressway). The site is far from the expected services and facilities that the unhoused population would be

expected to rely on, including lack of easy access to locations for transportation, healthcare, food distribution, government benefits, and support services (e.g. centers for employment, rehabilitation, mental health, and multilingual services).

The proposed site would isolate people in need and require them to walk to public transportation for virtually any of the above needs -- again, this would be particularly challenging for those with health issues.

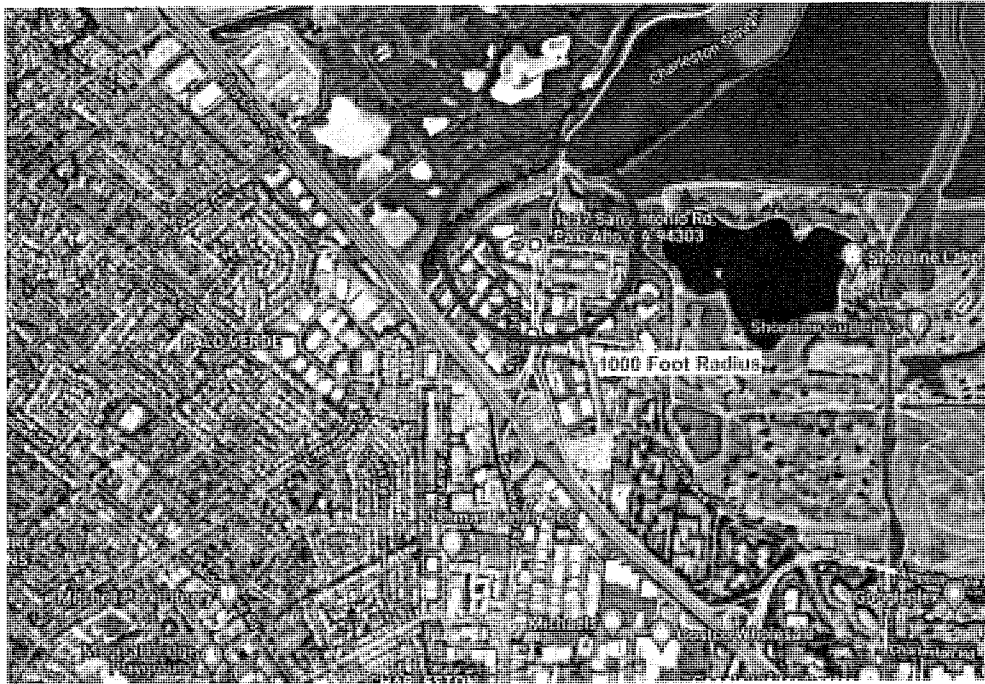
### 3.4 Similar Project Locations & Facilities

The LifeMoves White Oak development is a radically experimental development without any precedent (see Appendix 3).

- This would be the first LifeMoves transitional housing “container style” development in an exclusively residential neighborhood location.
- It would be the first multi-level container development by LifeMoves.
- It would have - by far - the largest capacity of LifeMoves container housing facilities with a capacity of 240 people (vs. 124 people at Mountain View and 136 in Palo Alto).
- It would have the highest density of residents given it will have the smallest lot of any LifeMoves container development.

We do not believe that the White Oak neighborhood is a suitable location for a novel housing experiment of this magnitude. Other nearby cities have chosen not to take a similar risk.

The aforementioned LifeMoves Facility under development in Palo Alto will be located at 1237 San Antonio Road, on the edge of the Bay, in an industrial / commercial zone. The development is removed from residential neighborhoods by over one mile (on the other side of the 101 freeway).



LifeMoves Palo Alto

The LifeMoves facility at 2566 Leghorn St in Mountain View is also located in the middle of a commercial / industrial zone



LifeMoves MountainView

In contrast to the above facilities, LifeMoves White Oak would be *immediately* adjacent to large, existing residential developments. The White Oak side is one of only two commercial properties (together with the adjacent 7-Eleven) in an otherwise exclusively residential neighborhood. The



commercial zoning appears to be a legacy from many years prior before the neighborhood became densely residential and is not a true commercial area.



*LifeMoves Sunnyvale*

Santa Clara County Supervisor Otto Lee, one of the County's most vocal proponents of HomeKey, has himself said that the White Oak site is unsuitable. He was on a unanimous panel that just approved a Project HomeKey hotel conversion located in a commercial area closer to amenities that is a mile away from the White Oak location.

Note that LifeMoves also offers interim family housing facilities at other locations. However, those facilities are larger, lower density, permanent, traditional structures which support a much smaller number of families:

- Menlo Park: 23 Families
- San Mateo: 39 Families
- Daly City: 15 Families
- Redwood City: 10 Families

In contrast, White Oak would support 60 families on a 0.67 acre lot.

This ultra high density interim housing model proposed for White Oak is unproven and LifeMoves has no experience in operating or securing such a facility. This is effectively a radical social experiment in a residential neighborhood.

## Section 4: Fiscal & Developer Concerns

### 4.1 City Finance Implications & LifeMoves Financial Reliability

This is a new and experimental project and there is concern about LifeMoves' ability to deliver without significant impact to city finances. To date, LifeMoves has successfully delivered only one similar facility - a single story, 100 person development at Leghorn Street in Mountain view. The White Oak project (see appendix 3) will be *radically* different - 3 stories high, on a lot 30% smaller, in a high-density residential neighborhood, as opposed to commercial or brownfield area.

In the best case scenario, the White Oak project will force a significant financial burden on the City. The City itself estimates that the White Oak development will initially cost \$14m from taxpayers pockets. LifeMoves cannot be trusted as a responsible financial partner for the City. ***A similar LifeMoves project still under development in Palo Alto has seen costs spiral<sup>4</sup> from its original estimates by 48% or \$8.4m, to \$26m. It is therefore unclear who will burden the additional cost if the same occurs to the White Oak Lane project.***

### 4.2 Other LifeMoves Concerns

We believe LifeMoves to be unreliable in other ways, specifically with respect to their claims to this Council.

In a July 2021 presentation<sup>5</sup> to Santa Clara City Council, LifeMoves said they are good at community engagement and that neighborhood acceptance of projects was critical. Ironically, nearly every resident within the neighborhood was unaware of the project as LiveMoves has never attempted to engage the community or taken even basic steps to raise awareness of the proposed project.

At the time of this writing, November 5th 2021, despite multiple attempts, LifeMoves has failed to respond to all outreach by White Oak neighbors, including board members of Safe Santa Clara County. This is despite the fact that LifeMoves is already in contract to purchase the land at 2035 White Oak Lane.

LifeMoves also said that communities welcome their developments. **To date, more than 2000 residents living near the White Oak development have signed a physical petition against the development, but LifeMoves continues to move forward, intentionally ignoring clear, documented and vocal local community input.**

LifeMoves also told Councilmembers that they will do background checks for patrons of their facilities. We believe this to be a deliberate attempt by LiveMoves to neutralize concerns given

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<sup>4</sup> <https://www.paloaltoonline.com/news/2021/10/27/costs-rise-for-palo-altos-transitional-housing-project>

<sup>5</sup> [http://santaclara.granicus.com/MediaPlayer.php?view\\_id=1&clip\\_id=1565](http://santaclara.granicus.com/MediaPlayer.php?view_id=1&clip_id=1565)

that as noted in section 2.1, by law, participants in Homekey 2.0 cannot institute background checks.

## Section 5: Project Justification

### 5.1 Ongoing Need for Services in Santa Clara City

Santa Clara County recently approved a development of 64 transitional housing units at the site of the Bella Vista Inn on El Camino. Santa Clara City expects to be asked to make a significant and ongoing financial contribution to this project in its second phase. This support will likely be in the region of millions of dollars, for decades to come.

The Bella Vista facility will support 180 individuals or more, in a single year. **White Oak would support up to 600 individuals in a year.** In 2019, the entire unhoused population of Santa Clara was 264, per the County's own statistics<sup>6</sup>. Even allowing for a *doubling* of homelessness during COVID-19, this project would add substantially more capacity than the city actually needs to address its homeless issue. It is likely that unhoused residents from other cities would end up leveraging Santa Clara services.

It is unclear why the City of Santa Clara would consider shouldering a multi-year, multi-million dollar commitment for a facility which goes far beyond the needs of the city population (even allowing for an increase in homelessness during the Covid crisis), especially given it will already be supporting another, similar facility (Bella Vista) less than one mile from this location.

At the same time, neighboring cities of Sunnyvale, Saratoga, Los Altos, Los Altos Hills and Cupertino appear to be progressing no projects under Homekey. It is clear that the taxpayers of the City of Santa Clara are effectively being asked to make significant expenditures to support the provision of solutions for other nearby cities.

## Section 6: Political & Process Considerations

### 6.1 Process & Transparency

We are concerned by the lack of transparency and consultation throughout this process. At no point has any outreach been attempted to neighbors, even those within the immediate vicinity of this development. This is despite the fact that LiveMoves has been in contract to purchase 2035 White Oak lane for some time.

Information sharing and notification about this project has happened almost entirely through the work of neighborhood networks.

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<sup>6</sup> [https://osh.sccgov.org/sites/g/files/exjcpb671/files/2019 SCC Homeless Census and Survey Report.pdf](https://osh.sccgov.org/sites/g/files/exjcpb671/files/2019_SCC_Homeless_Census_and_Survey_Report.pdf)

On 10/26, a large number of concerned residents attended the Santa Clara City Council meeting<sup>7</sup>. At that meeting, Mayor Gillmor denied any knowledge of the LifeMoves project. This has been shown to not be the case and following that meeting, the City updated their website, showing that discussions with LifeMoves were well advanced.

A development of this magnitude and novelty deserves a proper consultation process, one with clear go/no-go decision points.

## 6.2 County Support

Santa Clara County has already declined to be a co-applicant for the White Oak Site.

During the Santa Clara County Supervisors' Meeting on November 2, 2021, Supervisor Otto Lee, a strong proponent of LifeMoves<sup>8</sup>, expressly stated his opposition to the White Oak project while approving other projects, including the Bella Vista project that is less than a mile away.

Supervisor Lee said: *"When we talk about container housing, this is something I have lived in myself. [...] It is much more cost effective and fast to build. However I do not support every container project if the site is wrong or the site is of the wrong size. And I am going to come right out and say that I do not support the White Oak Lane proposal for its location and size."*

Video Link<sup>9</sup> (start at 5hr 11min mark for Supervisor Lee's comments)

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<sup>7</sup> [http://santaclara.granicus.com/MediaPlayer.php?view\\_id=1&clip\\_id=1618](http://santaclara.granicus.com/MediaPlayer.php?view_id=1&clip_id=1618)

<sup>8</sup>

<https://sanjosespotlight.com/santa-clara-county-could-spend-25-million-on-prefabricated-homeless-shelters/>

<sup>9</sup> <http://sccgov.iqm2.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=13235&Format=Agenda>

# Appendices

## APPENDIX 1: Alternative Locations

There is no dearth of alternative locations in the Santa Clara area - sites with bigger plots of land and in less dense residential locations. A quick search of <https://www.loopnet.com/> will show many options.

The City also owns or has an interest in many potential sites which could be partially or entirely repurposed for a development of this nature. These include:

- Mission College has substantial parking lots, portions of which could be reallocated to an interim housing project. It has the advantage of being close to churches, shops, education and transportation.
- Levi's Stadium Blue Lot is a very substantial site close to churches, shops, education and transportation. Largely unused, a portion of this land could easily be converted to interim housing.
- Levi's Stadium Yellow Lot is a smaller site (though still substantially larger than White Oak), close to churches, shops, education and directly adjacent to transportation.

## APPENDIX 2: Alternative White Oak Uses

### Option 1: Retail

This site is zoned Commercial and we believe that commercial use remains the best use for this specific site. We have been informed that the City has refused to consider zoning changes for this site in the past.

With the destruction of the previous commercial premises at this site, the Halford Ave neighborhood lost an important commercial hub - the only commercial hub in an otherwise exclusively residential area. Commercial properties in a neighborhood offer great convenience to local residents, while also cutting down on car journeys, thus benefiting the environment. As previously noted, 2035 White Oak Lane is in the middle of a densely populated neighborhood, and would have a large customer market within a very short walking radius.

Potential retail development at this site could include services such as restaurants and laundromat, which were previously located here. The site could also be very suitable for developments such as low-end grocery (e.g. "BargainMarket" or similar) given the mix of low and middle income families in the neighborhood.

## Option 2: Branch Library

The east side of Santa Clara is chronically underserved by the City's library system. The nearest Library to White Oak is the Central Park library, over 2.5 miles away, a journey which involves crossing a major expressway and without proper public transportation. The Halford Ave neighborhood is densely populated with low and middle income families who would greatly benefit from increased access to library services.

## Option 3: Standard Residential Development

We do not believe that residential development is the right model for this site and this is recognized in the City's current commercial zoning for the site.

However, if the City feels that it's current zoning is incorrect and wishes to change that zoning, there are alternatives which would have a much clearer benefit for our neighborhood, while minimizing the risks and downsides associated with the LifeMoves proposal.

The seller has already drafted plans<sup>10</sup> for a 61 unit residential development on this site (see below diagrams). Unlike the LifeMoves proposal, the development would be a traditional type-construction, utilizing the entire space of the site and would include 103 parking spaces - 4 times what LifeMoves are proposing.

A standard residential development could be deployed in a number of ways:

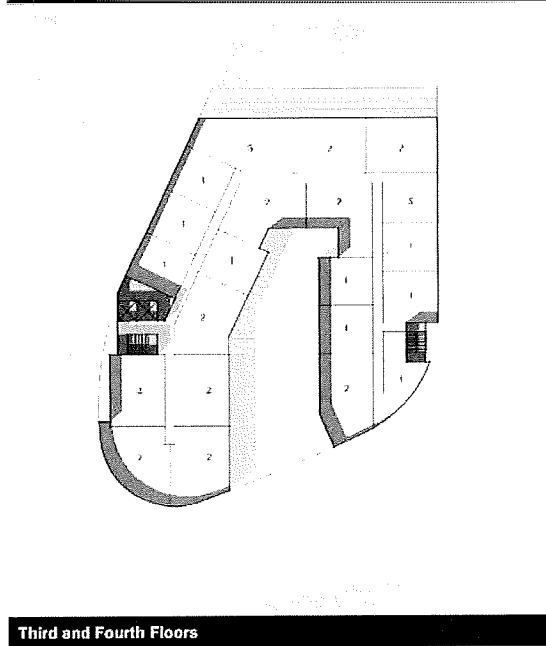
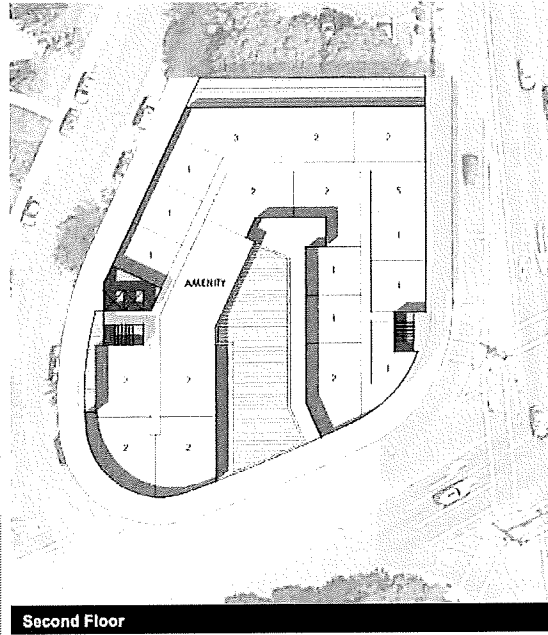
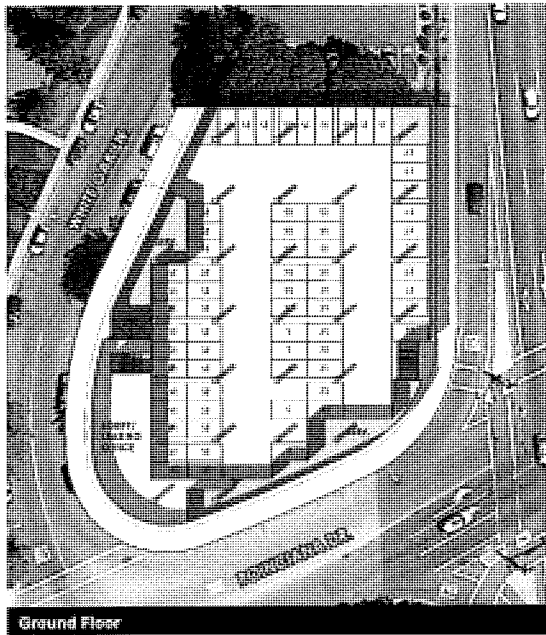
- **Subsidized housing for Teachers:** This site is within easy walk/bike distance of at least three local schools. Housing affordability for teachers is a major problem in our community. Other teacher housing projects in Santa Clara have long wait lists.

Other options could include:

- **Subsidized housing for First Responders.**
- **Full time permanent housing for seniors.**
- **Full time permanent housing for families.**

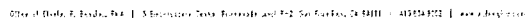
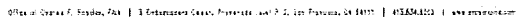
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<sup>10</sup> [https://images1.cityfeet.com/d2/SR7tGns5oq826T\\_-CmeuBdD6Z60kO\\_zjRf6Sr\\_8GB\\_g/document.pdf](https://images1.cityfeet.com/d2/SR7tGns5oq826T_-CmeuBdD6Z60kO_zjRf6Sr_8GB_g/document.pdf)

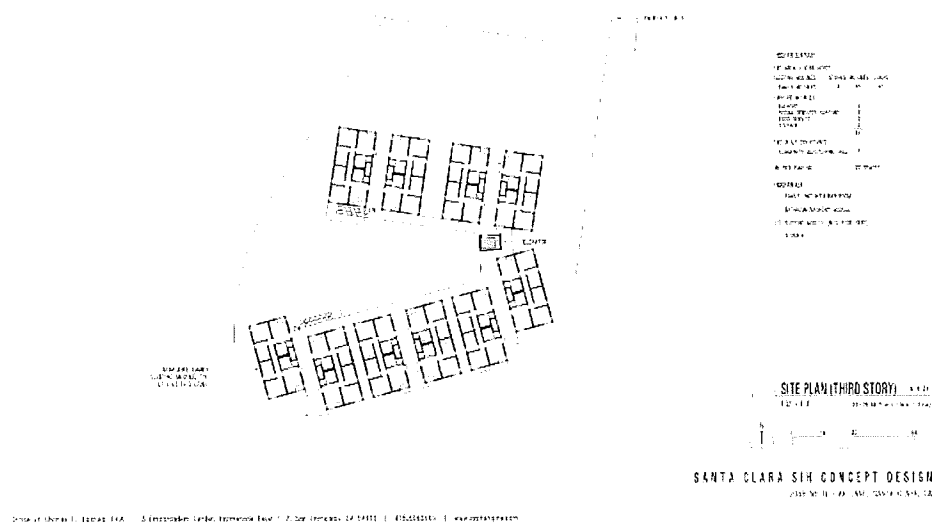


Suggested plans for White Oak site, per seller.

The following figures lay out the experimental 3 story “storage container” project currently being considered for White Oak Lane. This proposed project includes capacity for 240 unhoused residents at any given time, for a total of 600 residents per year. It also includes 27 parking spots.







## APPENDIX 4: Site Image

## Melissa Meslo

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**From:** Rose-Marie Twu <dragonmom2@gmail.com>  
**Sent:** Sunday, November 7, 2021 2:59 PM  
**To:** Public Comment  
**Subject:** White Oak Lane Homekey Project

The White Oak Lane Homekey is not yet built, and more thought is mandatory. It impacts both Santa Clara and Sunnyvale even if it's on the edge of Santa Clara, this is Sunnyvale's Ponderosa Park area where I live. There're no bus routes or grocery stores, quite a walk to the nearest ones. How will the parents feed the kids when they have to walk at least half-hour each way with groceries and kids in tow - if we don't do it then others won't. How do people get to work? How do we get them employed and keep them employed to be able to live here? Accessible social services and supervision need to be on-site, not somewhere people can't get to. This site is right next to the dangerous high-speed Lawrence Expressway, and yet can be hidden from Lawrence Expressway. All Homekey sites should be in plain public view to ensure continued maintenance and supervision, as they can easily be forgotten and left to rot once people are moved in and job considered done. These are legitimate concerns for the neighbors and need to be addressed, all problems must be previewed and solutions on the table. We want to avoid the future scenario to return and complain of the site and the neighborhood's deterioration to no avail. I'd like all of us to thrive, and we need your help! Thank you for your time, respectfully, Rose-Marie Twu

## Melissa Meslo

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**From:** xue yang <edyxueyx@gmail.com>  
**Sent:** Sunday, November 7, 2021 3:12 PM  
**To:** Public Comment  
**Cc:** Lisa Gillmor; Kathy Watanabe; Karen Hardy; Sudhanshu Jain; Anthony Becker  
**Subject:** NO to the 2 planned Santa Clara HomeKey sites

Dear council members:

My name is Xue, the homeowner of 1941 Briarwood Dr. I am writing to express my strongest opposition to the HomeKey plan aiming to create "interim" housing at the locations: Bella Vista Inn - 3550 El Camino Real, Santa Clara, CA 95051 and 2035 White Oak Lane, Santa Clara, CA 95051

The proposed HomeKey Santa Clara locations are not suitable. These locations are too close to parks, schools, playgrounds, and HomeKey 2.0 sites are not allowed to screen residents. We all know that such HomeKey locations like Milpitas already have huge crimes in a spike in surrounding neighborhoods.

The HomeKey sites are too expensive for the city of Santa Clara, at least an extra \$14 million by the city's own estimate. Why not build more HomeKey sites in less expensive and less-density areas? Why all HomeKey sites are developed by LifeMoves? Are there any competitions?

Such a lack of consideration and transparency is scary and jeopardizes public trust. As a long-term resident and taxpayer, I strongly oppose the above 2 locations.

Regards,  
Xue

## Melissa Meslo

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**From:** Yan Ma <lavender661188@gmail.com>  
**Sent:** Sunday, November 7, 2021 3:26 PM  
**To:** Public Comment  
**Subject:** Vote "NO" on 2035 White Oak Ln Project

My name is Monica, a resident of Santa Clara. I live close to **2035 White Oak Ln**. I'm writing this email to strongly oppose the selection of 2035 White Oak Ln as one of the homekey projects based on our living experience. I very much support the incentive of homekey projects to help homeless people. However, this location at 2035 White Oak Ln seems to be a very bad choice for the following reasons:

1. In 2015, this location was burned down to the ground due to a traffic accident(<https://www.nbcbayarea.com/news/local/hit-and-run-driver-blamed-for-fire-that-destroyed-5-santa-clara-businesses/1991424/>). This is such a dangerous place surrounded by Lawrence Express with high-speed vehicles passing through which is not suitable for residential development. However, it's selected to provide housing for homeless people. What are we doing? Why do we provide this place we think is not suitable for residence to homeless friends? Who is going to be responsible for their lives if such an accident happens one more time?
2. This location has a very small lot(0.67 acre). Squeezing 240 people into Shipping Containers built by Lifemoves stacked at this location, is this really helping our homeless friends? Living in such a crowded space, have we thought about what effect it will have on their mental health? I, myself, can't imagine living in a shipping container like that. They deserve to be treated equally, not in this way. Why can't we find a cheaper, larger location with comfortable living conditions for our homeless friends? Having homeless people live in a such crowded place is not helping them, but hurting them!
3. This location is at a busy traffic intersection, there are no bus stops nearby. How do homeless people living here commute to work without a car? Walking around this location exposes them to higher risk of getting hit by a high-speed car from Lawrence Expression.

Based on these reasons above, the selection of 2035 White Oak Ln as a homekey project is really bad in terms of helping homeless people.

**Melissa Meslo**

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**From:** Dolly Hamad <thedadadody@gmail.com>  
**Sent:** Sunday, November 7, 2021 3:40 PM  
**To:** Public Comment  
**Subject:** White Oaks Lane

Hello Councilmen and Councilwomen,

I live very close (less than half a mile away) to this location and am against the proposed project. I urge you to vote NO.

The location is at a corner and I feel strongly that the intersection is very dangerous. I often see accidents there on my way to Lucky supermarket or going on to Lawrence to get to El Camino. It will be very unsafe to have a residential structure there.

Thank You.  
Dolly Hamad.

## Melissa Meslo

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**From:** Jingyao Zhang <jingyao0000@gmail.com>  
**Sent:** Sunday, November 7, 2021 3:52 PM  
**To:** Public Comment  
**Subject:** stop White Oak homekey project

To Whom It May Concern,

I'm a resident at Sunnyvale. Please stop white oak homekey project. It's close to community, school, park, etc. please choose other locations for the project.

Thanks,  
Jingyao

## Melissa Meslo

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**From:** H.J. Tabbara <hjtabbara@hotmail.com>  
**Sent:** Sunday, November 7, 2021 3:53 PM  
**To:** Public Comment  
**Subject:** White Oaks Lane Project

Hello Council Members,

I am senior that lives very close to this project -- a couple of minutes walk. I ask you to vote NO to the proposed project.

I am against it because I am concerned about my own and my nephew's safety during early morning or evening walks. I worry it will attract unsavory characters to this neighborhood. I suggest a library or community activity center is more beneficial to area residents especially for seniors.

Thanks.  
Aida Tabbara

## Melissa Meslo

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**From:** Karson Wang <karson.wang@gmail.com>  
**Sent:** Sunday, November 7, 2021 4:09 PM  
**To:** Public Comment  
**Subject:** Statement to oppose homekey project proposal at white oak lane

To Council member:

I would like to express my strongest oppose the homekey project proposal at white oak lane Sunnyvale.  
I am a Sunnyvale resident who lives close by the the proposed homekey site. I am concerned around the possible safety issue that brought by this project in our neighborhood.  
From the proposal it lacks details around how they'd manage to operate on this project.

I urge the council members to vote on No to this proposal.

Thanks  
Karson. Wang



## Melissa Meslo

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**From:** Sophia Su <sophiasu103@gmail.com>  
**Sent:** Sunday, November 7, 2021 5:25 PM  
**To:** Public Comment  
**Subject:** Vote NO on White Oak Lane homeless project

Hi,

I have lived in the Ponderosa neighborhood for 14 years. My kids go to Ponderosa Elementary School and Wilcox High School. My 10th grader in high school often walks with her friends to the 7-Eleven convenience store on White Oak Lane. My 5th graders in elementary school enjoy playdates with her friends who live in Halford Garden Apartment, which is right next to White Oak Lane. There are many children living around the area both in houses and apartments. The lot next to 7-Eleven is just minutes away from Ponderosa Elementary School. Every morning, you can see kids and parents walking and biking to school passing by White Oak Lane. I understand it is important to find solutions for the homeless, but White Oak Lane is NOT a right location. Please Vote NO on White Oak Lane homeless project!! The parents and school children have enough to worry about during the Covid-19 pandemic. This is not the time to add more burden on them!

Sophia  
@Torreya Ave.

## Melissa Meslo

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**From:** Yu Meng Lim <yl10@yahoo.com>  
**Sent:** Sunday, November 7, 2021 5:27 PM  
**To:** Public Comment  
**Subject:** Oppose Project HomeKey at 2035 White Oak Lane, Santa Clara

Santa Clara Councilmembers,

As a longtime resident living less than 0.5 miles from 2035 White Oak Lane, Santa Clara and parent of a young child, I am writing to urge you to say and vote NO to the Project HomeKey interim housing units under study at 2035 White Oak Lane, Santa Clara, CA 95051.

I am not opposed to providing shelter to vulnerable persons in our community but am opposed to the choice of location to build the interim housing units. The location at 2035 White Oak Lane is totally unsuitable for interim housing units or a homeless shelter. It is within 600 feet of a soon to be constructed children's playground and neighborhood park. The area around 2035 White Oak Lane is a medium density family oriented neighborhood with many young children. The transitory nature of the planned interim housing units with no background screening of occupants guarantees that the soon to be constructed nearby playground by Trumark Homes will become the de facto loitering ground for the transitory shelter occupants. In addition, interim shelters such as this one accepts people with drug and/or alcohol addictions OR a criminal record. Slide 4 City of Santa Clara Homeless Statistics from Santa Clara's August 24, 2021 Study Session on Homeless Encampments and Vehicle Dwelling shows that homeless survey respondents reported having these health conditions:

- a psychiatric or emotional condition (42%)
- drug or alcohol abuse (35%)
- PTSD (33%)

Placing such people right in the middle of a neighborhood with many young children is really asking for trouble, not to mention increase in neighborhood crime, vandalism, traffic, and parking.

No other city has built or is proposing to build HomeKey shelters in exclusively residential neighborhoods. Mountain View housed their recent Project HomeKey development in a commercial area, well away from families with children. Palo Alto plans to build their shelter near the bay in an office and industrial area, also well away from families with children. Santa Clara must strive to do as well as its neighboring cities or better in considering the needs of both its homeless population AND existing residents in the city's neighborhoods.

In light of the above, I urge you to say and vote NO to the interim housing units at 2035 White Oak Lane, Santa Clara.

Yu Meng Lim  
Member Safe SCC ([www.safescc.com](http://www.safescc.com))

## Melissa Meslo

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**From:** Siyang Dong <dongsiyang104@gmail.com>  
**Sent:** Sunday, November 7, 2021 6:51 PM  
**To:** Public Comment  
**Subject:** Please Vote NO on 2035 Whiteoaks Project  
**Attachments:** SafeSCC\_WhiteOak\_Comment.pdf

Dear Councilmembers,

How are you! As a resident within 1 mile of white oaks site as well as the Bela Vista Inn site, I think the white oaks site should definitely not be considered as an interim housing location.

I just learned from a member of SafeSCC county about a report of 2035 white oaks site which captures my own concerns. I highly suggest that you read it and reconsider the project proposed by Lifemoves, which is way over budget and would cause major chaos to the local neighborhood.

Please seriously consider abandoning this project soon and let us, both You, residents, Lifemoves, have a good holiday.

Best regards,  
Serena Dong

## Melissa Meslo

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**From:** Jeff Chiang <jeffchiang33@gmail.com>  
**Sent:** Sunday, November 7, 2021 7:19 PM  
**To:** Public Comment  
**Cc:** Jeff Chiang  
**Subject:** Opposition to shelter at White Oak project

Hello,

My name is Wei Tang Chiang and I am writing to you about the proposed shelter at 2035 White Oak Lane in Santa Clara.

I care about the unhoused and appreciate the truly great, compassionate work that the county does. However, I am strongly opposed to this development for the following reasons:

- (1)  
There has been a complete lack of transparency. As of today, there has been zero outreach to residents by LifeMoves or the City or County of Santa Clara. However, it seems that the project is due to be approved in a matter of weeks. Residents deserve to have a say in their communities. It is clear that a site right on the edge of the city boundaries was selected so as to dilute any potential opposition.
- (2)  
For homeless advocates, the proposed site is problematic because the intersection this building would be next to lacks a stop sign at a blind corner and people regularly make illegal fast turns to avoid Lawrence traffic and the signal light there. As a result, this corner often has car accidents. This is not a safe area to be located and seems cruel to put people who are struggling in such a dangerous location. For anyone wondering where I would suggest putting transitional housing, I suggest converted commercial buildings as Project HomeKey was designed for (more below).
- (3)  
For children's safety advocates, the proposed site is problematic because it is within 600 feet of a planned new children's playground (in 2015, California struck down the law that prevented sex offenders from living within 2000 ft of a park or school). It is also located right in the middle of a residential neighborhood of small children in Santa Clara and Sunnyvale (it's right on the border of the two cities). While advocates claim studies show there is no rise in crime for Project HomeKey projects and there is 24/7 high security and background vetting of residents, I did some research and found the opposite to be true. A Project HomeKey location was built in Milpitas and despite officials' claims that it would not increase crime, within a few months of its opening, a murder occurred of someone living there that wasn't even supposed to be living there and no one noticed. At another project, a mother said that her children were forced to live next to a man that was last arrested for raping his own toddler. There are other reports of daily crime, mental instability issues, active shootings, drugs, etc. (see news sources below)

- (4)

Sacramento's increase in homeless population led to an increase in crime, rape, and needles and trash on the sidewalk (see news below). My house is only 3 mins walk from the Homekey project site in White Oak Lane. I already have issues with people dumping trash on my lawn from purchases made from the 7/11. One person even walked up to my home and threw a lighted cigarette in my trash bin. I have also seen people raiding the neighborhood's trash bins at night and the numerous reports of car break-ins around the neighborhood. All these issues could be exacerbated if this new project were to be built.

Project HomeKey was designed to convert existing hotels in commercial areas and commercial buildings into transitional housing, which keeps some safe distance between vulnerable children and people who have mental and other issues. However, the White Oak Lane location is not an existing hotel, it is an area that is right in the middle of a dense residential neighborhood of small children.

Additionally, it's estimated that an additional 14 million dollars will be required on top of the existing state funding to transform this site into a homeless center.

The neighborhood does not accept the White Oak Lane project, with active opposition in the thousands. On Oct 26, concerned neighbors made hours of public comments in opposition to this project at both Sunnyvale and Santa Clara City Council Meetings which you can watch here ( <https://bit.ly/3BhXbjr> ) and here ( <https://bit.ly/3BeRCCo> ). There have been thousands of flyers distributed to neighbors and outrage continues to grow as more and more neighbors learn about this proposal. Our door to door drive shows that at least 95% of neighbors are vehemently and vocally opposed.

We ask Santa Clara County to cancel this project and to find a more suitable location.

Regards  
Wei Tang Chiang  
735 Toyon Ave  
Sunnyvale, CA 94086

## Melissa Meslo

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**From:** Sue Wang <suzannehwang@gmail.com>  
**Sent:** Sunday, November 7, 2021 7:21 PM  
**To:** Public Comment  
**Cc:** Sue Wang  
**Subject:** Opposition to shelter at White Oak project

Hello,

My name is Hui Jen S Wang and I am writing to you about the proposed shelter at 2035 White Oak Lane in Santa Clara.

I care about the unhoused and appreciate the truly great, compassionate work that the county does. However, I am strongly opposed to this development for the following reasons:

(1)

There has been a complete lack of transparency. As of today, there has been zero outreach to residents by LifeMoves or the City or County of Santa Clara. However, it seems that the project is due to be approved in a matter of weeks. Residents deserve to have a say in their communities. It is clear that a site right on the edge of the city boundaries was selected so as to dilute any potential opposition.

(2)

For homeless advocates, the proposed site is problematic because the intersection this building would be next to lacks a stop sign at a blind corner and people regularly make illegal fast turns to avoid Lawrence traffic and the signal light there. As a result, this corner often has car accidents. This is not a safe area to be located and seems cruel to put people who are struggling in such a dangerous location. For anyone wondering where I would suggest putting transitional housing, I suggest converted commercial buildings as Project HomeKey was designed for (more below).

(3)

For children's safety advocates, the proposed site is problematic because it is within 600 feet of a planned new children's playground (in 2015, California struck down the law that prevented sex offenders from living within 2000 ft of a park or school). It is also located right in the middle of a residential neighborhood of small children in Santa Clara and Sunnyvale (it's right on the border of the two cities). While advocates claim studies show there is no rise in crime for Project HomeKey projects and there is 24/7 high security and background vetting of residents, I did some research and found the opposite to be true. A Project HomeKey location was built in Milpitas and despite officials' claims that it would not increase crime, within a few months of its opening, a murder occurred of someone living there that wasn't even supposed to be living there and no one noticed. At another project, a mother said that her children were forced to live next to a man that was last arrested for raping his own toddler. There are other reports of daily crime, mental instability issues, active shootings, drugs, etc. (see news sources below)

(4)

**Melissa Meslo**

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**From:** Jessica Hu <jessicahuwhu@gmail.com>  
**Sent:** Monday, November 8, 2021 12:39 AM  
**To:** Public Comment  
**Subject:** Please STOP the Homekey White Oak Lane Project

To whom it may concern,

I am a Santa Clara resident and I am strongly opposing the 2035 White Oak Lane location for the Homekey project as it is against the idea.

Firstly, the 2035 White Oak Lane location is very close to another Homekey project - Bella Vista Inn location, only 2 mins driving distance according to Google Map. Putting these two locations so close is definitely a waste of resources. Also both of the only Homekey locations in the City of Santa Clara will be located in the district 3. As a district 3 resident, I feel we are singled out and this is not fair at all.

Secondly, this piece of land is simply too small (0.69 acres) to hold up anything above 10 units and way too close to the Lawrence expressway which will be extremely noisy and dangerous. For the residents nearby we all know there was a plaza just years ago and was burnt down in a car accident. This location is not a solution for future residents who will live there and will put them into danger. If you would like to take a look at the location in person, you would agree with me that a step (literally) away from an expressway is not somewhere we should build a building to reside more than 200 people no matter permanently nor temporarily. This is just not humane at all.

Lastly, this project will cost millions of dollars and become a heavy burden for the City as the state will not fund the entire project. If this is something that Santa Clara must be building, why not select somewhere which might be more cost efficient?

I know the County Supervisors ignored all our requests for transparency and detailed plans for the other two Homekey projects and forced a 5:0 vote in the County Meeting on Nov 2nd. However, I do believe there are still people we vote and trust that would help us get justice and hear our voices. I hope you can vote NO on this project or at least hear our concerns. Simply passing a project is not helping those in troubles.

Thanks,  
Jesscia

Sacramento's increase in homeless population led to an increase in crime, rape, and needles and trash on the sidewalk (see news below). My house is only 3 mins walk from the Homekey project site in White Oak Lane. I already have issues with people dumping trash on my lawn from purchases made from the 7/11. One person even walked up to my home and threw a lighted cigarette in my trash bin. I have also seen people raiding the neighborhood's trash bins at night and the numerous reports of car break-ins around the neighborhood. All these issues could be exacerbated if this new project were to be built.

Project HomeKey was designed to convert existing hotels in commercial areas and commercial buildings into transitional housing, which keeps some safe distance between vulnerable children and people who have mental and other issues. However, the White Oak Lane location is not an existing hotel, it is an area that is right in the middle of a dense residential neighborhood of small children.

Additionally, it's estimated that an additional 14 million dollars will be required on top of the existing state funding to transform this site into a homeless center.

The neighborhood does not accept the White Oak Lane project, with active opposition in the thousands. On Oct 26, concerned neighbors made hours of public comments in opposition to this project at both Sunnyvale and Santa Clara City Council Meetings which you can watch here ( <https://bit.ly/3BhXbjr> ) and here ( <https://bit.ly/3BeRCCo> ). There have been thousands of flyers distributed to neighbors and outrage continues to grow as more and more neighbors learn about this proposal. Our door to door drive shows that at least 95% of neighbors are vehemently and vocally opposed.

We ask Santa Clara County to cancel this project and to find a more suitable location.

Regards  
Hui Jen S Wang  
735 Toyon Ave  
Sunnyvale, CA 94086



## Melissa Meslo

---

**From:** Genie Lee <genie8778@outlook.com>  
**Sent:** Sunday, November 7, 2021 9:18 PM  
**To:** Public Comment  
**Subject:** Say NO to Project HomeKey at 2035 White Oak Lane, Santa Clara

Santa Clara Councilmembers,

As a longtime resident living less than 0.5 miles from 2035 White Oak Lane, Santa Clara and parent of a young child, I am writing to urge you to say and vote NO to the Project HomeKey interim housing units under study at 2035 White Oak Lane, Santa Clara, CA 95051.

I am not opposed to providing shelter to vulnerable persons in our community but am opposed to the choice of location to build the interim housing units. The location at 2035 White Oak Lane is totally unsuitable for interim housing units or a homeless shelter. It is within 600 feet of a soon to be constructed children's playground and neighborhood park. The area around 2035 White Oak Lane is a medium density family oriented neighborhood with many young children. The transitory nature of the planned interim housing units with no background screening of occupants guarantees that the soon to be constructed nearby playground by Trumark Homes will become the de facto loitering ground for the transitory shelter occupants. In addition, interim shelters such as this one accepts people with drug and/or alcohol addictions OR a criminal record. Slide 4 City of Santa Clara Homeless Statistics from Santa Clara's August 24, 2021 Study Session on Homeless Encampments and Vehicle Dwelling shows that homeless survey respondents reported having these health conditions:

- a psychiatric or emotional condition (42%)
- drug or alcohol abuse (35%)
- PTSD (33%)

Placing such people right in the middle of a neighborhood with many young children is really asking for trouble, not to mention increase in neighborhood crime, vandalism, traffic, and parking.

No other city has built or is proposing to build HomeKey shelters in exclusively residential neighborhoods. Mountain View housed their recent Project HomeKey development in a commercial area, well away from families with children. Palo Alto plans to build their shelter near the bay in an office and industrial area, also well away from families with children. Santa Clara must strive to do as well as its neighboring cities or better in considering the needs of both its homeless population AND existing residents in the city's neighborhoods.

In light of the above, I urge you to say and vote NO to the interim housing units at 2035 White Oak Lane, Santa Clara.

Genie Tang  
Member Safe SCC ([www.safescc.com](http://www.safescc.com))

## Melissa Meslo

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**From:** Susan Yu <susansyu@yahoo.com>  
**Sent:** Sunday, November 7, 2021 9:46 PM  
**To:** Public Comment  
**Cc:** Gary Wu  
**Subject:** Please vote NO to Homekey project sites on White Oak Lane and 3550 El Camino Real

Dear Council members,

I am a long term resident living on Timberpine Ave in Sunnyvale with my husband and two sons. I along with my family urge you to please vote No to the Homekey project sites on White Oak Lane and 3550 El Camino Real. We understand the homelessness is a very important issue that our community needs to solve. However, planning multiple Homekey projects without transparency and public input is unfair, irresponsible and unsafe to local residents. We have received very little information about the projects and was not given opportunities of public hearings to discuss alternative locations and answer public concerns.

We live three blocks away from the Homekey project on White Oak lane and we are extremely concerned about the future safety. The location of the White Oak Lane project already has high traffic. Adding a high density housing project to the area will only add to the dangerous high traffic area causing an unsafe living environment to local residents and Homekey residents.

In addition, we are very concerned about the potential increase in crime and loitering in the area. My children walk to Ponderosa elementary school every day. We enjoy our regular walks around our neighborhood. Sadly, the Homekey project has created anxiety not only for me but also for my 9 and 6 year old boys. They have frequently asked what will happen when the project is built and whether it is safe for them to simply walk to the park or to a friend's house. Just like them, I don't know. Until we have better answers to my concerns, my children's concerns and all my neighbors' concerns regarding the Homekey projects, these projects should not be approved. Please vote NO on both these Homekey projects.

Sincerely,  
Susan Yu  
742 Timberpine Ave  
Sunnyvale, CA 94086

**Melissa Meslo**

---

**From:** Pascal Clark <pascal.clark@gmail.com>  
**Sent:** Sunday, November 7, 2021 9:57 PM  
**To:** Public Comment  
**Subject:** No on White Oak Lane LifeMoves shelter

Dear representatives,

I am opposed to the proposal to build interim housing at 2035 White Oak Lane. Such a site would not use background checks, nor define clear admission criteria for applicants. This would pose a safety risk for the immediately adjacent residential neighborhood and schools. As a father of a 3 year old son, I am particularly concerned with the proposal to build dense interim housing less than 0.5 mile away from our home and elementary school.

Sincerely,

Charles Pascal Clark

11-09-21

ITEM#3  
RTC#21-1320

## Melissa Meslo

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**From:** Nora Pimentel  
**Sent:** Tuesday, November 9, 2021 11:30 AM  
**To:** Nora Pimentel  
**Cc:** Melissa Meslo  
**Subject:** November 9, 2021 Agenda Item #3 Public Comment  
**Attachments:** Please STOP the Homekey White Oak Lane Project; Support for Homekey in Santa Clara - Agenda Item 3 - 11/09/21; Support for Homekey in Santa Clara - Agenda Item 3 - 11/09/21; Support for Homekey in Santa Clara - Agenda Item 3 - 11/09/21; Support for Homekey in Santa Clara - Agenda Item 3 - 11/09/21; NO Interim Housing at 2035 White Oak Lane; No Interim Housing at 2035 White Oak Lane; Shelter at White Oak Lane - Nope; to the Home key Santa Clara.; Support for Homekey in Santa Clara - Agenda Item 3 - 11/09/21; 2035 White Oak Lane (LifeMoves Project); strongly oppose homekey project in bella vista and white oaks; Support for Homekey in Santa Clara - Agenda Item 3 - 11/09/21; OPPOSITION to White Oak Lane Homeless Homing Project; No Home Key in Santa Clara/Sunnyvale; White Oak Lane; 2035 White Oak Project Concerns; Support Homekey in Santa Clara (Agenda Item 3 11/9/21); White Oaks Lane HomeKey; No Home Key; White Oaks Lane homeless project

Dear Mayor and Council,

Our office received the following correspondence regarding item 3. Study Session on the City Activity to Address an Unhoused Population: California Department of Housing and Community Development's (HCD) Project HomeKey and Provision of Basic Services for the City's Unhoused which we are forwarding for your review and consideration.

Please note this correspondence will form part of the public record for the November 9, 2021, Council and Authorities Concurrent and Special Santa Clara Stadium Authority meeting

*Nora Pimentel, MMC* | Assistant City Clerk | City Clerk's Office  
City of Santa Clara, California  
1500 Warburton Ave. | Santa Clara, CA 95050  
(O) 1.408.615.2222 | (F) 1.408.241.6771  
[npimentel@santaclaraca.gov](mailto:npimentel@santaclaraca.gov) | [www.santaclaraca.gov](http://www.santaclaraca.gov)



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

**POST MEETING MATERIAL**

## Melissa Meslo

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**From:** Tim O'Rorke <tj@timororke.com>  
**Sent:** Monday, November 8, 2021 9:08 AM  
**To:** Public Comment; Mayor and Council; Lisa Gillmor; Kathy Watanabe; Karen Hardy; Sudhanshu Jain; Raj Chahal; Kevin Park; Anthony Becker; Jonathan Veach; action@housingready.org  
**Subject:** Support for Homekey in Santa Clara - Agenda Item 3 - 11/09/21

I write in support of moving forward with Homekey housing proposals at the Bella Vista Inn and on White Oak Lane in Santa Clara.

Project Homekey provides a unique opportunity to leverage State funding to bring our unhoused neighbors indoors. Collaborations across the county are pursuing funding for nine Homekey proposals in four cities that would bring 800 transitional and permanent homes online in a matter of months.

Both sites in Santa Clara are fantastic sites for transitional and permanent housing. Both sites will be developed by experienced nonprofit partners with successful track records operating new housing and serving as an asset to new neighbors and the surrounding community.

I hope you will support both Homekey proposals, and that you will provide direction to City staff to move forward with the White Oak Lane proposal in partnership with LifeMoves.

The time is now. We must not delay.

Sincerely,  
Tim O'Rorke  
Los Gatos, Ca

## Melissa Meslo

---

**From:** karenr@phc.net  
**Sent:** Monday, November 8, 2021 9:27 AM  
**To:** Public Comment; Mayor and Council; Lisa Gillmor; Kathy Watanabe; Karen Hardy; Sudhanshu Jain; Raj Chahal; Kevin Park; Anthony Becker; Jonathan Veach; action@housingready.org  
**Subject:** Support for Homekey in Santa Clara - Agenda Item 3 - 11/09/21

Dear council members,

My group, Plant-Based Advocates, a small number of home-made, plant-based, healthful box lunches to unhoused folks for a year through an outreach attorney with the county public defender's office. On visits I saw the dismal conditions that people are living in. To continue to disregard these people would be to just kick the can down the road.

I write in support of moving forward with Homekey housing proposals at the Bella Vista Inn and on White Oak Lane in Santa Clara. I hope you will support both Homekey proposals, and that you will provide direction to City staff to move forward with the White Oak Lane proposal in partnership with LifeMoves.

The numbers of unhoused residents on our streets and in parks is a national disgrace. We must do better.

Best regards,

Karen Rubio  
Plant-Based Advocates  
Los Gatos



Plant-Based Advocates  
LOS GATOS

## Melissa Meslo

---

**From:** Maia Bookoff <mbookoff@gmail.com>  
**Sent:** Monday, November 8, 2021 9:39 AM  
**To:** Public Comment; Mayor and Council; Lisa Gillmor; Kathy Watanabe; Karen Hardy; Sudhanshu Jain; Raj Chahal; Kevin Park; Anthony Becker; Jonathan Veach  
**Cc:** action@housingready.org  
**Subject:** Support for Homekey in Santa Clara - Agenda Item 3 - 11/09/21

Dear City of Santa Clara City Council,

I write in support of moving forward with Homekey housing proposals at the Bella Vista Inn and on White Oak Lane in Santa Clara.

Project Homekey provides a unique opportunity to leverage State funding to bring our unhoused neighbors indoors. Collaborations across the county are pursuing funding for nine Homekey proposals in four cities that would bring 800 transitional and permanent homes online in a matter of months.

Both sites in Santa Clara are fantastic locations for transitional and permanent housing, and both will be developed by experienced nonprofit partners with successful track records operating new housing and serving as an asset to new neighbors and the surrounding community.

I hope you will support both Homekey proposals, and that you will provide direction to City staff to move forward with the White Oak Lane family housing proposal in partnership with LifeMoves.

The time is now. We must not delay.

Sincerely,

Maia Bookoff  
Resident, City of San Jose

**Melissa Meslo**

---

**From:** Denise Chilow <dchilow22@gmail.com>  
**Sent:** Monday, November 8, 2021 10:22 AM  
**To:** Public Comment; Mayor and Council; Lisa Gillmor; Kathy Watanabe; Karen Hardy; Sudhanshu Jain; Raj Chahal; Kevin Park; Anthony Becker; Jonathan Veach; action@housingready.org  
**Subject:** Support for Homekey in Santa Clara - Agenda Item 3 - 11/09/21

Dear Mayor, Council and Elected Officials,

I write in support of moving forward with Homekey housing proposals at the Bella Vista Inn and on White Oak Lane in Santa Clara.

Project Homekey provides a unique opportunity to leverage State funding to bring our unhoused neighbors indoors. Collaborations across the county are pursuing funding for nine Homekey proposals in four cities that would bring 800 transitional and permanent homes online in a matter of months.

Both sites in Santa Clara are fantastic sites for transitional and permanent housing. Both sites will be developed by experienced nonprofit partners with successful track records operating new housing and serving as an asset to new neighbors and the surrounding community.

I hope you will support both Homekey proposals, and that you will provide direction to City staff to move forward with the White Oak Lane family housing proposal in partnership with LifeMoves. What a gift to the City of Santa Clara to be able to house homeless families!

The time is now. We must not delay.

Sincerely,

Denise Chilow

1522 Montalto Dr  
Mountain View, CA 94040



## Melissa Meslo

---

**From:** Brandon Li <bran.lithium@gmail.com>  
**Sent:** Monday, November 8, 2021 11:00 AM  
**To:** Public Comment  
**Subject:** NO Interim Housing at 2035 White Oak Lane

This is Brandon, a long time Santa Clara resident. I urge the city to TERMINATE the interim housing project proposed at 2035 White Oak Ln, Santa Clara as soon as possible, reasons being the following:

- The site is not safe. It's exposed to high speed, high volume expressway traffic and busy intersections. Just a few years back, a car accident BURNT IT TO THE GROUND.
- The surrounding neighborhood is already too dense to build any new mid or high density residential units. Street parking is already extremely crowded and inconvenient.
- This site is in the middle of a highly residential area. The only places within walking distance from here would be other people's homes and schools. It'd be NEITHER convenient for the potential tenants, NOR pleasant for the neighbors.
- Interim Housing projects should always be planned in areas where homelessness is severe. That's how help can be delivered most effectively to the both unhoused population and the neighborhoods. This site apparently is not a good fit.
- During a City Council meeting on Oct 27, 2021, Mayor Gillmor pretended not knowing about the process of this project and claimed the County to be the decision maker, which is sadly not true. The disingenuousness is disappointing.

As far as I know, thousands of local residents have signed the petition saying NO to this project. Please respect the voice of the people. NO Interim Housing at 2035 White Oak Lane.

## Melissa Meslo

---

**From:** Qiuhan Ding <dingqiuhan@gmail.com>  
**Sent:** Monday, November 8, 2021 11:07 AM  
**To:** Public Comment  
**Subject:** No Interim Housing at 2035 White Oak Lane

Hi, This is April. I have been a resident in Santa Clara for 5 years. I urge the city to TERMINATE the interim housing project proposed at 2035 White Oak Ln, Santa Clara as soon as possible, reasons being the following:

- The site is not safe BOTH for homeless people and surrounding residents. It's exposed to high speed, high volume expressway traffic and busy intersections. Just a few years back, a car accident BURNT IT TO THE GROUND.
- The surrounding neighborhood is already too dense to build any new mid or high density residential units. Street parking is already extremely crowded and inconvenient.
- This site is in the middle of a highly residential area. The only places within walking distance from here would be other people's homes and schools. It'd be NEITHER convenient for the potential tenants, NOR pleasant for the neighbors.
- Interim Housing projects should always be planned in areas where homelessness is severe. That's how help can be delivered most effectively to the both unhoused population and the neighborhoods. This site apparently is not a good fit. Please consider locations with high homeless density.
- During a City Council meeting on Oct 27, 2021, Mayor Gillmor pretended not knowing about the process of this project and claimed the County to be the decision maker, which is sadly not true. The disingenuousness is disappointing. From the county public hearing, I heard that Santa Clara city needs to investigate and evaluate the feasibility of this location. But apparently, the Mayor pushed back this responsibility to the county.

As far as I know, thousands of local residents have signed the petition saying NO to this project. Please respect the voice of the people. NO Interim Housing at 2035 White Oak Lane.

Thanks,  
April

## Melissa Meslo

---

**From:** Henry L <hhl1687@gmail.com>  
**Sent:** Monday, November 8, 2021 11:40 AM  
**To:** Public Comment  
**Subject:** Shelter at White Oak Lane - Nope

Hi Councilmembers:

Please consider this my public comment for the Nov-9 6pm meeting on a "study session" of building a homeless shelter at White Oak Lane.

Please do not proceed with that project. That is simply not a good dwelling location for any human being, let alone homeless people who may be suffering.

You may say this is just a study session, nothing is decided - well, we are average voters with a daytime job and I cannot monitor exactly when you are about to decide - but if/when that comes, please vote NO ... that is my view and my request.

I don't think you really need me to list all the reasons - you have probably gotten enough from various channels already. LifeMoves - move their project away, please.

Thanks,

Henry

## Melissa Meslo

---

**From:** Dawn Peralta <dawnperalta@gmail.com>  
**Sent:** Monday, November 8, 2021 11:43 AM  
**To:** Public Comment  
**Subject:** to the Home key Santa Clara.

No home key Santa Clara!!--  
Dawn Peralta

## Melissa Meslo

---

**From:** Kathryn Hedges <biolartist@gmail.com>  
**Sent:** Monday, November 8, 2021 11:45 AM  
**To:** Public Comment; Mayor and Council; Lisa Gillmor; Kathy Watanabe; Karen Hardy; Sudhanshu Jain; Raj Chahal; Kevin Park; Anthony Becker; Jonathan Veach; action@housingready.org  
**Subject:** Support for Homekey in Santa Clara - Agenda Item 3 - 11/09/21

I write in support of moving forward with Homekey housing proposals at the Bella Vista Inn and on White Oak Lane in Santa Clara.

Project Homekey provides a unique opportunity to leverage State funding to bring our unhoused neighbors indoors. Collaborations across the county are pursuing funding for nine Homekey proposals in four cities that would bring 800 transitional and permanent homes online in a matter of months.

Both sites in Santa Clara are fantastic sites for transitional and permanent housing. Both sites will be developed by experienced nonprofit partners with successful track records operating new housing and serving as an asset to new neighbors and the surrounding community.

I hope you will support both Homekey proposals, and that you will provide direction to City staff to move forward with the White Oak Lane proposal in partnership with LifeMoves.

The time is now. We must not delay.

Sincerely,

Kathryn Hedges

## Melissa Meslo

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**From:** Mikie Rexroad <mike.rexroad@gmail.com>  
**Sent:** Monday, November 8, 2021 12:16 PM  
**To:** Public Comment  
**Subject:** 2035 White Oak Lane (LifeMoves Project)

Santa Clara City Council,

I live on White Oak Lane, about 300 feet of the site proposed as a LifeMoves interim homeless housing project. I've long been a proponent for increasing housing and services for our homeless and have supported several of other recent HomeKey projects nearby. However White Oak Lane, objectively speaking, is ill-suited for a LifeMoves project and I urge the Council to vote NO. The site is too small, there has not been a successful LifeMoves project in a dense residential area, and the project is far too expensive for being so ill-suited.

### 2035 White Oak Lane doesn't meet LifeMoves guidelines

At 0.67 acres, this site would need to be almost 50% larger to meet LifeMoves recommended minimum 1.0 acre. As a result, the project proposes stacking the modules 3 high. Further, LifeMoves recommends the site be in a commercial or industrial area. There has not yet been a successful LifeMoves project in a residential area such as White Oak.

### Impact to neighborhood

This 500' stretch of White Oak Lane, between Poinciana and Lily, has always been plagued with traffic and collisions. Drivers exit Lawrence at a high rate of speed don't have a clear line of sight to pedestrians. Every 3-6 months there are incidents of hit and runs involving severe property damage (cars totaled, houses/fences hit, etc). With the recent removal of the stop sign at White Oak and Lily (400' away), both vehicle speed and the frequency of incidents has increased.

The proposed project has only a small fraction of the parking spaces needed for the number of units. Parking is already a significant problem as White Oak and Myrtle currently serve as overflow parking for the Riley Square apartment complex. Further, many of the houses on White Oak Lane are multigenerational and, while small, many houses have 4-5 driving age adults with cars (plus their children and elderly parents). The proposed site has too few parking spaces and yet there's no public transportation within a 0.5 mile radius.

This project would mean three-story buildings next to single-story single family homes and an apartment complex with only two floors. Further, with the usual planning and permitting reviews being waved under AB83, there will be no opportunity to review and understand the impact prior to construction. Many of my immediate neighbors work several jobs and have not been lifted by the Tech boom, and the only silver lining for them has been the value of the home they purchased decades ago. While proponents accuse any concern about property value as being inhumane, it does have a real impact to those of us that don't have Tech salaries and have had to rely on borrowing against the equity during hard times. Building a 3 story project within close proximity disproportionately hurts those that are already struggling to scrape by as it is.

### Expense

Cheaper, larger, and more suitable commercial sites, within Santa Clara City, are available and have been offered to the city for this project at a lower price. The city estimates that an additional \$14M in funding will need to be provided. It is fiscally irresponsible to squander funds on this site when they could be used more effectively to help a greater number of families at a better suited site.

Thank you,  
Mike Rexroad

## Melissa Meslo

---

**From:** Steven Chen <bapefromsky@gmail.com>  
**Sent:** Monday, November 8, 2021 12:37 PM  
**To:** Public Comment  
**Subject:** strongly oppose homekey project in bella vista and white oaks

Hi,

As a long time santa clara resident. I strongly oppose building homekey projects in bella vista and white oaks. The same project in Milpitas has been proven to be a safety concern for local communities. Within couple of months operation, there have been RAPE/ASSAULT WITH KNIFE/MURDER happened in the facility. How could we allow such an unsafe project to be built within a highly populated residential area?

The city officials should reconsider the location choice for such a facility to make sure safety for local communities.

Thanks  
Steven

**Melissa Meslo**

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**From:** Ellen Cook <ellencookphd@gmail.com>  
**Sent:** Monday, November 8, 2021 12:42 PM  
**To:** Public Comment; Mayor and Council; Lisa Gillmor; Kathy Watanabe; Karen Hardy; Sudhanshu Jain; Raj Chahal; Kevin Park; Anthony Becker; Jonathan Veach; action@housingready.org  
**Subject:** Support for Homekey in Santa Clara - Agenda Item 3 - 11/09/21

I volunteer with 3 programs for homeless: a drop in center, a shelter, and transitional housing. I work with a LifeMoves shelter in San Jose and a Covenant House transitional housing project in Santa Clara. All 3 programs are in repurposed buildings. This is an excellent way to quickly provide housing for the homeless, and supportive housing for those who need it.

I write in support of moving forward with Homekey housing proposals at the Bella Vista Inn and on White Oak Lane in Santa Clara.

Project Homekey provides a unique opportunity to leverage State funding to bring our unhoused neighbors indoors. Collaborations across the county are pursuing funding for nine Homekey proposals in four cities that would bring 800 transitional and permanent homes online in a matter of months.

Both sites in Santa Clara are fantastic sites for transitional and permanent housing. Both sites will be developed by experienced nonprofit partners with successful track records operating new housing and serving as an asset to new neighbors and the surrounding community.

I hope you will support both Homekey proposals, and that you will provide direction to City staff to move forward with the White Oak Lane proposal in partnership with LifeMoves.

Santa Clara County is moving forward to meet a vast need. Even if all 9 Homekey projects go ahead, 800 housing units is far from the severe need we have experienced for years.

Sincerely, Nancy Ellen Cook



**Melissa Meslo**

---

**From:** Yashas Keshav <mpykeshav@gmail.com>  
**Sent:** Monday, November 8, 2021 12:52 PM  
**To:** Public Comment  
**Subject:** OPPOSITION to White Oak Lane Homeless Homing Project

Hello,

I am extremely disappointed and surprised at what the city is planning to do in White Oak Lane project. I live right next to the planned area and I OPPOSE this project with all my heart. Please consider the negative implications of drugs, alcohol and disturbance you are introducing to a family-based neighborhood.

Please consider voting NO. DO NOT make SANTA CLARA NEXT SF downtown or even worse, SEATTLE DOWNTOWN.

Thanks  
Concerned Citizen

## Melissa Meslo

---

**From:** Christopher J. Radford <cj\_radford@yahoo.com>  
**Sent:** Monday, November 8, 2021 1:10 PM  
**To:** Public Comment  
**Subject:** No Home Key in Santa Clara/Sunnyvale

To Whom It May Concern:

I am a resident very near the White Oaks Lane proposed site for the Home Key project. Please note NO/against proceeding with this project due to (i) costs involved (ii) there are better locations that have not been considered fully and (iii) City of Santa Clara has already turned down this location for residential development.

Thank you for your consideration.

Christopher J. Radford  
1080 Lily Avenue  
Sunnyvale, CA 94086  
Mobile 971-285-1954

## Melissa Meslo

---

**From:** Andrew <lucxcom@comcast.net>  
**Sent:** Monday, November 8, 2021 1:57 PM  
**To:** Public Comment  
**Subject:** White Oak Lane

Dear Council members

I have been living in the neighborhood for 8 years. I oppose this homeless project on White Oak Lane with the following reasons:

1. This intersection is very dangerous. I am using the intersection of White Oak Ln and Poinciana Dr on a daily basis to access Lawrence Expy. The intersection should have four way stop sign. I have seen people turn into this intersection and right the way make a U-turn and get back to southbound of Lawrence Expy to avoid the long traffic light.
2. Another reason for a 4-way stop is it is hard to make a left turn coming out from White Oak Ln. It is very hard to predict cars coming from Lawrence who making a right turn. The distance between Lawrence and White Oak Ln is too short to react for any on coming traffic. So this make this intersection dangerous.
3. It is dangerous for pedestrian in this intersection. For lower income residence live at this corner, they may likely walk to their nearby distinctions (bus stop, shops, restaurants etc.)
4. A public park will be built only a block away in the near future. Nearby residence will take their walk there. Kids will be playing there. However, this park will attract homeless. When they take over, no one will go there.
5. Crime rate, drug use, trash, traffic, illegal activities, just to name a few will go up.
6. Although this site is in Santa Clara, the residence will mostly like hang out in Sunnyvale instead because it is easier walk to Sunnyvale. Santa Clara is separate by a very busy Lawrence Expy.
7. I understand that the selection of people can live there is by lottery. This will allow anyone including mental and shady people to move in. That will cause all kind of crimes to go up. I suggest back ground check and give to needy families only.
8. Santa Clara need to transparent about this project. Please do it right so it will work for everyone.

Best Regards

Andrew

## Melissa Meslo

---

**From:** Yoshika Rexroad <yoshika.rex@gmail.com>  
**Sent:** Monday, November 8, 2021 2:20 PM  
**To:** Public Comment  
**Subject:** 2035 White Oak Project Concerns

Dear Council members

Please vote "no" for the 2035 White Oak Project. Our family lives nearby and it is not a safe or an ideal location. There has been so many car accidents with the high traffic and drunk driving on this street. I am afraid that if there is such a large influx in pedestrians in that already unsafe area, we will have unimaginable accidents. If you drive by, you will see how unsafe it is to even make a left in a car at that intersection.

Thank you so much for your time and consideration.

Regards,

Yoshika Rexroad

## Melissa Meslo

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**From:** Kylie Clark <kyliec@wvcommunityservices.org>  
**Sent:** Monday, November 8, 2021 2:43 PM  
**Subject:** Support Homekey in Santa Clara (Agenda Item 3 11/9/21)

Hello,

I hope this email finds you well. I am writing to you today on behalf of West Valley Community Services (WVCS) in support of moving forward with Homekey housing proposals at the Bella Vista Inn and on White Oak Lane in Santa Clara.

WVCS serves hundreds of households, many of whom are unhoused, everyday. We work to help them obtain housing, food, and other basic needs. We have seen firsthand the importance of Project Homekey in allowing our clients to change their lives for the better. Sadly, we're not able to provide this funding or make decisions about which housing proposals to move forward.

That's why we are urging you to move forward with these two proposals. Both of these sites are a great fit for transitional and permanent housing. Additionally, both will be developed by nonprofit partners with experience and a proven history of success.

We ask that you support the proposals at the Bella Vista Inn and on White Oak Lane. You have the opportunity here to make a big difference.

Thank you so much.

In community,

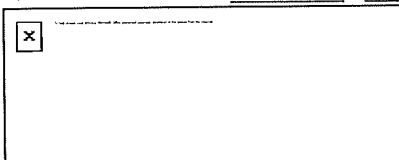
Kylie  
(Pronouns: she, her, hers)

*Yes, We Live on Ohlone Land. But What Does That Mean?*

-----  
Kylie Clark  
Public Policy Coordinator  
West Valley Community Services, 10104 Vista Drive, Cupertino, CA 95014  
Email: kyliec@wvcommunityservices.org, Direct: 408.471.6122, Fax: 408.366.6090

Donate now to bring hope to our community during this holiday season!

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## Melissa Meslo

---

**From:** Karthikeyan Avudaiyappan <karthik.avudaiyappan@gmail.com>  
**Sent:** Monday, November 8, 2021 3:17 PM  
**To:** Public Comment  
**Subject:** White Oaks Lane HomeKey

Dear City of Sunnyvale and Santa Clara,

I write to you to oppose the proposed HomeKey location at White Oaks lane in Santa Clara.

As local residents, we understand that the homeless problem is a big issue that our community needs to solve. However, we are concerned about the decision to add Homekey site in such proximity to high-density residential areas and to schools, parks and child playgrounds without a clear scope of possible tenants and management plans.

We urge you to consider alternative locations and address public concern in more public hearings and meetings.

**Please vote NO to the New Emergency Interim Housing Site project (2035 White Oak Lane, Santa Clara, CA).**

Karthikeyan Avudaiyappan  
Resident of Sunnyvale

**Melissa Meslo**

---

**From:** Zhining Chin <chin.zhining@gmail.com>  
**Sent:** Monday, November 8, 2021 3:29 PM  
**To:** Public Comment  
**Subject:** No Home Key

Please listen to what the residents said regarding the Home Key. The Residents' life and safety are the key for our home! Not others! If you serve the people in this area, why not listen to them! Our signatures reflect our voices, please follow what the people said, they are the one electing you to be the government officer! You work for the people, not for the political profits !

Best regards

Zhining Chin

2731 Darien CT, Campbell 95008

## Melissa Meslo

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**From:** vipul patel <vpatel007@yahoo.com>  
**Sent:** Monday, November 8, 2021 3:30 PM  
**To:** Public Comment  
**Subject:** White Oaks Lane homeless project

I am writing this email to let you know I oppose this project. As a resident living near this proposed project, I find it hard to believe the city would propose such a project so close to a high density resident area as well as near so many schools. Now with the recently approved Bella Vista homeless project, the home/apartments in this area will be surrounded by homeless housing and I fear will see increased crime and am concerned about safety for children living nearby. Several of my neighbors are also opposed when I was informally discussing this with them.

Thank you  
Vipul Patel  
3504 cabrillo ave santa clara 95051



11-09-21

ITEM #3  
RTC #21-1320

## Melissa Meslo

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**From:** Nora Pimentel  
**Sent:** Tuesday, November 9, 2021 11:34 AM  
**To:** Nora Pimentel  
**Cc:** Melissa Meslo  
**Subject:** November 9, 2021 Agenda Item #3 Public Comment  
**Attachments:** No on HOMEKEY PROJECT; Untitled; Support for item 3; Opposing the LifeMoves proposal for White Oak Lane; Opposition to Home Key; Enthusiastic Support for Item 3; Fwd: Support for Item 3 at the Nov 9 meeting; Nohomekey; Support for item 3; Public Comment Email for 11/9/2021 White Oak fiasco; Support for Item 3: Study Session for the City Activity to address unhoused; Public Comment: Reach Codes; Support for Item 3; LifeMoves proposal for White Oak Lane - No!

Dear Mayor and Council,

Our office received the following correspondence regarding item 3. Study Session on the City Activity to Address an Unhoused Population: California Department of Housing and Community Development's (HCD) Project HomeKey and Provision of Basic Services for the City's Unhoused which we are forwarding for your review and consideration.

Please note this correspondence will form part of the public record for the November 9, 2021, Council and Authorities Concurrent and Special Santa Clara Stadium Authority meeting

*Nora Pimentel, MMC* | Assistant City Clerk | City Clerk's Office

City of Santa Clara, California

1500 Warburton Ave. | Santa Clara, CA 95050

(O) 1.408.615.2222 | (F) 1.408.241.6771

[npimentel@santaclaraca.gov](mailto:npimentel@santaclaraca.gov) | [www.santaclaraca.gov](http://www.santaclaraca.gov)



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

## Melissa Meslo

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**From:** Daiyun Chen <daiyun76@yahoo.com>  
**Sent:** Monday, November 8, 2021 3:34 PM  
**To:** Public Comment  
**Subject:** No on HOMEKEY PROJECT

We strongly against HOMEKEY PROJECT in Santa Clara and Sunnyvale. We want to know why there was no any information about this project and didn't tell the public the truth? For our children, seniors and all residents we need to keep our homes, streets, parks and public facilities safe and health.

Daiyun Chen and Jiazhen Li

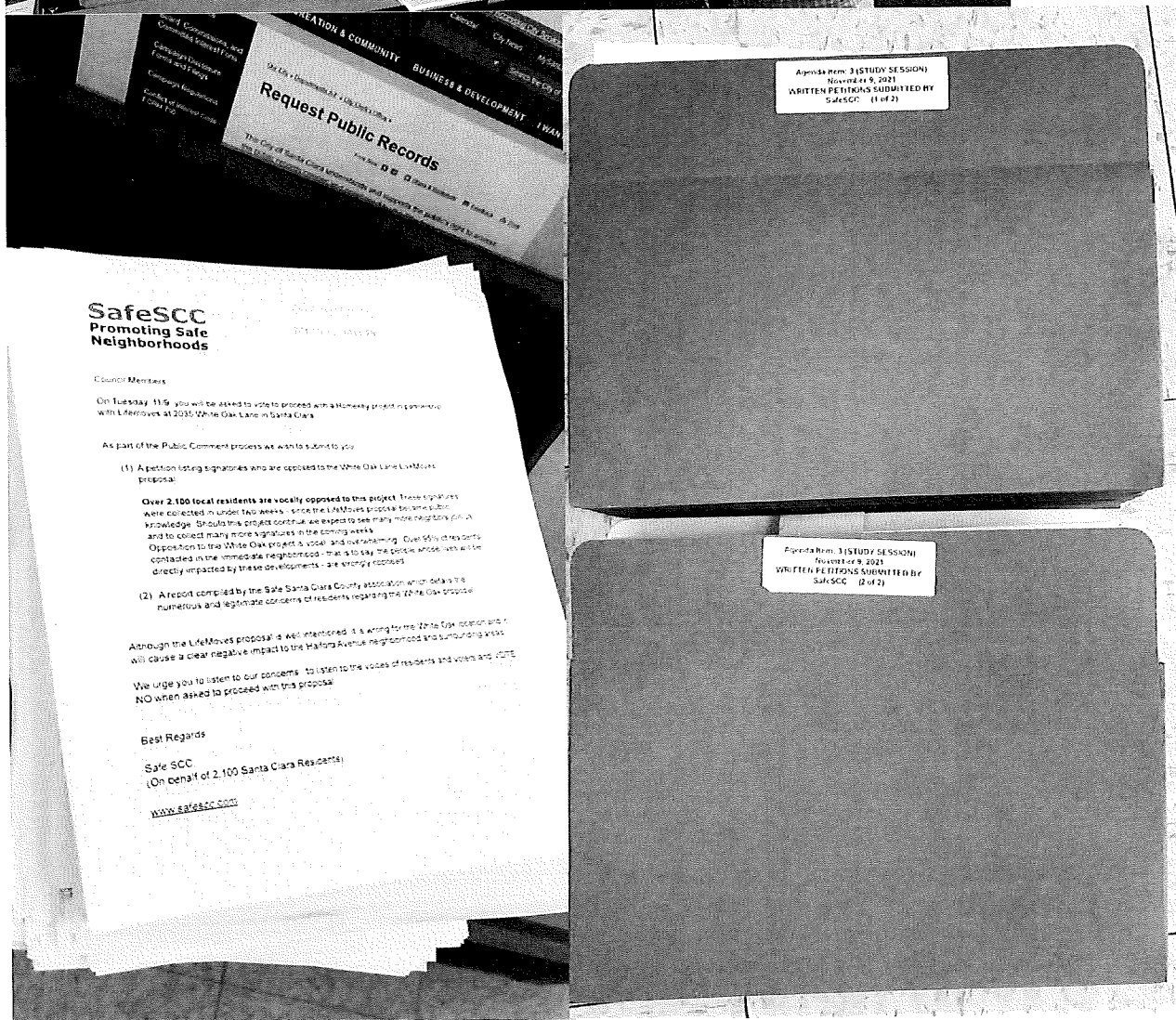
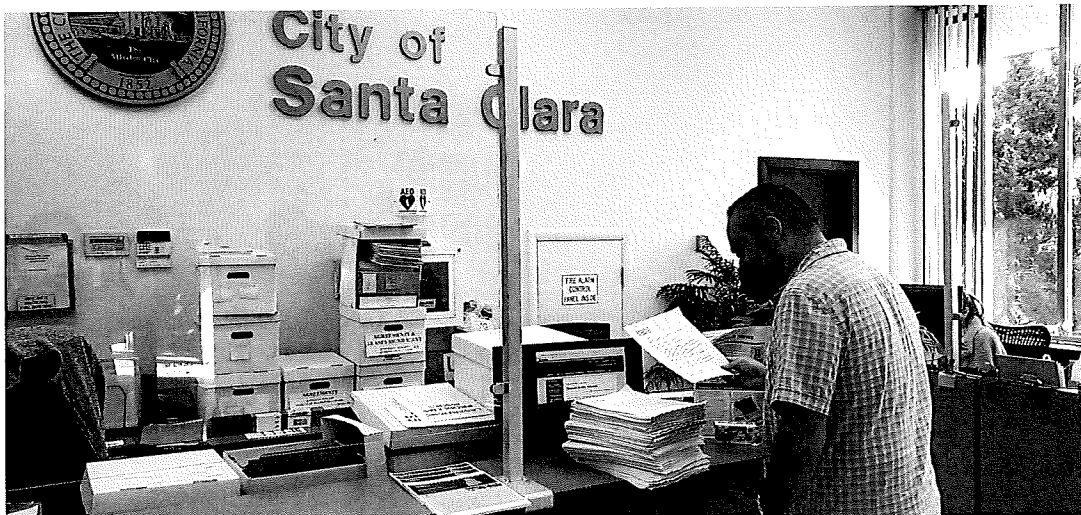
**Melissa Meslo**

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**From:** Henry L <hhl1687@gmail.com>  
**Sent:** Monday, November 8, 2021 3:47 PM  
**To:** Public Comment  
**Cc:** ggreschler@bayareanewgroup.com

Dear Council Members and Mayor:

This morning, our volunteers dropped a hard-copy of a petition against the two Homekey projects in the city of Santa Clara: 2350 White Oak Lane and 3550 El Camino Real. The petition has over 2,100 written signatures from residents that live close to the 2 locations:



Our volunteers went into the communities, knocked on the doors, chatted with the residents and got their written signatures on the petition. People in your districts are angry. They do not understand why and how the locations were selected. They have grave concerns about what the projects would bring to their family, their businesses and their neighborhoods. The government has a broken track record of running homeless facilities. The fact that these projects were

rushed without disclosing any meaningful details does nothing but erode the public trust in the city.

We hope the council will do a better job than the County, who completely ignored our voice during the Nov. 2 meeting (same signatures were sent to them, too, along with another over 1,000 signatures from Mountain View residents against the Crestview project). We'd like the city to reconsider these projects' locations, reach out to the residents and be open, caring and sincere in the process.

Thank you.

## Melissa Meslo

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**From:** Amy Brown <pinkpicnic@gmail.com>  
**Sent:** Monday, November 8, 2021 9:31 PM  
**To:** Mayor and Council  
**Cc:** Public Comment  
**Subject:** Support for item 3

I am in full support of new interim housing at White Oak Lane. I will be proud of this city when everyone has a safe place to sleep. Everyone who lives in San Jose is my neighbor.

Amy Brown

Artwork: ArtwormsBrown.com @artwormsbrown Museum project: Bit.ly/RylandMuseum @rylandmuseum  
Store: JumboJibbles.etsy.com @jumbojibbles

## Melissa Meslo

---

**From:** Lei <yechengyu@gmail.com>  
**Sent:** Monday, November 8, 2021 10:07 PM  
**To:** Public Comment  
**Subject:** Opposing the LifeMoves proposal for White Oak Lane

Dear councils members,

I am opposing the LifeMoves proposal and would like to urge you to vote NO. I live close to the developmental area and are very concerned about the potential negative effect the proposal may have on the neighborhood. The immediate bad consequences may include but not limit to increase in crime rate, traffic, loitering as well as affecting already very limited parking spots. Long term wise, it would even compromise site suitability and result in outflux of local residents and significant extra maintenance cost to city and local governments.

In short, please vote No on this proposal.

Lei

## Melissa Meslo

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**From:** Audrey <roo514@hotmail.com>  
**Sent:** Monday, November 8, 2021 11:11 PM  
**To:** Public Comment  
**Subject:** Opposition to Home Key

I'm a resident of the Ponderosa neighborhood and I oppose the installation of Home Key. I'm shocked that the city would even consider such a project without informing the residents in the neighborhood. I didn't even know about this until volunteers came to my door. The city has done a poor job of informing the neighborhood. I oppose any compromise to the safety of my family and my neighbors.

Sincerely,  
Audrey Lo

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## Melissa Meslo

---

**From:** Kellan <kellanmartz@gmail.com>  
**Sent:** Monday, November 8, 2021 11:17 PM  
**To:** Mayor and Council  
**Cc:** Public Comment  
**Subject:** Enthusiastic Support for Item 3

Good evening mayor and council members,

I strongly support item 3. Project Homekey sites are successful, humane, and the right thing to do. This site will house those most in need of housing as we struggle to build housing of all types.

For too long, we have ignored homelessness and pretended it's not a big issue. It has been a growing social issue for decades and we are finally acknowledging that something must be done. It's immoral to ignore the issue. Building this site for the unhoused community will people from the streets into a place for people to recover, grow, and build back their lives.

Letting people sleep and die on the streets is immoral and wrong. It's not fair to the unhoused communist and it's not fair to houses residents either.

Please support this item and others like it.

Thank you,

Kellan Martz

## Melissa Meslo

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**From:** Alfred Twu <firstcultural@gmail.com>  
**Sent:** Monday, November 8, 2021 11:46 PM  
**To:** Public Comment  
**Subject:** Fwd: Support for Item 3 at the Nov 9 meeting

----- Forwarded message -----

**From:** Alfred Twu <firstcultural@gmail.com>  
**Date:** Mon, Nov 8, 2021 at 11:44 PM  
**Subject:** Support for Item 3 at the Nov 9 meeting  
**To:** <mayorandcouncil@santaclaraca.gov>, <publiccomment@santaclara.gov>

Dear Mayor and City Council

Please vote Yes on Item #3. Having an indoor place to stay reduces problems such as litter or mental illness. Some of my friends in the area need housing.

Thanks  
Alfred

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~\*~ ~\*~

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~\*~ ~\*~

## Melissa Meslo

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**From:** kiraumeki <kiraumeki@yahoo.com>  
**Sent:** Tuesday, November 9, 2021 6:00 AM  
**To:** Public Comment  
**Subject:** Nohomekey

We just moved to the area and love how safe we feel the area is for our family. It's disheartening and upsetting to learn that transitional housing would be set forth in the center of so many schools and family establishments especially without any kind of background check.

It makes us uneasy to think about something as simple as taking a walk in our neighborhood. If this project moves forward, it is with sadness that we would need to consider a new place to call home. I'm writing this in hopes the project will be addressed and relocated, for the safety and comfort of everyone involved in the neighborhood.

Thank you for your reconsideration  
Kira umeki

Sent via the Samsung Galaxy S8 Active, an AT&T 5G Evolution capable smartphone

**Melissa Meslo**

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**From:** Bradley Gardner <bradleymgardner@me.com>  
**Sent:** Tuesday, November 9, 2021 6:40 AM  
**To:** Public Comment  
**Subject:** Support for item 3

Dear Mayor and Council,

I am writing to express my strong support for housing for the homeless in Santa Clara. Homelessness is out of control in California and we need more housing of all types to ensure that people can get off the street and start rebuilding their lives. I'm excited to see this project become a reality!

Best regards,  
Bradley Gardner  
District 6 resident.

Sent from my iPhone

## Melissa Meslo

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**From:** Brian K <goodcompanyruinsbadmorals@gmail.com>  
**Sent:** Tuesday, November 9, 2021 7:01 AM  
**To:** Public Comment  
**Subject:** Public Comment Email for 11/9/2021 White Oak fiasco

This is a mockery of democracy. You allow 49er fans more civil liberties. You are afraid to face people or voice.

Mere quisling gauleiters cowering before Party overlords.

My full-time occupation for years has given me a ring side seat at the epic battle between life and those with emotional illness, ex-cons and cons, alcoholics and drug addicts, registered and unregistered sex offenders, and perhaps most of all those who are seething cauldrons of blaming bitterness.

So, I've seen the spirit of those on the way down to homelessness and those on the way up. Sparing your own home and children, you create a neighborhood holocaust for those you deem politically inferior.

And to the professional and naive' provocateurs, if you cared an iota you would have stormed the empty old courthouse years ago rather than leave your so-called harmless loved ones to freeze in the streets and rain for years. Hypocrisy of Stalinist proportion.

Cruel. Crass.

-- Brian K

## Melissa Meslo

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**From:** Kristal C <caidoykristal@gmail.com>  
**Sent:** Tuesday, November 9, 2021 7:46 AM  
**To:** Mayor and Council; Public Comment  
**Subject:** Support for Item 3: Study Session for the City Activity to address unhoused

Hi mayor and city council,

I support item 3. Housing is a human right. I am excited to see the city provide housing for unhoused community members. Project HomeKey is the first step in providing housing for everyone.

Sincerely,

Kristal Caidoy

## Melissa Meslo

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**From:** Dylan O'Connell <dylan.potter.oconnell@gmail.com>  
**Sent:** Tuesday, November 9, 2021 8:58 AM  
**To:** Public Comment  
**Subject:** Support for Item 3

I am writing to express my strongest support for Item 3 on today's meeting agenda. I am glad to hear that there are plans to use Project Homekey funding to support our local unhoused population, and I think that the current plan is extremely promising. There is *so* much more that we can do, but this is an urgent first step in the right direction. I know that there is other local opposition, but as I have not seen *any* viable alternative sites suggested, I am hopeful that there is no barrier to this plan. Thanks.

Sincerely,  
Dylan O'Connell

**Melissa Meslo**

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**From:** chen <chenzhao8@gmail.com>  
**Sent:** Tuesday, November 9, 2021 9:41 AM  
**To:** Public Comment  
**Subject:** LifeMoves proposal for White Oak Lane - No!

I am a resident and live near the White Oak Lane Development Zone. I strongly oppose this project, it is not a suitable location. Not only to our residents, but also for the homeless people who will live in. Please vote for no and help to choose a proper location. Thank you!

Chen Zhao



11-09-21

ITEM #3  
RTC#21-1320

## Melissa Meslo

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**From:** Nora Pimentel  
**Sent:** Tuesday, November 9, 2021 11:37 AM  
**To:** Nora Pimentel  
**Cc:** Melissa Meslo  
**Subject:** November 9, 2021 Agenda Item #3 Public Comment  
**Attachments:** LifeMoves proposal for White Oak Lane - No!; Support for Homekey in Santa Clara - Agenda Item 3 - 11/09/21; Stop the Shipping Container Housing Project at White Oak Lane

Dear Mayor and Council,

Our office received the following correspondence regarding item 3. Study Session on the City Activity to Address an Unhoused Population: California Department of Housing and Community Development's (HCD) Project HomeKey and Provision of Basic Services for the City's Unhoused which we are forwarding for your review and consideration.

Please note this correspondence will form part of the public record for the November 9, 2021, Council and Authorities Concurrent and Special Santa Clara Stadium Authority meeting

*Nora Pimentel, MMC* | Assistant City Clerk | City Clerk's Office  
City of Santa Clara, California  
1500 Warburton Ave. | Santa Clara, CA 95050  
(O) 1.408.615.2222 | (F) 1.408.241.6771  
[npimentel@santaclaraca.gov](mailto:npimentel@santaclaraca.gov) | [www.santaclaraca.gov](http://www.santaclaraca.gov)



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

**POST MEETING MATERIAL**

## Melissa Meslo

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**From:** chen <chenzhao8@gmail.com>  
**Sent:** Tuesday, November 9, 2021 9:41 AM  
**To:** Public Comment  
**Subject:** LifeMoves proposal for White Oak Lane - No!

I am a resident and live near the White Oak Lane Development Zone. I strongly oppose this project, it is not a suitable location. Not only to our residents, but also for the homeless people who will live in. Please vote for no and help to choose a proper location. Thank you!

Chen Zhao

## Melissa Meslo

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**From:** Avery Rissling <arissling@scu.edu>  
**Sent:** Tuesday, November 9, 2021 10:32 AM  
**To:** Public Comment  
**Subject:** Support for Homekey in Santa Clara - Agenda Item 3 - 11/09/21

I write in support of moving forward with Homekey housing proposals at the Bella Vista Inn and on White Oak Lane in Santa Clara.

Project Homekey provides a unique opportunity to leverage State funding to bring our unhoused neighbors indoors. Collaborations across the county are pursuing funding for nine Homekey proposals in four cities that would bring 800 transitional and permanent homes online in a matter of months.

Both sites in Santa Clara are fantastic sites for transitional and permanent housing. Both sites will be developed by experienced nonprofit partners with successful track records operating new housing and serving as an asset to new neighbors and the surrounding community.

I hope you will support both Homekey proposals, and that you will provide direction to City staff to move forward with the White Oak Lane family housing proposal in partnership with LifeMoves.

The time is now. We must not delay.

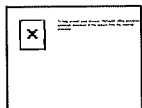
Sincerely,

Avery Rissling  
Staff at Santa Clara University  
Resident of San Jose

--

**Avery Rissling**  
*Program Coordinator*  
[arissling@scu.edu](mailto:arissling@scu.edu) | 949-257-6319  
[www.linkedin.com/in/avery-rissling/](https://www.linkedin.com/in/avery-rissling/)

Miller Center for Social Entrepreneurship  
Santa Clara University | [www.millersocent.org](http://www.millersocent.org)  
@MillerSocent | Facebook.com/MillerSocent



Miller Center for Social Entrepreneurship accelerates entrepreneurship to end global poverty and protect the planet.

## Melissa Meslo

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**From:** Nishant Rao <nishantrao11@gmail.com>  
**Sent:** Tuesday, November 9, 2021 11:29 AM  
**To:** Public Comment  
**Subject:** Stop the Shipping Container Housing Project at White Oak Lane

I am a home owner in zipcode 94086 in Sunnyvale, close to the proposed location for the homeless project on White Oak Lane

**I vote No** on this project as it is not going to require any background checks on those living in the proposed facility.

Nishant