



April 24, 2019

RE: 2330 Monroe Street – Statement of Justification/Project Description

In March 2018, the City of Santa Clara released a Request for Proposals (RFP) for 2330 Monroe Street seeking proposals to develop the site into an affordable multifamily residential building serving households up to 120% of the Area Median Income (AMI), with at least 50% of the units affordable to households up to 80% AMI. In December 2018, the City Council approved an Exclusive Negotiating Agreement with the selected developer, Freebird Development Company, LLC (Applicant).

Consistent with their RFP response, Applicant proposes to develop an affordable multifamily residential building with up to 65 dwelling units on the 2.47-acre site. The project would include development of a two- and three-story building, along with infrastructure, parking, and landscaping improvements. The project would serve several income tiers from 30% to 120% AMI and up to 25% of the units would be set aside for people with intellectual and developmental disabilities.

Applicant is seeking a General Plan Amendment from Right of Way to Medium Density Residential, and a Rezoning from Single Family Residential to Planned Development. These land use actions are necessary to allow for the density and height originally envisioned in the City's RFP and in the Applicant's RFP response.

As a rent-restricted affordable development, this project will provide much-needed housing stock for low- and moderate-income residents, providing a community benefit. The proposed uses are consistent with the intent of the General Plan for this area.

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