




City Council

Item #7 – 20-1437
2330 Monroe Street
Affordable Housing Project

January 28, 2020

1



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

Topics

- Project Overview
 - Background and Community Visioning
- Transaction
 - Affordable Housing and Financing
- Entitlements
 - Council Actions and Planning Commission

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Project Overview



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

2330 Monroe Street



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2330 Monroe Street

Background/Timeline

- March 30 - May 31, 2018 – City RFP process
- September 11, 2018 – Council approved selection of Freebird Dev.
- December 12, 2018 – Council approved ENA w/ Freebird Dev.
- February 21, 2019 - Freebird filed its development applications
- June 4, 2019 – Council approved Early Consideration of GPA
- October 8, 2019 - Update on project located at 2330 Monroe Street

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2330 Monroe Street

Community Visioning Workshop



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2330 Monroe Street

Community Visioning Timeline

- **650** Flyers to nearby residents
- **50+** Community participants
- **250** Survey Responses
- **250+** Additional written comments



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What income range do you feel is most appropriate at this site?

100% extremely low-income (\$0 - \$35,800 for a family of 4)	4.00%
100% very low-income (\$35,801 - \$59,700 for a family of 4)	9.70%
100% low-income (\$59,700 - \$84,900 for a family of 4)	16.20%
100% moderate income (\$84,901 - \$135,950 for a family of 4)	36.40%
A range of incomes across all affordability levels.	33.60%

What do you feel is an appropriate density for this 2.47 acre site?

20 units per acre or 50 total units	60.20%
25 units per acre or roughly 60 total units	20.90%
30 units per acre or 75 total units	10.70%
35 units per acre or roughly 85 total units	8.20%

What is the maximum building height that should be allowed at the site?

2 stories	50.40%
3 stories	33.60%
4 stories	7.00%
5 stories	9.00%

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2330 Monroe Street

Conceptual Site Plan

- 65 Affordable Units
- 26 units / acre
- 98 Parking Spaces
- 2 - 3 Story Height
- Central Open Space
- Mitigates Impact



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Transaction



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2330 Monroe Street

Proposal

- Supports broad income range including moderate income households
- 25% of units set aside for Santa Clara's growing population of adults with developmental disabilities
- City retains long-term ownership through ground lease
- Limits City's capital contribution to \$77,000 per unit
- Leverages other subsidies (\$13 million from Tax Credits / MHP)
- \$3.2 million contribution from County "Boomerang Funds"

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2330 Monroe Street

- 65 total units: 16 set-aside for adults with developmental disabilities

Proposed Project Unit Mix			Expected Rents (1 bdrm)		
Income	Total Units	Percentage	Income	Total Units	Rent
30% AMI	16	25%	30% AMI	16	\$878
50% AMI	10	15%	50% AMI	10	\$1,463
60% AMI	13	20%	60% AMI	13	\$1,576
80% AMI	16	25%	80% AMI	16	\$2,078
100% AMI	9	14%	100% AMI	9	\$2,627
Manager	1	1%	Manager	1	N/A
Total	65	100%	Total	65	

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Project Financing Sources

Project Funding - Permanent Sources	
	Amount
Tax Credit Equity	\$ 13,000,000
Tax Exempt Bonds	\$ 11,200,000
City of Santa Clara Loan	\$ 5,000,000
County Loan	\$ 3,200,000
State MHP Loan	\$ 5,500,000
Deferred Developer Fee	\$ 750,000
Total Sources	\$ 38,650,000

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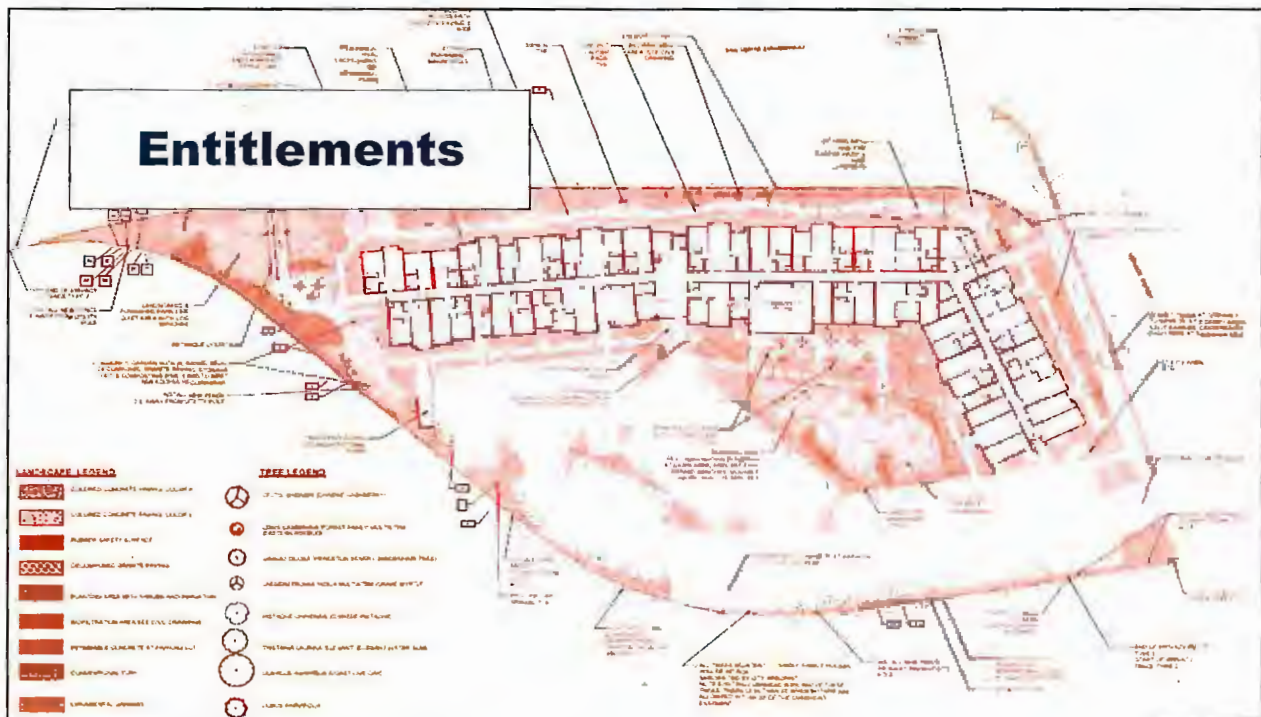


2330 Monroe Street

Key Terms of the Disposition and Development Agreement

- Services funding to be provided by the San Andreas Regional Center
- The principal under the loan will bear simple interest at a rate of 3%
- Annual payments made upon the availability of residual receipts
- The City will retain fee ownership of the parcel through a ground lease
- The City will ground lease the Site for a term of fifty-five (55) years
- Hopeful that the project will start construction by the end of 2020

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City of Santa Clara
The Center of What's Possible

2330 Monroe Street

Project Site

- 2.47 acre vacant site
- Surrounding Uses:

- Single Family (R1-6L) to south and east
- Two-story multifamily residential across Monroe Street to the north



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2330 Monroe Street

Project Elevations



1. North Elevation



2. South Elevation



KEY PLAN

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2330 Monroe Street

Requested Council Actions

- **Adopt Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program**
- **General Plan Amendment** from Right of Way to Medium Density Residential
- **Rezoning** from Single Family Residential (R1-6L) to Planned Development (PD)



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2330 Monroe Street

Planning Commission Action – November 13, 2019

Recommend approval with the following added conditions:

1. Provide outlets in the proposed bike room for electric bikes
2. Explore feasibility of restricting egress from site to right turn only
3. Five additional parking spots to be prewired for EV Charging
4. Hot water to be provided by heat pump boiler instead of natural gas
5. Proposed community room be made available to other Santa Clara residents for up to 20 events per year
6. Designate short-term parking space for rideshare or delivery services
7. Applicant to work with staff to consider relocation of the VTA bus stop

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2330 Monroe Street

Council Considerations

- Implements General Plan goals for providing affordable housing that meets the needs of Santa Clara residents
- Includes extensive Community Engagement Plan with 5 community meetings during initial design and quarterly project updates post entitlements
- Aligns with the community objectives identified in the Community Visioning Report
- Strong feasibility / financial performance

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2330 Monroe Street

Recommendation

- Adopt a Resolution to adopt the Mitigated Negative Declaration and the Mitigation Monitoring or Reporting Program;
- Adopt a resolution for General Plan Amendment from Right of Way to Medium Density Residential to allow development of 65 rental affordable residential units, landscaped open space, surface parking and site improvements;
- Adopt a resolution to Rezone the 2.47 acre project site from Single Family Residential (R1-6L) to Planned Development (PD) to allow development of 65 rental affordable residential units, landscaped open space, surface parking and site improvements

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2330 Monroe Street

Recommendation

- Adopt a resolution approving and authorizing the City Manager to negotiate and execute a Disposition and Development Agreement with Monroe Street Housing Partners L.P. for the development of 65 units of housing at 2330 Monroe Street and further authorizing the City Manager to execute all other agreements (including a Ground Lease, Loan Agreements, Deeds of Trust, Promissory Notes, and Affordable Housing Agreement) in a form consistent with the DDA and all other documents necessary or convenient to close escrow and implement the purposes and terms of the DDA

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City Council

Item #7 – 20-1437
2330 Monroe Street
Affordable Housing Project

January 28, 2020

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**City of
Santa Clara**

The Center of What's Possible

2330 Monroe Affordable Housing Project

	BEDROOM AND INCOME MIX					
	Studio	One-Bed	Two-Bed	Three-Bed	# of Units	
25% AMI	\$641	\$686	\$823	\$951	16	25%
50% AMI	\$1,281	\$1,372	\$1,646	\$1,902	10	15%
60% AMI	\$1,537	\$1,646	\$1,975	\$2,282	13	20%
80% AMI	\$2,050	\$2,195	\$2,634	\$3,043	16	25%
100% AMI	\$2,562	\$2,744	\$3,292	\$3,804	10	15%
# of Units	8	22	29	6	65	100%
% of Project	12%	34%	45%	9%	100%	

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2330 Monroe Affordable Housing Project

CEQA Review

- Mitigated Negative Declaration (MND) was prepared and a Notice of Availability was circulated for a 30-day period from September 25, 2019 through October 24, 2019.
- Two public comment letters received.
- Required mitigations identified related to air quality, biological resources, cultural resources, geology and soils, hazardous materials, and noise impacts to reduce impacts to a less than significant level.

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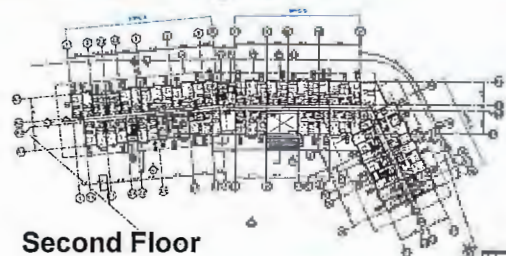


2330 Monroe Affordable Housing Project

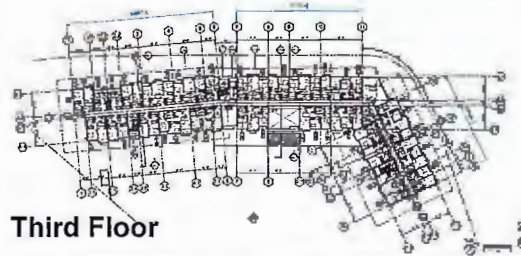
Floor Plans



First Floor



Second Floor



Third Floor

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2330 Monroe Affordable Housing Project

Landscape Plan



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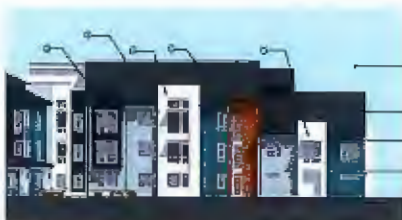


2330 Monroe Street

Wing C Elevations



3. North Elevation



1. West Elevation



2. East Elevation



KEY PLAN

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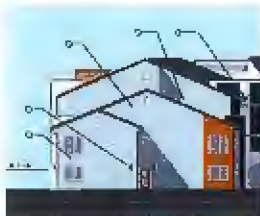


2330 Monroe Affordable Housing Project

Wing A Elevations



1. North Elevation



2. West Elevation



3. South Elevation



KEY PLAN

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2330 Monroe Affordable Housing Project

Wing B Elevations



1. North Elevation



2. South Elevation



KEY PLAN

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2330 MONROE STREET
SANTA CLARA, CA

CITY COUNCIL

JANUARY 28, 2020

ITEM 7



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AGENDA

- Development Team
- Development Program
- Predevelopment Timeline
- Community Engagement
 - Design
- Look Ahead

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POST MEETING MATERIAL

DEVELOPMENT TEAM



Robin Zimbler
Founder,
Freebird Development
Company



Jan Stokley
Executive Director,
Housing Choices
Coalition



Paul McElwee
Principal,
HKIT Architects

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DEVELOPMENT PROGRAM

- Provide housing for a broad range of family sizes and incomes
- Provide inclusive housing for people of diverse abilities

	BEDROOM AND INCOME MIX					
	Studio	One-Bed	Two-Bed	Three-Bed	# of Units	% of Project
25% AMI	\$641	\$686	\$823	\$951	16	25%
50% AMI	\$1,281	\$1,372	\$1,646	\$1,902	10	15%
60% AMI	\$1,537	\$1,646	\$1,975	\$2,282	13	20%
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100% AMI	\$2,562	\$2,744	\$3,292	\$3,804	10	15%
# of Units	8	22	29	6	65	100%
% of Project	12%	34%	45%	9%	100%	

- The 25% AMI units will be set-aside for people with intellectual and developmental disabilities

• Data Source: 2019 rent limits for Santa Clara County published by the California Tax Credit Allocation Committee

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DEVELOPMENTAL DISABILITIES

THE NEED

- 700+** People with Developmental Disabilities in the City of Santa Clara
- 376** Adults (55 in Housing Choice's properties)
- 233** Living with Aging Parents
- 168** In Housing Choice's active database

THE BENEFIT

- Addresses unmet goal of City's 2014-2022 Housing Element
- Reduces risk of homelessness



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PREDEVELOPMENT TIMELINE

- | | |
|---|--------------------|
| • Community Engagement | December 2017 |
| • Community Survey | January 2018 |
| • RFP Issued | March 30, 2018 |
| • Proposals Due | April 16, 2018 |
| • Evaluation | June/July 2018 |
| • City Council Approval Developer Selection | September 11, 2018 |
| • Community Meeting #1 | October 18, 2018 |
| • Community Meeting #2 | November 5, 2018 |
| • City Council Approval of ENA | December 11, 2018 |
| • Execution of ENA/License Agreement | December 19, 2018 |

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PREDEVELOPMENT TIMELINE

- | | |
|------------------------------------|--------------------|
| • Community Meeting #3 | February 21, 2019 |
| • PCC #1 | March 19, 2019 |
| • City Council Early Consideration | June 4, 2019 |
| • PCC #2 | July 9, 2019 |
| • Community Meeting #4 | July 30, 2019 |
| • PCC #3 | August 27, 2019 |
| • PCC Completion | September 17, 2019 |
| • City Council Informational Memo | October 8, 2019 |
| • Planning Commission | November 13, 2019 |

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COMMUNITY ENGAGEMENT

- Hosted 4 community meetings between October 2018 and July 2019
- Each meeting was attended by 25 – 30 participants
- Residents and businesses within 1,000-foot radius received notice of meetings #1, #2, and #4
- Direct mailing and email invitation also went out to contact list of over 110 interested parties
- Meetings also publicized through the City's social media platforms
- Over 75 people have attended at least one community meeting hosted by developer

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SITE PLAN



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REVISIONS DURING DESIGN PROCESS

What stayed the same?

- 65 units with same bedroom mix
- Building footprint and general massing
- Location of building and driveway entrances
- Deep setbacks along Monroe, San Tomas, and neighboring homes
- Sound wall along San Tomas
- Privacy fence and tree screen along neighboring homes

What changed?

- Fire truck turnaround internal to parking
- More amenity/open space including bocce court and putting green
- Increased parking from 75 to 98 spaces (includes 3 EV charging stations and 1 accessible vehicle drop off)
- Deeper driveway queuing area
- Roadway safety improvements
- Architectural style, colors, materials

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ROADWAY SAFETY IMPROVEMENTS

- 5' wide sidewalk along Monroe Street
- 4' wide planted strip with street trees along Monroe between sidewalk and street
- Elimination of parking along Monroe from driveway to San Tomas
- Reconstruction of porkchop island at Monroe and San Tomas to reduce turning radius
- ADA improvements to sidewalk and porkchop island

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RENDERINGS



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RENDERINGS



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LOOK AHEAD

• City Council	January 28, 2020
• Architectural Review Committee	February 2020
• Development and Disposition Agreement Execution	February 2020
• Financing Applications	Q1/Q2 2020
• Construction Start	Q4 2020
• Construction Completion	Q3 2022
• 100% Lease-Up	December 2022

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QUESTIONS?



1/28/20

#7



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

AGENDA REPORT

Date: January 28, 2020

To: City Manager

From: Executive Assistant to the Mayor & City Council

Subject: Correspondence received regarding Item #7 – 20-1437 on the January 28, 2020 City Council Meeting Agenda

From Thursday, January 23, 2020 at 5:00 p.m., through Tuesday, January 28, 2020, at 5:00 p.m., the Mayor and City Council Offices received the attached communications regarding Item #7-20-1437 Public Hearing: Action on Project Approvals for the Proposed 65 Residential Unit Affordable Housing Project at 2330 Monroe Street.

A handwritten signature in blue ink, appearing to read "Julie Minot".

Julie Minot
Executive Assistant to the
Mayor & City Council

Documents Related to this Report:

- 1) *Communications received*

POST MEETING MATERIAL

Julie Minot

From: Mitch Mankin <mitch@siliconvalleyathome.org>
Sent: Friday, January 24, 2020 3:00 PM
To: Mayor and Council
Cc: David Meyer
Subject: Re: Item 7. 2330 Monroe Affordable Housing Development
Attachments: SV@Home_2330 Monroe Endorsement Letter_012420.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Gillmor, Vice Mayor Hardy, and Councilmembers Watanabe, Chahal, O'Neill, Mahan, and Davis,

Please find attached our letter of support for the 2330 Monroe affordable housing development, which comes before the council for approval on Tuesday 1/28. The letter is also included in plaintext below.

Please don't hesitate to ask if you have any questions or comments about 2330 Monroe or the endorsement process.

Best,
Mitch Mankin
Policy and Advocacy Associate
Pronouns: he/him
(408) 780-8915
mitch@siliconvalleyathome.org

TRANSMITTED VIA EMAIL

Mayor Gillmor and Santa Clara City Councilmembers
City of Santa Clara
1500 Warbuton Avenue
Santa Clara, CA 95050

Dear Mayor Gillmor, Vice Mayor Hardy, and Councilmembers Watanabe, Chahal, O'Neill, Mahan, and Davis.

Re: Item 7. 2330 Monroe Affordable Housing

On behalf of our members, SV@Home enthusiastically endorses Freebird Development's proposed 65-unit mixed-income, mixed-ability development at 2330 Monroe St. We are excited that this proposal truly encapsulates the idea of Housing for All, as it includes a wide range of affordability levels, providing housing opportunities for people who make 25% of the Area Median Income (AMI) and up to 100% of AMI. We especially want to highlight that it includes 16 homes for people with intellectual and developmental

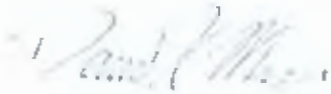
disabilities (IDD), a vulnerable community in dire need of meaningful housing solutions. This development responds to the diverse housing needs of people of all incomes and abilities who live and work in Santa Clara.

Freebird Development has gone through an extensive community engagement process with this proposal. They have made substantial changes based on community feedback, including re-designing the building to help it interface with the adjacent single family neighborhood and optimizing the amount of available parking.

We're pleased that Freebird has engaged Housing Choices and the San Andreas Regional Center, two experienced and knowledgeable nonprofits, as partners on the IDD aspect of the development. Their knowledge, combined with Freebird's development expertise, will provide residents with IDD with excellent homes and services.

People with intellectual and developmental disabilities face an acute shortage of housing opportunities, and affordable housing that addresses their needs should be a high priority for the City of Santa Clara. We are in a deep housing crisis, and these homes are needed as soon as possible. Given that this project is located on a Housing Successor Agency site, it is imperative that the city takes advantage of the opportunity for affordable housing on this parcel. We urge the City Council to speedily approve these 65 affordable homes without any conditions that would delay the development.

Sincerely,



David K Meyer
Director of Strategic Initiatives

sv@home

350 W Julian St. #5, San Jose, CA 95110

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TRANSMITTED VIA EMAIL

Ron Gonzales, Chair
*Hispanic Foundation
of Silicon Valley*

Janice Jensen, Vice Chair
*Habitat for Humanity
East Bay/Silicon Valley*

Kevin Zwick, Treasurer
Housing Trust Silicon Valley

Kathy Thibodeaux, Secretary
KM Thibodeaux Consulting LLC

Shiloh Ballard
Silicon Valley Bicycle Coalition

Bob Brownstein
Working Partnerships USA

Gina Dalma
*Silicon Valley Community
Foundation*

Katie Ferrick
LinkedIn

Amie Fishman
*Non-Profit Housing Association of
Northern California*

Javier Gonzalez
Google

Poncho Guevara
Sacred Heart Community Service

Janikke Klem
Technology Credit Union

Jan Lindenthal
MidPen Housing

Jennifer Loving
Destination: Home

Mary Murtagh
EAH Housing

Chris Neale
The Core Companies

Andrea Osgood
Eden Housing

Kelly Snider
Kelly Snider Consulting

Jennifer Van Every
The Van Every Group

Staff

Leslye Corsiglia
Executive Director

Mayor Gillmor and Santa Clara City Councilmembers
City of Santa Clara
1500 Warbuton Avenue
Santa Clara, CA 95050

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Chahal, O'Neill, Mahan, and Davis.

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Santa Clara City Council
January 24, 2020
Re: 2330 Monroe Affordable Housing
Page 2 of 2

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Sincerely,

A handwritten signature in black ink, appearing to read "David K Meyer", written in a cursive style.

David K Meyer
Director of Strategic Initiatives

Julie Minot

From: Lourdes Gonzalez <lgonzalez@sarc.org>
Sent: Friday, January 24, 2020 5:45 PM
To: Mayor and Council
Cc: Javier Zaldivar; 'Jan Stokley'; Saskia Vandekamp
Subject: Letter of Support from San Andreas Regional Center
Attachments: letter to Santa Clara City council 1.24.20.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Council of Santa Clara County,
Please review the attached letter.

Thank you.

*Lourdes González
Executive Administrative Assistant
San Andreas Regional Center
6203 San Ignacio Avenue Suite 200
San Jose CA. 95119
Office Tel : 408-341-3826
Cell: 408-685-9658
Fax: 408-281-6967
lgonzalez@sarc.org*



January 24, 2020

Mayor and City Council
City of Santa Clara
1500 Warburton
Santa Clara, CA

Email: MayorAndCouncil@santaclaraca.gov

**SANTA CLARA AND
SAN BENITO COUNTIES**

6203 San Ignacio Avenue
Suite 200
San Jose, CA 95119

P.O. Box 50002
San Jose, CA
95150-0002
Tel: 1(408) 374-9960
Fax: 1(408) 281-6960

MONTEREY COUNTY

1370 S. Main Street
Salinas, CA 93901
Tel: 1(831) 900-3636
Fax: 1(831) 424-3007

SANTA CRUZ COUNTY

1110 Main Street
Suite 8
Watsonville, CA 95076
Tel: 1(831) 900-3737
Fax: 1(831) 728-5514

www.sarc.org

Member of the Association
of Regional Center Agencies



STAY CONNECTED

Dear Mayor Gillmor and City Council members,

I am pleased to provide a letter of support for entitlements (zoning and General Plan Amendment) and a Disposition and Development Agreement with Freebird Development Company, LLC ("Freebird") which will allow for the development of 65 units of affordable workforce housing at 2330 Monroe Street, with 16 units set-aside for rent to people with developmental disabilities who would receive housing support services from Housing Choices, a nonprofit organization dedicated to creating quality, affordable housing opportunities for people with developmental disabilities.

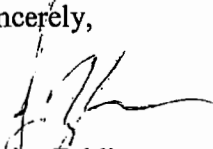
Freebird has conducted a robust community engagement process over the past year and has incorporated a variety of feedback from community residents on the number and positioning of the apartment buildings, the parking spaces, the sound wall and fencing and other topics.

Freebird's proposal addresses a critical need for workforce housing among City of Santa Clara's residents across a range of incomes from 30% of Area Median Income to 100% of Area Median Income.

The lack of access to affordable housing is the primary reason many adults with developmental disabilities continue to live at home with aging parents-- long past the time when the adult would prefer to live independently, with services provided by San Andreas Regional Center. Having rental apartments priced to be affordable to people with developmental disabilities earning up to 30% of Area Median Income fully realizes the promise of independent living for these adults who often work in valuable, but low-paying part-time jobs in the retail and service sector.

In conclusion, we urge the City of Santa Clara to approve the entitlements and Disposition and Development Agreement for Freebird's proposed development of 2330 Monroe Street.

Sincerely,


Javier Zaldivar
Executive Director

Julie Minot

From: KRISTINE MCCANN <KrisMcCann@aol.com>
Sent: Saturday, January 25, 2020 8:54 PM
To: Mayor and Council
Subject: Letter of Support for Monroe Street Project
Attachments: BAHC Letter of Support.pdf; PastedGraphic-1.tiff

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,
Attached is my letter of support for the Monroe Street Project in Santa Clara.
We hope the Council will provide final approval for this important project.

I cannot make the meeting, but my daughter, Darcy McCann, who has cerebral palsy will be there with Housing Choices Coalition supporting the project.
She was born and currently lives in Santa Clara.

Many thanks,
Kris McCann

Kris McCann, Executive Director
Bay Area Housing Corporation
101 Church Street, #4
Los Gatos, CA. 95030
Cell: 408-438-7392

krisMcCann@aol.com

www.BAHC1.org

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Support us when you shop this holiday season

Buy your gifts and holiday essentials
at smile.amazon.com
You shop. Amazon donates.

amazon smile





January 25, 2020

Mayor and City Council
City of Santa Clara
1500 Warburton
Santa Clara, CA

Email: MayorAndCouncil@santaclaraca.gov

Dear Mayor Gillmor and City Council *members*,

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Santa Clara has always been such a wonderful City to work with and we so appreciate all that you have done and look forward to your continual support. We urge the City of Santa Clara to approve the entitlements and Disposition and Development Agreement for Freebird's proposed development of 2330 Monroe Street.

**Bay Area Housing
Corporation**

101 Church Street
Suite 4
Los Gatos, CA 95030

Tel: 408/395-5100
Fax: 408/395-5101

www.bahc1.org

Sincerely,

Kris McCann, Executive Director

Julie Minot

From: John Onofe <jonofe@greateropp.org>
Sent: Saturday, January 25, 2020 10:22 PM
To: Mayor and Council
Cc: Bill Coker; jan@housingchoices.org
Subject: Support for Inclusive Housing
Attachments: Letter of Support.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern;

Please find Greater Opportunitites letter of support attached for inclusive workforce housing.

If you have any questions or concerns please do not hesitate to contact me.

--

Sincerely,

John Onofe

Director of Operations

Jonofe@greateropp.org
(408) 248-4464 x12
900 Lafayette Street, Suite 700
Santa Clara, CA 95050

WARNING CONFIDENTIAL INFORMATION:

* *

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* *



January 24, 2020

Mayor and City Council
City of Santa Clara
1500 Warburton
Santa Clara, CA

Email: MayorAndCouncil@santaclaraca.gov

Dear Mayor Gillmor and City Council members,

I am pleased to provide a letter of support for entitlements (zoning and General Plan Amendment) and a Disposition and Development Agreement with Freebird Development Company, LLC ("Freebird") which will allow for the development of 65 units of affordable workforce housing at 2330 Monroe Street, with 16 units set-aside for rent to people with developmental disabilities who would receive housing support services from Housing Choices, a nonprofit organization dedicated to creating quality, affordable housing opportunities for people with developmental disabilities.

Freebird has conducted a robust community engagement process over the past year and has incorporated a variety of feedback from community residents on the number and positioning of the apartment buildings, the parking spaces, the sound wall and fencing and other topics.

Freebird's proposal addresses a critical need for workforce housing among City of Santa Clara's residents across a range of incomes from 30% of Area Median Income to 100% of Area Median Income.

The lack of access to affordable housing is the primary reason many adults with developmental disabilities continue to live at home with aging parents-- long past the time when the adult would prefer to live independently, with services provided by San Andreas Regional Center. Having rental apartments priced to be affordable to people with developmental disabilities earning up to 30% of Area Median Income fully realizes the promise of independent living for these adults who often work in valuable, but low-paying part-time jobs in the retail and service sector.

Greater Opportunities
for the Developmentally Disabled



GREATER
OPPORTUNITIES

900 Lafayette Street, Suite 700
Santa Clara, CA 95050
(408) 248-4464

Federal tax-ID: 77-0029972

In conclusion, we urge the City of Santa Clara to approve the entitlements and Disposition and Development Agreement for Freebird's proposed development of 2330 Monroe Street.

Sincerely,

Bill Coker
Chief Executive Officer

Julie Minot

From: Elizabeth Elliott
Sent: Monday, January 27, 2020 4:02 PM
To: Julie Minot
Cc: Nimisha Agrawal; Andrew Crabtree; Reena Brilliot; Simrat Dhadli; Sophia Smith
Subject: Item # 7 - 1.28.2020 CC Meeting FW: Public Comment/Call for 2330 Monroe Street

Importance: High

Good afternoon Julie,
Please see information below regarding post meeting material for the upcoming 1.28.2020 Council Meeting – Item 7.

Thank you,
~Elizabeth

ELIZABETH ELLIOTT | Office Specialist IV
Planning Division | Community Development Department
1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450 Direct : 408.615.2474



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

From: Nimisha Agrawal <NAgrawal@SantaClaraCA.gov>
Sent: Friday, January 24, 2020 4:12 PM
To: Elizabeth Elliott <EElliott@santaclaraca.gov>
Cc: Andrew Crabtree <ACrabtree@SantaClaraCA.gov>; Reena Brilliot <RBrilliot@SantaClaraCA.gov>; Kirandeep Singh <KSingh@SantaClaraCA.gov>
Subject: Public Comment/Call for 2330 Monroe Street
Importance: High

Elizabeth,
I received a phone call today from a member of Public (Lin Edlin) regarding the proposed affordable housing project at 2330 Monroe that is scheduled for the City Council Meeting on January 28. She expressed concern about the existing parking issues in the area and that the project should provide more parking spaces than the proposed 98 parking spaces. Please forward this comment to the Council as the post meeting material.
Thanks,

Nimisha Agrawal | Associate Planner
Community Development Department
1500 Warburton Avenue | [Santa Clara, CA 95050](#)
O: 408.615.2450 | D: 408.615.2467



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

Julie Minot

From: Jill Escher <jill.escher@gmail.com>
Sent: Monday, January 27, 2020 5:21 PM
To: Mayor and Council
Cc: Jan Stokley; D Haas
Subject: Letter re Freebird Development
Attachments: Santa Clara SFASA Letter PDF.pdf

Hello,

Attached please find Autism Society San Francisco Bay Area's letter of support for Freebird Development Company, LLC's development of 65 units of affordable workforce housing at 2330 Monroe Street, with 16 units set-aside for rent to people with developmental disabilities.

Thank you,

Jill Escher

Immediate Past President

[Autism Society San Francisco Bay Area](#)

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PO Box 249
San Mateo, CA 94401
www.sfautismsociety.org
info@sfautismsociety.org

January 27, 2020

Mayor and City Council
City of Santa Clara
1500 Warburton
Santa Clara, CA 95050

Email: MayorAndCouncil@santaclaraca.gov

Dear Mayor Gillmor and City Council members,

I am pleased to provide a letter of support for entitlements (zoning and General Plan Amendment) and a Disposition and Development Agreement with Freebird Development Company, LLC ("Freebird") which will allow for the development of 65 units of affordable workforce housing at 2330 Monroe Street, with 16 units set-aside for rent to people with developmental disabilities who would receive housing support services from Housing Choices, a nonprofit organization dedicated to creating quality, affordable housing opportunities for people with developmental disabilities.

Freebird has conducted a robust community engagement process over the past year and has incorporated a variety of feedback from community residents on the number and positioning of the apartment buildings, the parking spaces, the sound wall and fencing and other topics.

Freebird's proposal addresses a critical need for workforce housing among City of Santa Clara's residents across a range of incomes from 30% of Area Median Income to 100% of Area Median Income.

The lack of access to affordable housing is the primary reason many adults with developmental disabilities continue to live at home with aging parents—long past the time when the adult would prefer to live independently, with services provided by San Andreas Regional Center. Having rental apartments priced to be affordable to people with developmental disabilities earning up to 30% of Area Median Income fully realizes the promise of independent living for these adults who often work in valuable, but low-paying part-time jobs in the retail and service sector.

In conclusion, we urge the City of Santa Clara to approve the entitlements and Disposition and Development Agreement for Freebird's proposed development of 2330 Monroe Street.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Jill Escher".

Jill Escher
Immediate Past President

Julie Minot

From: Dustin Harber <dustin.harber@gmail.com>
Sent: Monday, January 27, 2020 6:47 PM
To: Mayor and Council
Subject: Comment re: 20-1437 - 2330 Monroe St Project
Attachments: 2330 Monroe SC Support Letter South Bay YIMBY.pdf

Dear Mayor Gillmor and City Council members,

Please submit the attached letter as comment for item 20-1437 on tomorrow's council agenda.

Regards,
Dustin Harber



January 26, 2020

Mayor and City Council
City of Santa Clara
1500 Warburton
Santa Clara, CA

Dear Mayor Gillmor and City Council members,

South Bay YIMBY is pleased to provide a letter of support for entitlements (zoning and General Plan Amendment) and a Disposition and Development Agreement with Freebird Development Company, LLC ("Freebird") which will allow for the development of 65 units of affordable workforce housing at 2330 Monroe Street, with 16 units set-aside for rent to people with developmental disabilities who would receive housing support services from Housing Choices, a nonprofit organization dedicated to creating quality, affordable housing opportunities for people with developmental disabilities.

South Bay YIMBY is a grassroots, volunteer-based organization that seeks to make Santa Clara County more inclusive by expanding housing options for everyone.

Freebird has conducted a robust community engagement process over the past year and has incorporated a variety of feedback from community residents on the number and positioning of the apartment buildings, parking spaces, sound wall, fencing, and other topics.

Freebird's proposal addresses a critical need for workforce housing among City of Santa Clara's residents across a range of incomes from 30% of Area Median Income to 100% of Area Median Income.

The lack of access to affordable housing is the primary reason many adults with developmental disabilities continue to live at home with aging parents—long past the time when the adult would prefer to live independently, with services provided by San Andreas Regional Center. Having rental apartments priced to be affordable to people with developmental disabilities earning up to 30% of Area Median Income fully realizes the promise of independent living for these adults who often work in valuable, but low-paying part-time jobs in the retail and service sector.

In conclusion, South Bay YIMBY urges the City of Santa Clara to approve the entitlements and Disposition and Development Agreement for Freebird's proposed development of 2330 Monroe Street.

Sincerely,

Dustin Harber
South Bay YIMBY

Julie Minot

From: RENIE GOODWIN <brengrwin@comcast.net>
Sent: Tuesday, January 28, 2020 8:36 AM
To: Mayor and Council
Subject: Support for Monroe Street Inclusive Workforce Housing

Dear Mayor Gillmor and City Council Members:

I am the parent of an adult with developmental disabilities. We live in the City of Santa Clara and are currently working with Housing Choices to apply for affordable housing. There is tremendous need for housing like the Monroe Street project for people like my son. I am currently 74 years of age, and I want to get my adult son established in affordable housing with supportive services while I am still able to be part of the transition process. I hope you will support the Monroe Street Inclusive Workforce Housing Project.

Thank you.
Sincerely,
Renie A. Goodwin

CHIEF EXECUTIVE OFFICER
Bryan Neider

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Gatepath Auxiliary President/La Belle Gourmande



GATEPATH

January 24, 2020

Mayor and City Council
City of Santa Clara
1500 Warburton
Santa Clara, CA

Dear Mayor Gillmor and City Council members,

I am pleased to provide a letter of support for entitlements (zoning and General Plan Amendment) and a Disposition and Development Agreement with Freebird Development Company, LLC ("Freebird") which will allow for the development of 65 units of affordable workforce housing at 2330 Monroe Street, with 16 units set-aside for rent to people with developmental disabilities who would receive housing support services from Housing Choices, a nonprofit organization dedicated to creating quality, affordable housing opportunities for people with developmental disabilities.

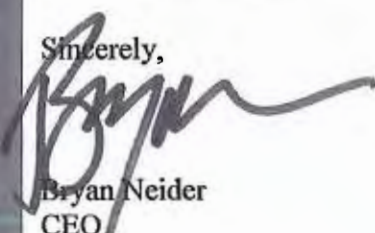
Freebird has conducted a robust community engagement process over the past year and has incorporated a variety of feedback from community residents on the number and positioning of the apartment buildings, the parking spaces, the sound wall and fencing and other topics.

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In conclusion, we urge the City of Santa Clara to approve the entitlements and Disposition and Development Agreement for Freebird's proposed development of 2330 Monroe Street.

Sincerely,


Bryan Neider
CEO

Gatepath

Sobrato Center for Nonprofits, 350 Twin Dolphin Drive, Suite 123, Redwood City, CA 94065
Tax ID: 94-1156502 | Tel: 650-259-8500 | Fax: 650-620-9891 | Gatepath.org