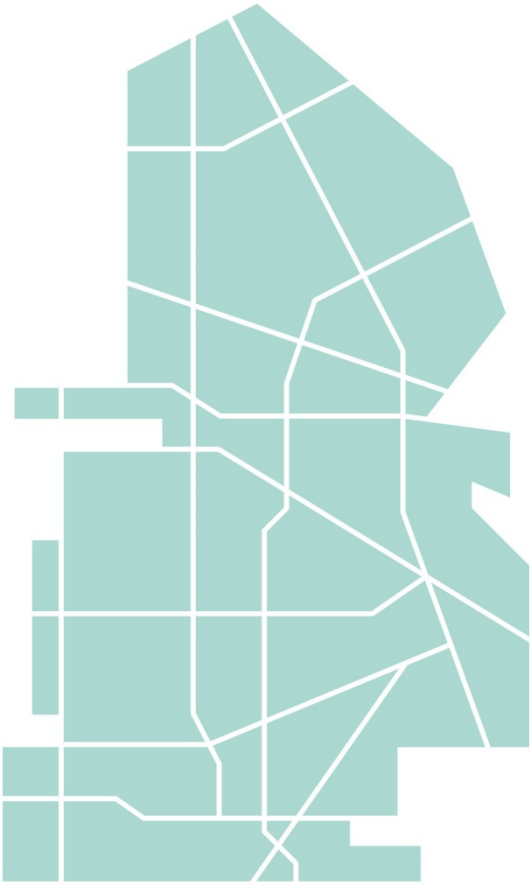
City of Santa Clara
The Center of What's Possible

Housing & Community Services Division
1500 Warburton Avenue,
Santa Clara, CA 95050
(408) 615-2490

REQUEST FOR PROPOSALS

For
2330 MONROE STREET / SAN TOMAS AND MONROE
March 30, 2018



PROPOSALS DUE:
May 31, 2018 4:00 PM

Attn: Jonathan Veach
Division Manager
City of Santa Clara
Housing & Community Services Division
1500 Warburton Avenue
Santa Clara, CA 95050
(408) 615-2490
jveach@santaclaraca.gov

A. INVITATION

The City of Santa Clara is seeking proposals from qualified housing developers to create a transformative project ("Project") that facilitates the construction of a minimum of 50 affordable housing units on a vacant parcel of City-owned land. The site for this Project, known as San Tomas and Monroe ("Site"), is owned by the City and is located at 2330 Monroe Street in the Los Padres neighborhood of Santa Clara. The development proposal should assume a long-term ground lease of the entire site of approximately 2.5 acres. The Project will produce high-quality affordable housing across a range of incomes and transform a currently vacant site, while providing adequate open space and parking at a density that is appropriate for the surrounding neighborhood.
The City of Santa Clara's Housing and Community Services Division is inviting all qualified developers ("Respondents") to submit complete responses ("Submissions") to this RFP for the development of the Project.

B. PROJECT OVERVIEW

Site Summary
Location: 2330 Monroe Street (San Tomas Expressway and Monroe Street)
APN: 224-37-068
Property: 2.474 acres
Existing Use: Vacant
Current Zoning: R1-6L (Single Family)

Site Description
The site is a City-owned parcel at the southeast corner at the intersection of San Tomas Expressway and Monroe Street. The site is irregularly shaped, and slopes upward sharply from the Monroe Street sidewalk to an elevation of approximately 3 feet above the Monroe Street curb, and from there a gradual incline to approximately 5 feet above curb toward the south end. The site adjoins the rear yards of eleven (11) single family residential properties to the east and south on Sheraton Drive and El Capitan Ave.

Governmental Approvals Needed
Redevelopment of the site for new housing will require City Council and/or Planning Commission approvals of a General Plan Amendment, Rezoning, CEQA and potentially NEPA review, and Architectural Review.

Land Use / Zoning
The currently vacant site is located in a Single Family (R1-6L) zoning district. The land appears as a right-of-way on the General Plan map, and has no official General Plan designation.

After redevelopment agencies (RDA) dissolved on February 1, 2012, the City, as Housing Successor to the dissolved RDA, was designated to assume all housing assets (including land) of the former redevelopment agency and these assets were placed into a Housing Successor Fund. The Housing Successor must initiate development activities on any land that it obtained from the former redevelopment agency within five years after the Department of Finance confirmed the property as a housing asset and consistent with the intent to provide housing that is 100% affordable to persons and families of low and moderate income. This site was confirmed as a housing asset by the Department of Finance on July 13, 2013, and the City's evaluation and selection of a developer properly initiates development activities within the appropriate time period.

C. SITE MAP OF 2330 MONROE STREET

D. ATTACHMENTS, EXHIBITS AND OTHER RELEVANT DOCUMENTS

The attachments below are included with this Request for Proposals ("RFP"). The items identified with an asterisk (*) must be completed, signed by the appropriate representative of the company, and returned with the submittal.

Attachment A – Respondent's Information Form*
Attachment B – Certification of Non-Discrimination*
Exhibit 1 – Parcel Map
Exhibit 2 – Community Visioning Report

Other relevant documents available upon request:
Grant Deed

E. SUBMISSION OF PROPOSALS

The Respondent shall submit four (4) copies, with a USB flash drive of its proposal in a sealed envelope, including one (1) unbound original, clearly marked "Original", addressed as noted below, bearing the Respondent's name and address clearly marked, "RFP for 2330 Monroe Street."

Jonathan Veach, Division Manager
Housing and Community Services Division
1500 Warburton Avenue
Santa Clara, CA 95050

To be considered, proposals must be received at the address in the above paragraph by 4 p.m. on Friday, May 31, 2018. Late proposals will not be considered.

F. INSTRUCTIONS TO RESPONDENTS

1. Question and Answer Period

There will be a Question and Answer period open until April 16, 2018. Any questions by the Respondent regarding this RFP or the project must be submitted in writing and received by the City no later than April 16, 2018 at 5 p.m.

Correspondence shall be addressed to:
Jonathan Veach, Division Manager – Housing and Community Services
1500 Warburton Avenue
Santa Clara, CA 95050
jveach@santaclaraca.gov

The City shall not be responsible for nor be bound by any oral instructions, interpretations or explanations issued by the City or its representatives.

Responses from the City to questions by any Respondent will be published on the City's website on April 23, 2018 and shall be deemed as addenda to this RFP. Questions received after the date and time stated above will not be accepted.

2. Examination of Proposal Documents

The proposal submission shall be deemed a representation and certification that the Respondent:

- Has carefully read and fully understand the information that was provided by the City to serve as the basis for submission of this proposal;
- Has the capability to successfully undertake and complete the responsibilities and obligations of the proposal being submitted;
- Represents all information contained in the proposal is true and correct;
- Did not, in any way, collude, conspire to agree, directly or indirectly, with any person, firm, corporation or other in regard to any terms or conditions of this proposal; and
- Acknowledges that the City has the right to make any inquiry it deems appropriate to substantiate or supplement information supplied by Respondent, and Respondent hereby grants the City permission to make these inquiries, and to provide any and all related documentation in a timely manner.

No request for modification of the proposal shall be considered after its submission on grounds that Respondent was not fully informed of any fact or condition.

3. Addenda

Any addenda issued by City shall be in writing, shall become a part of this RFP, and shall be acknowledged and responded to by Respondent.

4. Withdrawal of Proposals

A Respondent may withdraw its proposal at any time before the expiration of the time for submission of proposals as provided in the RFP by delivering a written request for withdrawal signed by, or on behalf of, the Respondent.

G. BACKGROUND

Section 8.12-7.1 of the Housing Element in the General Plan identifies the City's goals for neighborhood conservation, housing production, and housing opportunities.
These goals include the following:

- Create and maintain high-quality, livable, and unique residential neighborhoods and preserve established single-family neighborhoods.
- Manage growth in the City by designating suitable vacant or underutilized sites for new residential development and ensuring compatibility with community goals and existing neighborhoods.
- Provide housing within the community for persons of all economic levels, regardless of religion, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or mental or physical disability.
- Provide an adequate variety of individual choices of housing tenure, type and location, including higher density where possible, especially for low and moderate income and special needs households.

The City acquired the Site with the intent that it be developed to increase the City's affordable housing supply.

H. COMMUNITY VISION

On December 7, 2017, the City's Housing and Community Services Division held a Community Engagement Meeting at City Hall to discuss plans for the future development of the Site. Approximately 50 community members heard a presentation from City staff and participated in guided workshops covering the following topics:

- Affordability
- Site Layout and Density
- Housing Preferences
- Amenities
- General Feedback

Presentation materials can be found on the City's website. Using past development initiatives of the Site as a guidepost, this approach recognizes the importance of community engagement and transparency, while allowing the City to obtain the innovative development proposals that will meet both City and community goals, while leveraging a very valuable City asset.

The outreach process consisted of community visioning and planning workshops that facilitated meaningful community engagement, identified community priorities, and gathered ideas from those who live and work in the projects areas. These individuals have an intimate understanding of neighborhood conditions and needs, which will inform responsive and sensitive development proposals. Exhibit 2 – Community Visioning Report summarizes the results of the workshops and shares additional feedback received through email, questionnaires, and other meetings. Respondents will be evaluated on how well their project responds to community priorities and concerns as outlined in Exhibit 2.

I. RIGHTS OF THE CITY OF SANTA CLARA

This RFP does not commit the City to enter into a contract, nor does it obligate the City to pay for any costs incurred in preparation and submission of proposals or in anticipation of a contract. The City reserves the right to:

- Make the selection based on its sole discretion;
- Reject any and all proposals;
- Issue subsequent Requests for Proposals;
- Postpone opening proposals for its own convenience;
- Remedy errors in the Request for Proposals process;
- Approve or disapprove the use of particular sub-consultants;
- Negotiate with any, all or none of the Respondents;
- Accept other than the highest offer;
- Waive informalities and irregularities in the Proposals; and/or
- Enter into an agreement with another Respondent in the event the originally selected Respondent defaults or fails to execute an agreement with the City.

An agreement shall not be binding or valid with the City unless and until it is approved by the City Council, if so required, and executed by authorized representatives of the City and of the Respondent.

J. TIMELINE

Upon the proposal deadline on May 31, 2018, proposals will be evaluated and interviews set for the most qualified developers. The time from the close of RFP selection of the most qualified team to preparation of a contract for City Council consideration is anticipated to last four (4) to six (6) weeks. Upon Council approval of a contract, the development team and staff will begin strategy sessions immediately within 3-6 weeks. The anticipated deadline to commence development of the project is to begin no later than January 6, 2020. Below dates are subject to change at the City's discretion.

RFP Available	March 30, 2018
Question and Answer Period	April 16, 2018
Proposals due	May 31, 2018
Evaluation	June 18, 2018
Selection of Developer	June/July, 2018
Target Start of Construction	January 6, 2020

K. PROPOSAL CONTENT

The proposal shall include the following information:

1. Executive summary including written description of project objectives, proposed uses, densities and building configurations;

2. Respondent's complete name, business address, and telephone number and the name, mailing address, and telephone number of person the City should contact regarding the proposal;

3. A description of the Respondent's organization, including names of principals, number of employees, examples of comparable developments including development value, affordable housing client base (if any), and any other pertinent information in such a manner that proposal evaluators may reasonably formulate an opinion about the stability and financial strength of the developer;

4. An organizational chart along with names, qualifications, and experience of the Respondent and its development team;

5. Financing strategy, including detailed financial plan to fund at least 50 unit affordable housing units, gap funding/subsidy requirement, and/or financial offer if feasible; Respondents should provide an excel based pro-forma that includes sources and uses, development budget, rents and income, operating budget, and cash flow analysis that demonstrates project feasibility for a term of 30 years.

6. Community engagement strategy and narrative;

7. Land Use Plan for entire site including, but not limited to, traffic and parking narrative, and site access diagram;

8. Architectural and design narrative, including at least 1 rendering;

9. A development schedule of significant milestones for completion of the project from project award to project completion;

10. Three references from which Respondent has performed developments of similar scope within the past three years; preferably within the Bay Area or in a locale that shares similar characteristics to City of Santa Clara. Include the organization name and address, the name and telephone number of a contact person, and a brief description of the development performed by the developer, and type(s) of funding sources used;

11. The signature(s) of the company officer(s) empowered to bind the firm, with the title of each (e.g. president, general partner);

12. A complete disclosure of any prior or ongoing incidents as to which it is alleged that Respondent has defaulted or failed to perform which has led the other party to terminate the contract. Identify the parties involved and the circumstances of the default or termination. Also describe any civil or criminal litigation or investigation pending which involves Respondent or in which Respondent has been judged guilty or liable;

13. Most recent independent audit, if available.

L. PROJECT GOALS

Respondent shall develop a proposal that incorporates a minimum of 50 affordable housing units with open space and parking, and utilizes financing strategies, including a project pro-forma that maximizes potential economic benefit to the City. Development scenarios and building heights for any development on the site shall be compatible and considerate of existing nearby development in the vicinity. Please refer to Exhibit 2 – Community Visioning Report for guidance on sight layout and density considerations. Project shall be compliant with all City codes and development standards.

Development Team Experience and Capacity

- Procure a Development Team that brings the resources, understanding, and experience to implement the proposed Project, which includes high-quality affordable housing across a range of incomes to transform a currently vacant site, while providing adequate open space and parking at a density that is appropriate for the surrounding neighborhood.
- Procure a Development Team that has experience successfully executing similar projects and is capable of fulfilling the vision set forth in its development proposal in a timely manner.

Financing and Affordability

- Ensure that the Project is 100% affordable to households at or below 120% AMI (Moderate Income). Preference will be given to proposals that provide at least 50% of the residential units affordable to households at or below 80% of AMI (Low Income).
- Respondents should provide a cash flow analysis that demonstrates project feasibility for a term of 30 years and the project will be expected to remain affordable for a minimum of 55 years.
- Respondents may submit an alternative financing proposal with 100% of the units at 120% AMI provided that a competitive ground lease payment can be offered to the City on an annual basis.
- All proposals should establish a sound financial capital and operating budget that addresses the various elements of the development program.

Development Program and Community Development

- Implement a development program that clearly addresses the Site and neighborhood context, as well as the priorities and needs outlined in Exhibit 2 – Community Visioning Report.
- The Respondent should incorporate strong community outreach efforts to ensure impacted residents are heard. The Project should ensure privacy barriers are implemented to minimize adverse impact on adjacent property owners and surrounding neighborhood.
- The Project should also provide a thoughtful and adequate parking strategy that prevents overflow parking to the surrounding community and identify any potential traffic issues, while optimizing the site's access points.

Design and Performance

- Design and develop a high-quality affordable building that is financially feasible and consistent with the surrounding built environment and addresses community needs and priorities as outlined in Exhibit 2 – Community Visioning Report.
- Incorporate an active publicly-accessible open space that interacts with the variety of uses on the Site; articulate buildings to relate and transition to surrounding context.
- The Project should adhere to the City's design guidelines and seek to implement environmentally conscious design principals where appropriate.

M. EVALUATION OF PROPOSALS

Competitive Criteria Weight

- Development Team Experience and Capacity 20%
- Financing and Affordability 30%
- Development Program and Community Development 30%
- Design and Performance 20%

Threshold Criteria

- Completeness and adherence to the requirements of this Request for Proposals;
- Respondent's experience, including the experience of staff to be assigned to the project, with engagements of similar scope and complexity;
- Depth of developer's experience and its relevance to the project described in this Request for Proposals;
- Respondent's ability to provide equity, access to project financing, and Project feasibility
- Respondent's financial stability and length of time in business;
- Responsiveness to Exhibit 2 – Community Visioning Report;
- Respondent's ability to perform the work within the time specified;
- Respondent's record of performance with City of Santa Clara or other public agencies;
- Respondent's compliance with applicable laws, regulations, policies (including city council policies), guidelines and orders governing prior or existing contracts performed by the contractor.

The City will evaluate proposals on the basis of each Respondent's written submittal. The top-rated Respondents will be invited to the City for panel interviews.

N. SELECTION PROCESS

The City's Housing and Community Services Division under the direction of the City Manager will recommend to the Santa Clara City Council an award of contract based on the proposal that provides the best value to the City. The City's selection and evaluation timeline is as follows:

Proposals due	May 31, 2018
Interviews	June 18, 2018
Selection of Developer	June/July, 2018

O. NEGOTIATION PROCESS

The purpose of this RFP is to describe the affordable housing development opportunity and to solicit proposals from developers that are qualified and capable of developing a high-quality affordable housing product. The City intends to compile a shortlist of developers, conduct a series of interviews, and ultimately select a preferred developer(s). The selected developer and proposal will be brought before City Council as a staff recommendation for approval. The Respondent will enter into an Exclusive Negotiation Agreement (ENA) with the City while negotiating the terms of a Disposition and Development Agreement (DDA). The Respondent will also be required to conduct at least two community engagement meetings as part of the design process to solicit feedback and community input.

P. PUBLIC NATURE OF PROPOSAL MATERIAL

Responses to this RFP become the exclusive property of the City of Santa Clara. At such time as the City awards a contract, all proposals received in response to this RFP become a matter of public record and shall be regarded as public records, with the exception of those elements in each proposal which are defined by the Respondent as business or trade secrets and plainly marked as "Confidential," "Trade Secret," or "Proprietary." The City shall not in any way be liable or responsible for the disclosure of any such proposal or portions thereof, if they are not plainly marked as "Confidential," "Trade Secret," or "Proprietary," or if disclosure, in the City's sole discretion, is required under the California Public Records Act as addressed below. Any proposal which contains language purporting to render all or significant portions of the proposal "Confidential," "Trade Secret," or "Proprietary" shall be regarded as non-responsive.

Although the California Public Records Act recognizes that certain confidential trade secret information may be protected from disclosure, the City of Santa Clara may determine, in its sole discretion that the information that a Respondent submits is not a trade secret. If a request is made for information marked "Confidential," "Trade Secret," or "Proprietary," the City shall provide the Respondent who submitted the information reasonable notice to allow the Respondent to seek protection from disclosure by a court of competent jurisdiction, at the Respondent's sole expense.

Q. COLLUSION

By submitting a proposal, each Respondent represents and warrants that its proposal is genuine and made in the interest of or on behalf of any person not named therein; that the Respondent has not directly induced or solicited any other person to submit a sham proposal or any other person to refrain from submitting a proposal; and that the Respondent has not in any manner sought collusion to secure any improper advantage over any other person submitting a proposal.

R. DISQUALIFICATION

Factors, such as, but not limited to, any of the following, may disqualify a proposal without further consideration:

- Evidence of collusion, directly or indirectly, among Respondents in regard to the amount, terms or conditions of this proposal;
- Any attempt to improperly influence any member of the evaluation team;
- Existence of any lawsuit, unresolved contractual claim or dispute between Respondent and the City;
- Evidence of incorrect information submitted as part of the proposal;
- Evidence of Respondent's inability to successfully complete the responsibilities and obligations of the proposal; and
- Respondent's default under any previous agreement with the City.

S. NON-CONFORMING PROPOSAL

A proposal shall be prepared and submitted in accordance with the provisions of these RFP instructions and specifications. Any alteration, omission, addition, variance, or limitation of, from or to a proposal may be sufficient grounds for non-acceptance of the proposal, at the sole discretion of the City.

ATTACHMENT A
Respondent's Information Form

RESPONDENT (please print): _____

Name: _____

Address: _____

Telephone: _____

FAX: _____

Contact person, title, telephone number, email address and fax number:

_____

Respondent, if selected, intends to carry on the business as (check one)

- ☐ Individual
- ☐ Joint Venture
- ☐ Partnership
- ☐ Corporation

  When incorporated? _____

  In what state? _____

  When authorized to do business in California? _____ .
- ☐ Other (explain):_____

ADDENDA

To assure that all Respondents have received each addendum, check the appropriate box(es) below. Failure to acknowledge receipt of an addendum/addenda may be considered an irregularity in the Proposal:

Addendum number(s) received:

☐ 1
☐ 2
☐ 3
☐ 4
☐ 5
☐ 6

Or,

☐ _____ No Addendum/Addenda Were Received (check and initial).

RESPONDENT'S SIGNATURE

No proposal shall be accepted which has not been signed in ink in the appropriate space below:

By signing below, the submission of a proposal shall be deemed a representation and certification by the Respondent that they have investigated all aspects of the RFP, that they are aware of the applicable facts pertaining to the RFP process, its procedures and requirements, and they have read and understand the RFP. No request for modification of the proposal shall be considered after its submission on the grounds that the Respondent was not fully informed as to any fact or condition.

1. If Respondent is *INDIVIDUAL*, sign here:

Date: _____

_____
Respondent's Signature

_____
Respondent's Name and Title (type or print)

2. If Respondent is *PARTNERSHIP* or *JOINT VENTURE*, at least two (2) Partners or each of the Joint Venturers shall sign here:

_____
Partnership or Joint Venture Name (type or print)

Date: _____

_____
Member of the Partnership or Joint Venture Signature

_____
Respondent's Name (type or print)

Date: _____

_____
Member of the Partnership or Joint Venture Signature

_____
Respondent's Name (type or print)

3. If Respondent is a C*ORPORATION*, the duly authorized officer(s) shall sign as follows:

The undersigned certify that they are respectively:

_____(Title) and

_____(Title)
of the corporation named below; that they are designated to sign the Proposal Cost Form by resolution (attach a certified copy, with corporate seal, if applicable, notarized as to its authenticity or Secretary's certificate of authorization) for and on behalf of the below named CORPORATION, and that they are authorized to execute same for and on behalf of said CORPORATION.

_____
Corporation Name (type or print)

By:_____

Title:_____

Dated:_____

By:_____

Title:_____

Dated:_____

ATTACHMENT B
Certification of Nondiscrimination

As suppliers of goods or services to the City of Santa Clara, the firm and individuals listed below certify that they do not discriminate in employment of any person because of race, color, gender, age, religion, disability, national origin, ancestry, sexual orientation, housing status, marital status, or familial status; and that they are in compliance with all Federal, State and local laws, directives and executive orders regarding nondiscrimination in employment.

1. **If Respondent is *INDIVIDUAL*, sign here:**

Date: _____

_____
Respondent's Signature

_____
Respondent's Name and Title (type or print)

2. **If Respondent is *PARTNERSHIP* or *JOINT VENTURE*, at least two (2) Partners or each of the Joint Venturers shall sign here:**

_____
Partnership or Joint Venture Name (type or print)

Date: _____

_____
Member of the Partnership or Joint Venture Signature

_____
Respondent's Name (type or print)

Date: _____

_____
Member of the Partnership or Joint Venture Signature

_____
Respondent's Name (type or print)

3. If Respondent is a C*ORPORATION*, the duly authorized officer(s) shall sign as follows:

The undersigned certify that they are respectively:

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_____(Title)
of the corporation named below; that they are designated to sign the Proposal Cost Form by resolution (attach a certified copy, with corporate seal, if applicable, notarized as to its authenticity or Secretary's certificate of authorization) for and on behalf of the below named CORPORATION, and that they are authorized to execute same for and on behalf of said CORPORATION.

_____
Corporation Name (type or print)

By:_____

Title:_____

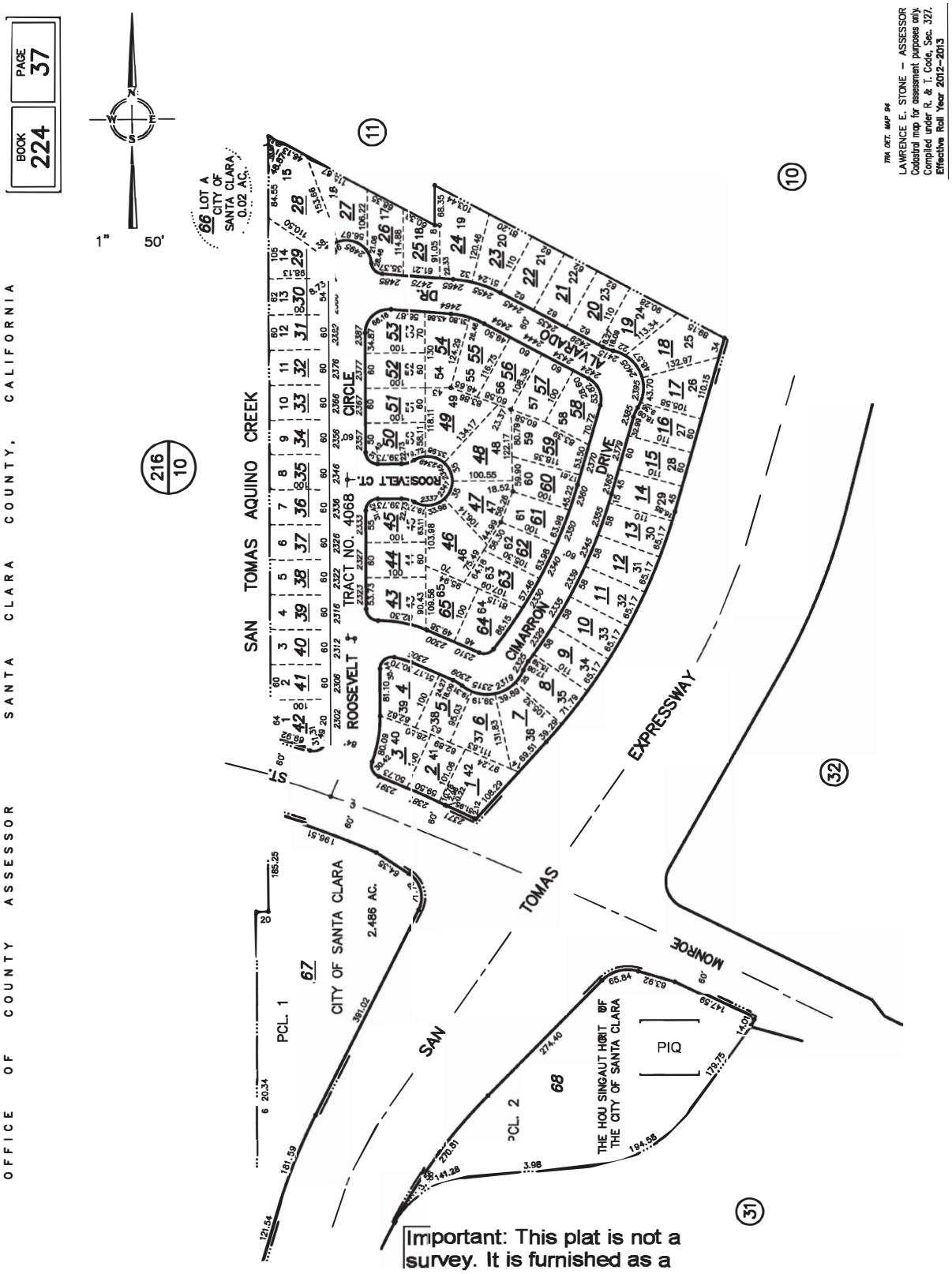
Dated:_____

By:_____

Title:_____

Dated:_____

Exhibit 1

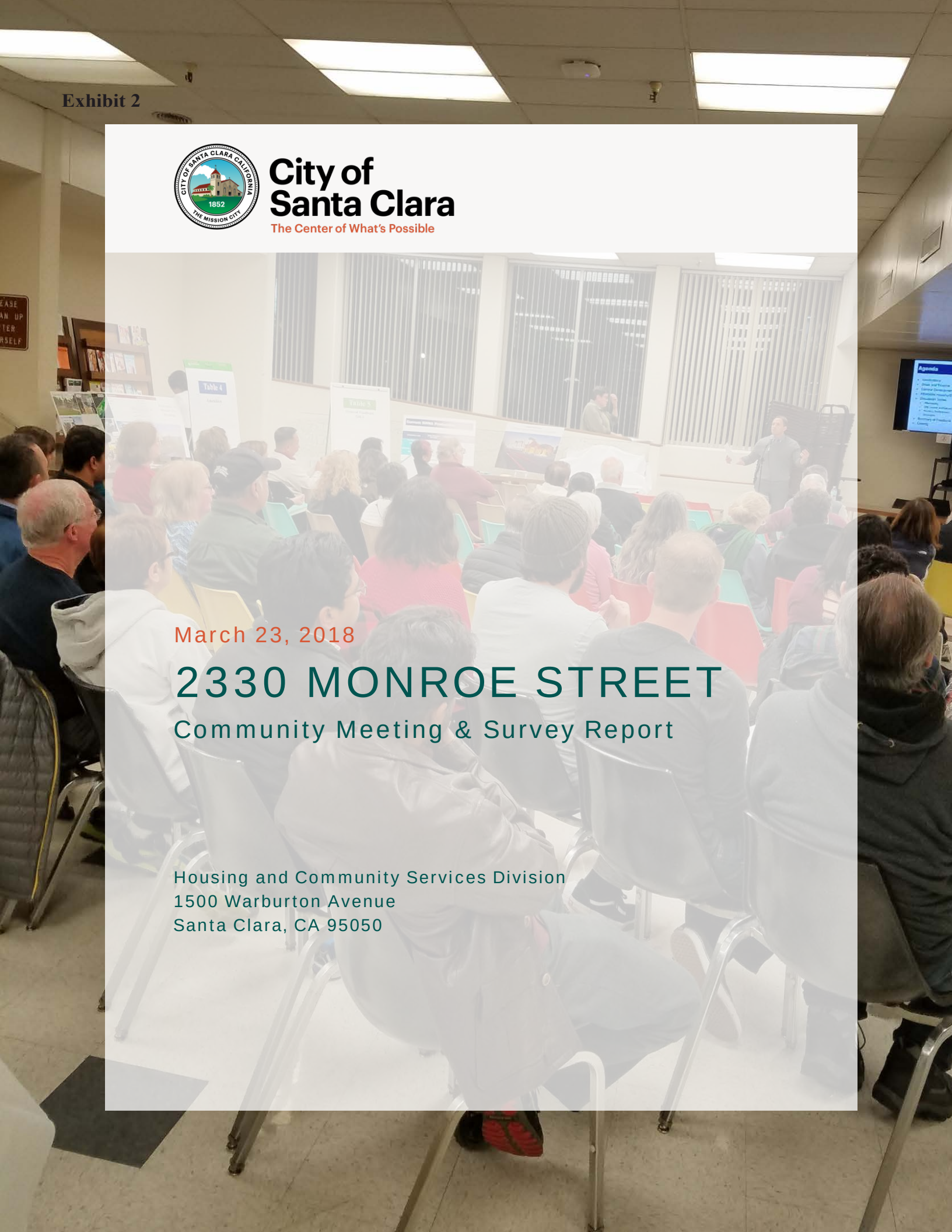


Important: This plat is not a survey. It is furnished as a convenience to locate the land in relation to adjoining streets and other lands and not to guarantee any dimensions, distances, bearings or acreage.

Exhibit 2

City of Santa Clara

The Center of What's Possible



March 23, 2018

2330 MONROE STREET

Community Meeting & Survey Report

Housing and Community Services Division
1500 Warburton Avenue
Santa Clara, CA 95050

INTRODUCTION

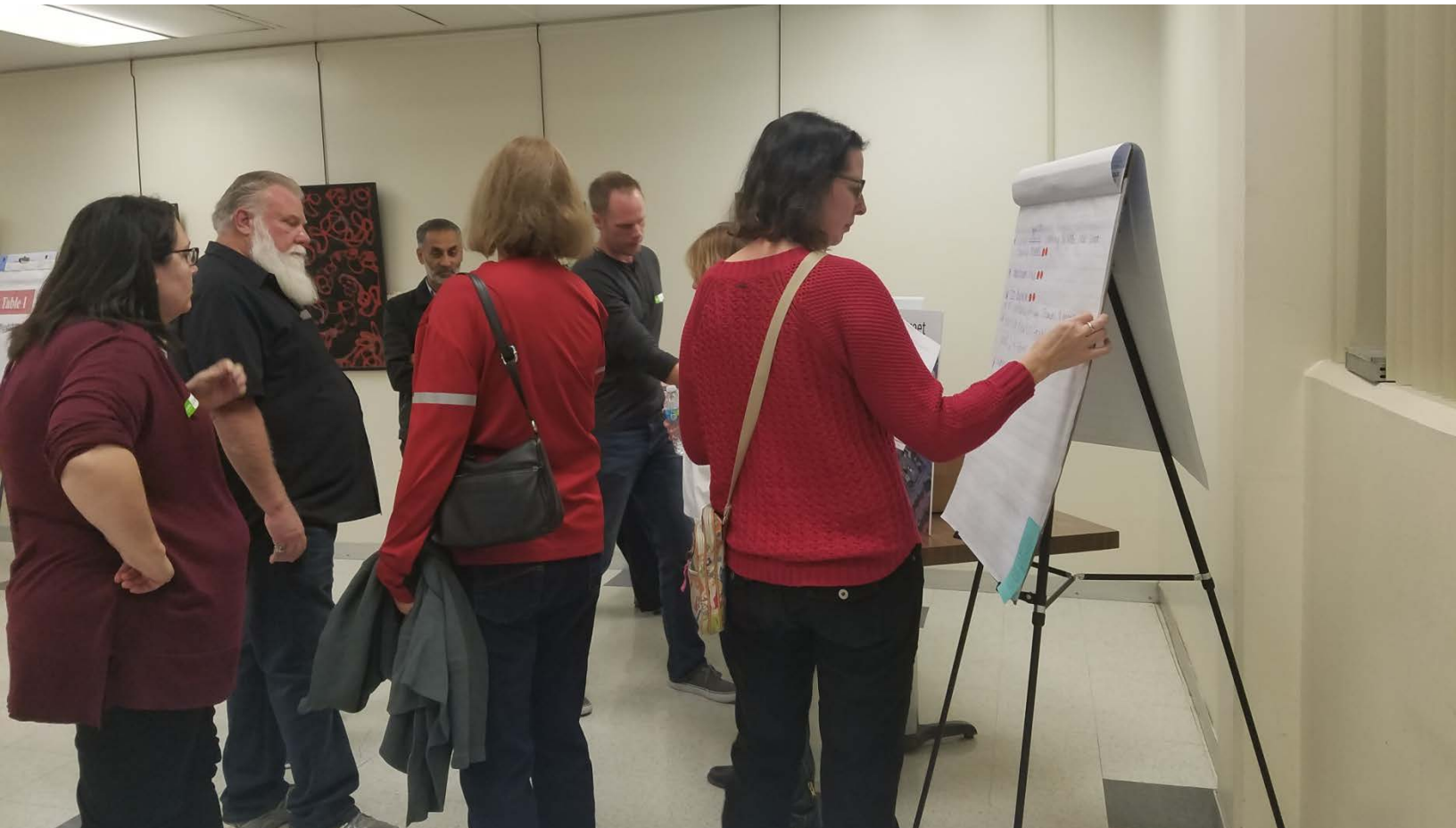
Development, Informed by the Community

On December 7th, 2017, the Housing and Community Services Division held a Community Engagement Meeting at City Hall to discuss plans for the future development of the City-owned site at 2330 Monroe Street.

The purpose of the meeting was to gather public input for the future development of new affordable housing and potential public amenities at the site, which is currently vacant. City staff provided a brief overview of affordable housing and then guided participants in a series of workshops that were meant to facilitate meaningful community engagement, identify community priorities, and gather ideas from those who live and work near the site and have a deep understanding of neighborhood conditions and needs.

This report summarizes the results of the workshop and shares additional feedback received through email, a questionnaire, and meetings. This report is also available on the City's website at www.santaclaraca.gov.

The final report is attached as an addendum to the Request for Proposals (RFP) issued for this site. RFP respondents are encouraged to consult this report in developing their proposals and will be evaluated on how well they respond to community priorities and concerns.



Project Background

Site Summary

Location: 2330 Monroe Street
(San Tomas Expressway and Monroe Street)
APN: 224-37-068
Property: 2.474 acres
Existing Use: Vacant

Description

The site is a City-owned parcel at the intersection of San Tomas Expressway and Monroe Street. The site is irregularly shaped, slopes upward sharply from the Monroe Street sidewalk to an elevation of approximately 3 feet above the Monroe Street curb, and from there a gradual incline to approximately 5 feet above curb toward the south end. The site adjoins the rear yards of eleven (11) single family residential properties to the east and south on Sheraton Drive and El Capitan Ave.

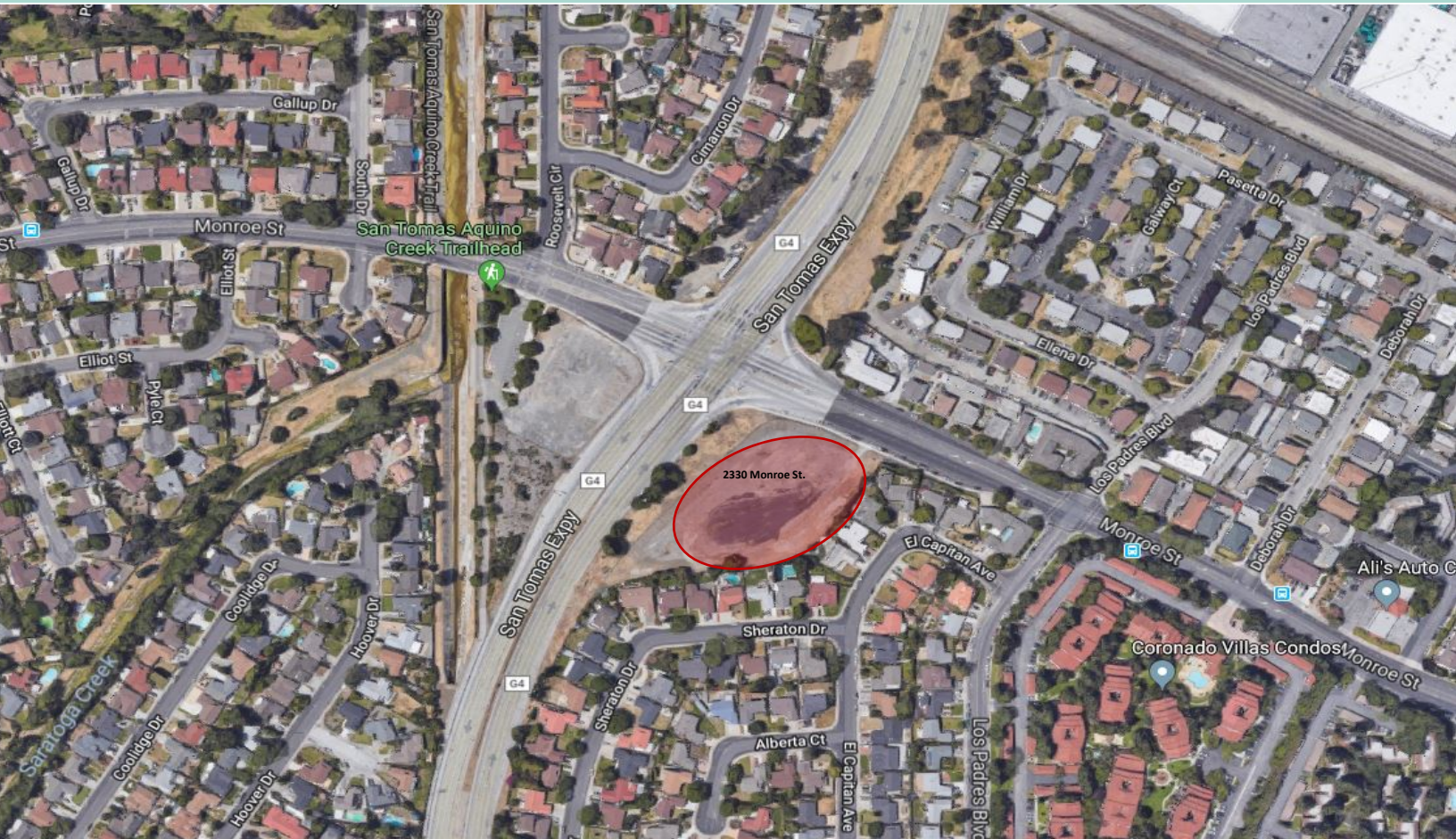
Governmental Approvals Needed

Redevelopment of the site will require a General Plan Amendment, Rezoning, potential CEQA review, and Architectural Review.

Land Use / Zoning

The currently vacant site is located in a Single Family (R1-6L) zoning district. The land appears as a right-of-way on the General Plan map and has no official General Plan designation.

After redevelopment agencies (RDA) dissolved on February 1, 2012, the City, as Housing Successor to the dissolved RDA, was designated to assume all housing assets (including land) of the former redevelopment agency and these assets were placed into a Housing Successor Fund. The Housing Successor must initiate development activities on any land that it obtained from the former redevelopment agency within five years after the Department of Finance confirmed the property as a housing asset and consistent with the intent to provide housing affordable to persons and families of low and moderate income.



Community Visioning Workshop and Survey

Housing and Community Services staff gathered a wide range of feedback through workshops and survey responses. The workshop was held at the City Hall Cafeteria located at 1500 Warburton Ave. on Thursday, December 7, 2017 from 7:00pm – 9:00pm.

The outreach for the event was conducted with the help of the Planning Department of the City of Santa Clara. Notices of the Community Meeting were sent out to the property owners within 1000 ft. of the subject property. The event was also advertised on the City web-site, the City Manager's weekly blog, and through various social media outlets such as NextDoor and Facebook.

Each discussion table had visuals, information, and a facilitator on the following topics:

- **Affordability**
- **Site Layout & Density**
- **Housing Preferences**
- **Amenities**
- **General Feedback / Q&A**

In all, more than 50 community members participated, including families, seniors, neighborhood representatives, local groups, and elected officials. In addition, eight staff members and one community development consultant attended the workshops to facilitate activities and discuss the site with the community.

In addition to the workshop, the Housing Division published all meeting materials online and issued an online survey to collect feedback.

~650 Flyers distributed to nearby residents

50+ Community participants attended

8 City staff facilitated the workshop

City of Santa Clara

NOTICE

OF COMMUNITY MEETING

You are hereby notified that on **Thursday, December 7, 2017,** the City of Santa Clara will host a Community Engagement Meeting from **7:00 P.M. to 9:00 P.M.** in the **City Hall Cafeteria** located at **1500 Warburton Avenue**, Santa Clara. Following brief presentations on affordable housing and development parameters dictated by State law, you are invited to provide feedback regarding the development of a request for proposals (RFP) for the following property:

Site Summary
Location: 2330 Monroe Street (San Tomas Expressway and Monroe Street)
APN: 224-37-068
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Existing Use: Vacant

Site Description
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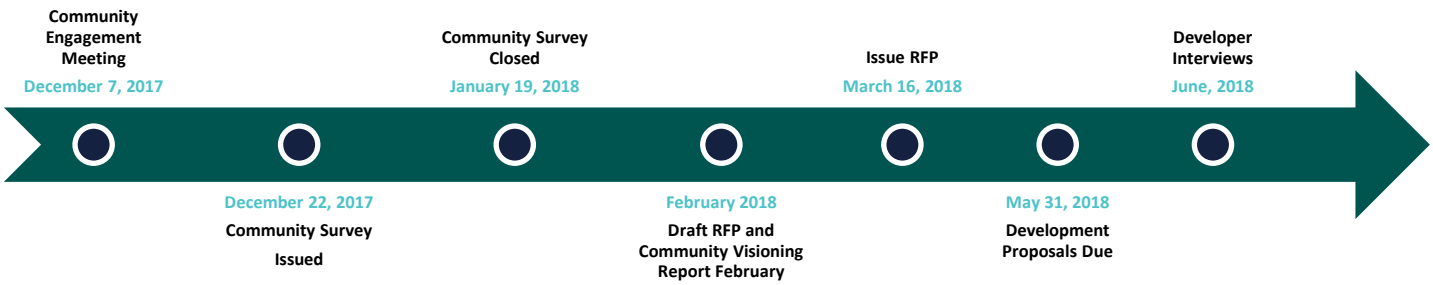
After redevelopment agencies (RDA) dissolved on February 1, 2012, the City, as Housing Successor to the dissolved RDA, was designated to assume all housing assets (including land) of the former redevelopment agency and these assets were placed into a Housing Successor Fund. The Housing Successor must initiate development activities on any land that it obtained from the former redevelopment agency within five years after the Department of Finance confirmed the property as a housing asset and consistent with the intent to provide housing affordable to persons and families of low and moderate income.

This notice has been mailed to property owners within 1,000 feet of the subject property.

~250 Survey Responses collected

250+ Additional written comments submitted through workshop activities and survey write-in responses

Engagement Timeline



SUMMARY OF FINDINGS

This report summarizes findings from the survey, workshop activities, and write-in responses. The full results are also provided as an addendum to this report.

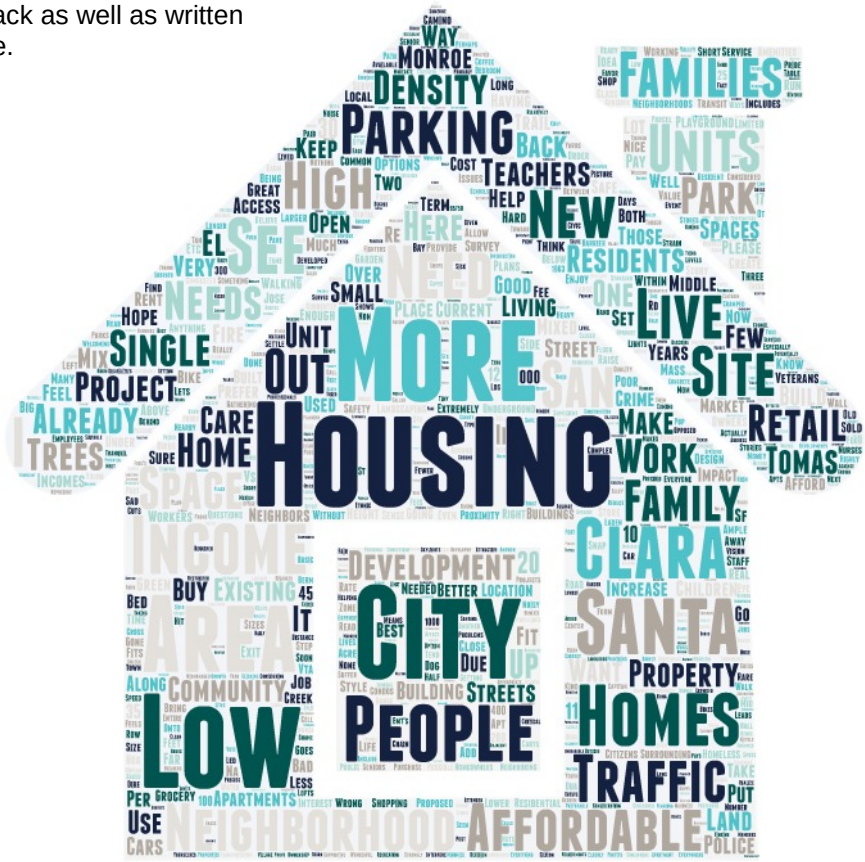
Through outreach conducted to date, respondents articulated their vision for the future development of the site. Residents had a broad range of viewpoints. Priorities were largely focused on protecting adjacent residents through privacy barriers, controlling density at the site, targeting workforce housing, and ensuring that affordable housing is targeted towards Santa Clara residents. Some community members also recommended that the site not be redeveloped for affordable housing and instead be used for parking.

Most participants wanted the new development to remain in public ownership, if possible.

Community feedback suggests that proposals should target a range of incomes, preferably in the workforce housing range of 51% - 120% AMI. The ideal density for the site would be somewhere between 50-65 units and 2-3 stories in height. If retail is provided as an amenity, the community would like to see a grocery store or some other food-type use.

Finally, many participants asked for a building that maintains the existing architectural and urban character of the surrounding neighborhood. Some asked to limit the number of overall units, while others asked for a shorter building that could be developed under existing zoning or with a contextual rezoning.

Following is a summary of quantitative feedback as well as written responses that outline future visions for the Site.



Around 250 Responses from the Online Survey

	%
What income range do you feel is most appropriate at this site?	
100% moderate income ($84,901 - $135,950 for a family of 4)	36.40%
A range of incomes across all affordability levels.	33.60%
100% low-income ($59,700 - $84,900 for a family of 4)	16.20%
100% very low-income ($35,801 - $59,700 for a family of 4)	9.70%
100% extremely low-income ($0 - $35,800 for a family of 4)	4.00%
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%
Which of the following would you prefer?	
Setbacks from the San Tomas street front	62.30%
Higher density along the San Tomas street front	37.70%
Which of the following would you prefer?	
Setbacks from the Monroe street front	70.90%
Higher density along the Monroe street front	29.10%
What is the maximum building height that should be allowed at the site?	
2 stories	50.40%
3 stories	33.60%
5 stories	9.00%
4 stories	7.00%
Choose any of the proposed privacy barriers that you feel are appropriate for current homeowners?	
Tree canopies	68.90%
Physical wall or fence	67.20%
Physical setback of at least 25 feet	56.10%
Other	6.10%
What are the specific populations that you feel have housing needs in the community? (select up to 3)	
Workforce Housing (Teacher, nurses, police, etc…)	78.00%
Families	57.10%
Senior	51.80%
Veterans	31.40%
People living with disabilities	26.10%
What do you think is the best housing type for the site?	
Homeownership	44.10%
Mix of housing types	38.80%
Rental	17.10%
Which of the following would you prefer:	
A mix or unit types and sizes	49.40%
Less units that are larger in size	41.60%
More units that are smaller in size	9.00%
What amenities are most needed in the neighborhood?	
Street Trees	29.60%
Playgrounds	29.10%
Landscaping	21.10%
Retail	20.20%
If retail, what uses might fit best at the site?	
Food or grocery type retail	46.20%
Small, local business	26.70%
Cafes or coffee shops	25.10%
Regional retail uses	2.10%
Do you:	
live in Santa Clara	97.20%
work in Santa Clara	23.10%
neither	1.20%

Describe your vision for a new development at the San Tomas and Monroe site:

"New affordable housing development should provide housing to public workers like teachers, police, firefighters etc who contribute to the development of the community and are not able to afford to buy a home closer to where they work. It will be incredible to have them realize the dream of a home as a token gift of the great work they do to make this community and the world a better and safer place.

Easy access to buses…ample parking area for tenants and visitors…trees to provide shade and sound barrier.

Something that does not affect the nearby neighborhood as far as traffic, height, and density are concerned. Everything should be done in order to make sure the nearby neighborhoods are not at all affected. This is just as much about the current neighborhoods and their residents as it is about low income housing.
Suitable for both low income families and singles and those with disabilities or veterans.
Low income housing is needed to (eventually) replace the old apartments along Monroe, which need to be redeveloped. The location is inappropriate for retail or food as it would push unmanageable traffic onto residential streets.

Plots like this are rare and should be developed as much as possible.

I would like to see a cycling/walking trail to get across STX to the new community garden park and the ST Aquino Trail that goes under the overpass in order to connect the entire community on that side of the expressway (including this new project) without stopping the traffic on the expressway.

I am deeply concerned. Ideally, parking is under the buildings, with a grocery store and coffee shop on site. Setbacks from Monroe should reflect the neighborhood. We need to improve the walking and biking of Santa Clara. With more people and more cars being lured in, we need to find places for the cars that doesn't jeopardize bicyclists or pedestrians.

I would like it to be affordable housing for low-middle incomes. I want the building to fit the surrounding neighborhood in terms of style and size. I want to make sure that there are adequate infrastructures resources for the expansion.

I have a young family and while I care about making affordable housing options available for all, I am worried about safety. I think providing housing for teachers and people in other services is greatly needed and will help serve both purposes.

The information in the powerpoint about how unaffordable housing is in Santa Clara is shocking and sad. This is an unacceptable crisis. We need to do more to make sure that the most vulnerable in our community and people who make our community work are able to live here. We need to maximize the density of these rare opportunity sites where we have city land to build affordable housing…

The primary limitation on affordability is the poor bus service in that area. (Compare to El Camino Real) So, new residents will need a bicycle or car to get around. However, if the development can include a large bike parking area that includes those share bikes and some way to access them if one doesn't own a cell phone, that could solve that problem since the San Tomas Aquino Creek Trail is right there.

I live on El Capitan, probably one of the most effected streets by this project. I hope that there will be ample parking as we are a restricted parking neighborhood due in part to the mismanaged run of Monroe street. Also that we will not see increased traffic or safety issues due to this project. I hope that the city plans for the obvious traffic short cuts down El Capitan from this project and plans ahead to correct them... speed bumps and turnabouts.

Would prefer it would not be developed!

Having lived over there years back, I know the area. I would like to see three stories, the buildings set back away from the streets, and make it like an open looking space not all crammed together.

We need more housing. My children can't afford to live here. I would like to see more mixed use housing that includes shops/cafes and housing units above (like Santana Row). But there has got to be enough parking so that it doesn't impact the neighborhood too much.

Very affordable to low and middle income residences, landscaped multistory high density housing. Homeownership preferred."

Community feedback from the Online Survey

AFFORDABILITY

1	We need to find a way to filter out criminals, drug addicts, emotional issues that are neglected and so forth. I'm just trying to make sure we keep our area safe
2	If we have to build now, we want a max of 20 units per acre.
3	Maybe a hybrid of low/moderate income of median income
4	Owned or rented-very different
5	Want to see City house teachers, fireman and police
6	No homeless or permanent supportive housings on this site, no repeat of Sobrato project
7	As much as possible because people will be priced out as rent rise and incomes stay stagnant for low income.
8	A combination of each of these income ranges

Community feedback from the Affordability workstation

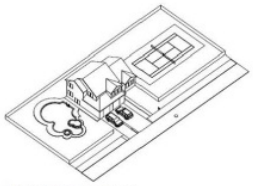
"I live really nearby. I think it needs to be a mix with some retail as it's underserved now. Underground parking would be good to best use space. Some kind of green space with playground is critical as not enough in that area."

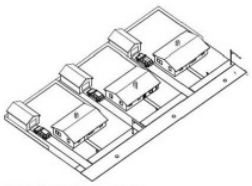
Site Layout & Density

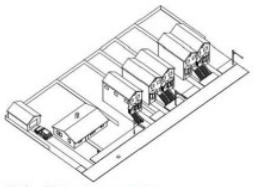
Design Elements	Votes
Scaling Density - lowering heights near single family homes	9
Townhome style	7
20 du/acre	10
No entrance at San Tomas and Monroe	3
Scaling elevation (townhome style near SFH) and 2-3 stories near San Tomas	5
Higher parking ratio	4
Development facing San Tomas & Monroe, not SFH - units oriented inwards	7
Higher fence/wall (loft) for privacy	3
Tree canopy for privacy	12
Parking near SFH side	4
Similar scale to Kaiser site	1
Underground parking - no surface	4
Guest parking	0
Publicly accessible open space	1

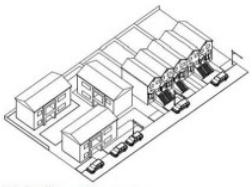
Community feedback from the Layout and Density workstation

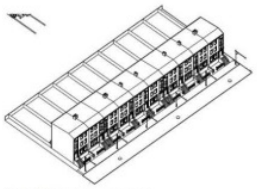
Visualizing Density

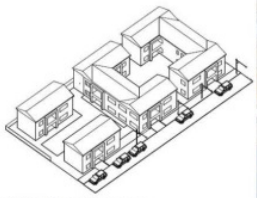

1 dwelling unit per acre

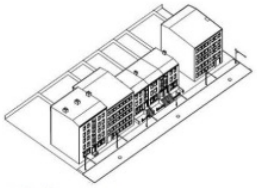

3 dwelling units per acre


10 dwelling units per acre

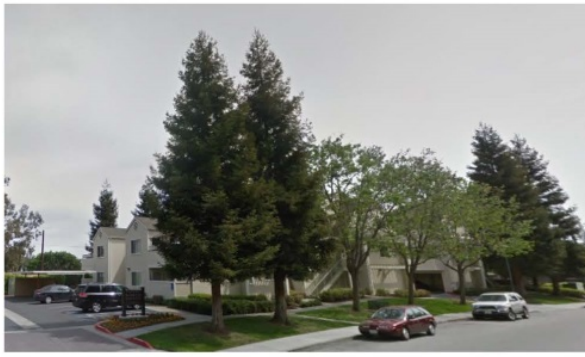

20 dwelling units per acre


30 dwelling units per acre


40 dwelling units per acre


50 dwelling units per acre

75 dwelling units per acre



Klamath Garden, 2105 Klamath Ave
17 units (10 two bed, 6 three bed, 1 four bed)
Density: 21 du/acre

Bracher Apartments, 2665 South Drive
72 Units (1 bed for age 55+)
Density: 30 du/acre

Presidio, 1450 El Camino Real
40 units (20 1 bed, 20 studio)
Density: 49 du/acre

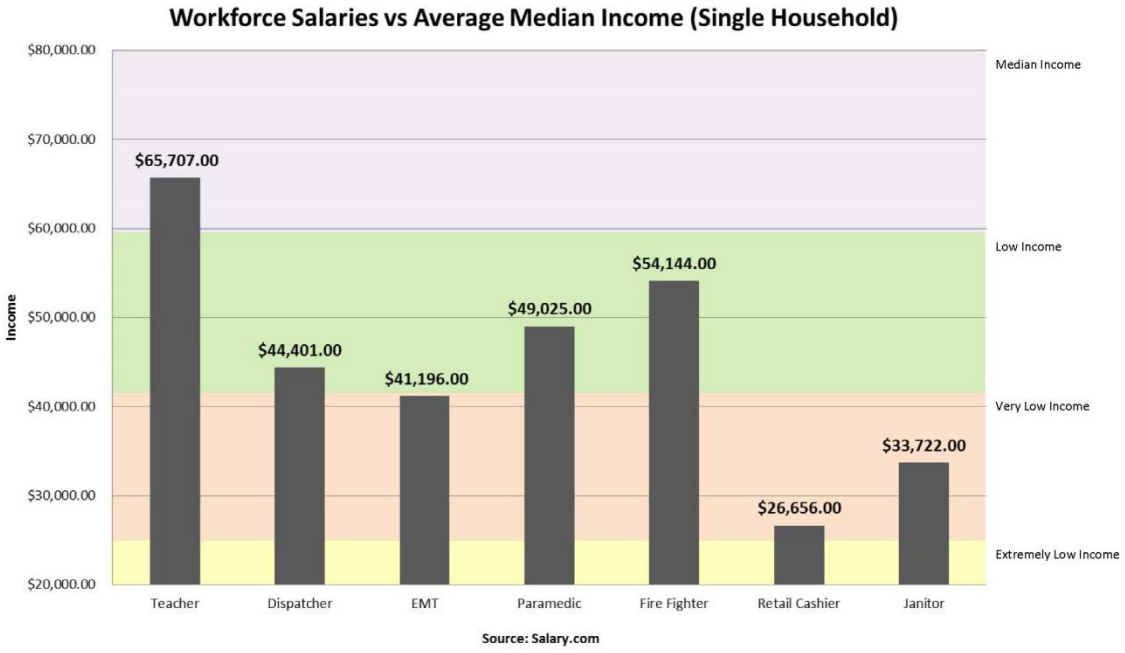
HOUSING PREFERENCES

1	Transportation should be first priority
2	Public school should go on site
3	No more housing
4	Approach is wrong, fighting economic rules of Supply and Demand - market place housing only
5	More parks and trees
6	Designate tenure, teacher year 1-5 or 5-12 then move; allow everyone same help
7	City to be property manager so they can control all leases and conduct background checks on tenants
8	Senior Housing without Assisted Living (independent/active seniors)
9	Specify to help the administrative level of the workforce
10	teachers only
11	Preferences and Priorities to Current Santa Clara Residence and Employees (1st responders)
12	-Informed this is violation of Fair Housing Act by Esq.
13	Compliance is critical - need to make sure residence stay eligible or move
14	Set-Asides for people with severe disabilities with care on site
15	Mixed AMI to help range of people
16	Housing for Employed Homeless; single parent families can be homeless, we need to reach out to them
17	50% units for Sale and 50% for Rent
18	2 entrance points/exits for the property, Monroe too congested
19	housing for families/people who were former S.C. residents that have been priced out
20	Youth and foster youth 18-24
21	Workforce housing including police/fire/1st responders; critical to have these people in the city in case of emergency
22	Seniors and young couples would fit well in existing community
23	EMT/Fire Fighters/Paramedics earn $150k per year with OT - do not designate for them
24	We need teachers in this area and families
25	More family housing, 3-4 bedrooms
26	resident preferences and workforce preferences are illegal depending on funding source

Community feedback from the Housing Preferences workstation

"Senior Housing without Assisted Living (independent/active seniors)"

"Mixed AMI to help range of people"



One of the visuals from the Housing Preferences workstation

AMENITIES

Voting results from the "Amenities" workstation

"Yes to Trees!!"

"If the amenities will increase height – NO amenities"

1	Direct route to the bus stop on San Thomas to San Thomas. Not through El Capitan
2	No Retail
3	Landscaping
4	Increase Bus Lines to accommodate more people to decrease traffic
5	No 5 story buildings
6	No high Rise
7	I don't think there should be retail because it would be taller and impact traffic even more
8	Too small for a large development
9	No other retail needed
10	Traffic, traffic, traffic
11	Low density housing
12	no more traffic w/o more mass transit
13	No high density w/o more infrastructure
14	A gym / exercise room is a great idea for yoga, aerobics, and strength training opportunity right on site, much like the success of the Sr.Ctr Exercise floor!
15	Community Center with park facilities
16	Transportation first!
17	Delay any building until a mass transit solution is in place
18	Bullet train with connection buses
19	Playground not beside properties
20	lowest possible DU/acre
21	Traffic Issues
22	No stores or restaurants
23	Limit # of stories
24	No Retail
25	Bike Racks
26	Underground parking
27	The biggest concern for residents living on Sheraton Drive would be that people in these low cost dwelling can see directly into their backyards
28	Yes to Trees!!
29	Skip the gym
30	Think of limited income family needs. Not Santa Clara homeowners
31	Lots of or at least enough parking
32	Med - High density
33	I was sorry to see the shipping containers plan fail
34	Adequate parking
35	Low density residential
36	Small retail compatible with the bike trail; ride your bike home from work stop in for groceries on your way home
37	Parcel should be dedicated for housing as a community park will be built across from the San Tomas Parkway
38	Please plant more trees and other plants along El Camino and all streets of Santa Clara
39	If the amenities will increase height - NO amenities
40	Think traffic nightmare. You did not listen when we said no to Levi Stadium. LISTEN NOW PLEASE!
41	Less density the better please
42	We need more plants and trees, landscaping and parks
43	Area for water development & filtration for growing population
44	Street Trees
45	Protected Sidewalks
46	Landscaping
47	If retail is involved it should not be much corner coffee shop that's it
48	Ideally, no retail
49	Bike lanes
50	Traffic Direction / Calming on Monroe; Scott to Lawrence Expressway

Community feedback from the Amenities workstation

General Feedback

1	How are the RHNA numbers calculated?
2	Where do RHNA requirements come from?
3	There is a need for family sized units. 2,3, and 4+ bd.
4	Townhomes of 20-25 du per acre are appropriate for this site.
5	Managing density relative to current homeowners is important
6	Can we do homeownership at this site?
7	Development needs to interface with neighbors well.
8	Parking is a priority
9	The property management company matters!
10	Keep single family zoning
11	Need setbacks from current property owners
12	Can we do 50% homeownership and 50% rentals?
13	Development should be a maximum of 50 units
14	No retail needed at this location
15	Parking should be 2 spaces per unit
16	What happens if we build less than 20 du per acre
17	No homeless populations at this site
18	Eliminate prop 13 to solve crisis
19	50 units max housing
20	Please post PPT to website
21	What happened if we do nothing?
22	Current property owners need a physical wall / sound barrier
23	3 stories max height
24	Streetline can have more density than interior and back of site
25	No retail
26	Traffic calming is needed
27	Need to protect kids and families from traffic on San Tomas
28	Is underground parking feasible?
29	keep density on the streetfront
30	2-3 stories should be max
31	Make sure there is adequate parking
32	There should be adequate setbacks from San Tomas to protect families
33	Please provide a walkway that connects the site to Bus Stop via San Tomas
34	Too much traffic
35	Access to the site has to be on Monroe, not San Tomas
36	Traffic modifications would be necessary
37	Developer should provide traffic analysis
38	Adequate parking!
39	Should target teachers and workforce housing
40	Taller buildings along Monroe
41	Shorter building near houses
42	30-40 du per acre looks fine but not taller
43	Needs trees!
44	Small scale retail would be okay
45	Small groceries and café
46	Keep 1 story single family as zoned
47	2-3 stories along San Tomas is okay
48	No High Density
49	Do not rezone
50	Not higher than 3 stories
51	No micro unit proposals
52	No cargo units
53	Build something similar to Franklin Street Family @ Mt View
54	Too much traffic!

Community feedback from the Q&A workstation

Community feedback from the Housing Preferences workstation

"I would I like to see a mixed unit size, few lofts, some 1-bed, most 2-bed, more 3-bed. It should be affordable because finding anything affordable for a family is hard."

Community feedback from the online survey. Responses have not been altered for grammar or spelling errors.

	In a few words, briefly describe your vision for a new affordable housing development at the San Tomas and Monroe site:
1	It would be wonderful to see more families with average incomes afford homes in Santa Clara or be able to rent housing that is affordable and not take up more than half of their incomes.
2	High density apartments along San Tomas with limited parking and some guaranteed method of getting people to and from Caltrain and VTA transit options.
3	It should not interfere with the lives of those already living in the area and should fit in with the neighborhood. Consider Traffic which is unbearable in Santa Clara now as it is.
4	Town homes or condos for purchase by mid-income families like work force employees like teachers, fire fighters, police, EMT's with some units also open to veterans, disabled, and seniors. In particular, only open to residents of the city of Santa Clara.
5	Townhome style with HOA to be sure landscaping, etc is maintained. This style should fit into a single-family area and allow the most homes.
6	Hope to create a site where people can feel like they could settle there for a longer term (10+ years), enjoy local amenities, and feel tranquil in their home with a sense of neighborhood (trees, birds, green-space, skylights/big windows, common gathering spaces), as opposed to cramped, noisy, concrete-laden stressful spaces that they just want to get out of as soon as they can/if they can (which leads to stressed out citizens that are more ready to snap).
7	Hope to create a site where people can feel like they could settle there for a longer term (10+ years), enjoy local amenities, and feel tranquil in their home with a sense of neighborhood (trees, birds, green-space, skylights/big windows, common gathering spaces), as opposed to cramped, noisy, concrete-laden stressful spaces that they just want to get out of as soon as they can/if they can (which leads to stressed out citizens that are more ready to snap).
8	Can we please get some upscale chain restaurant options in Santa Clara????? Way too many mom & pop ethnic spots.
9	Veterans , seniors, teachers, firemen, police are a welcome addition to the neighborhood and supportive of building a village like community.
10	Affordable housing should be considered a step up, not a hand out. Encourage personal growth and develope Civic Pride.
11	No homeless site! Unsafe especially with a family garden and park across the street.
12	Single family homes.
13	Welcoming for all incomes, low, moderate & middle.
14	Wrong area to increase housing. What about availability of public transportation? Impact on the schools?
15	The questions asked in this review require a professional analysis of the situation. No way can a layman answer these questions with any degree of basic understanding of the local needs. BTW, clicking to "...read about Presidio Santa Clara." only shows a picture. There is nothing to read. Where is this development?
16	We need more housing. My children can't afford to live here. I would like to see more mixed use housing that includes shops/cafes and housing units above (like Santana Row). But there has got to be enough parking so that it doesn't impact the neighborhood too much.
17	Set back from the road high quality construction with good landscaping high berm separating STE. The use of trees to help as a barriers from road noise. Parking under units.
18	Having lived over there years back, I know the area. I would like to see three stories, the buildings set back away from the streets, and make it like an open looking space not all crammed together.
19	A few condos/townhomes, no more than 20, that are owned and not rentals. Medium income only.
20	few homes, playground and small businesses / grocery stores
21	I would l like to see a mixed unit size, few lofts, some 1-bed, most 2-bed, more 3-bed. It should be affordable because finding anything affordable for a family is hard.
22	Would prefer it would not be developed
23	Please no low income housing, it brings crime and inresponsibility with it. Santa Clara should be a safe haven from the issues plaguing San Jose, lets keep it safe and crime free!
24	Build Build Build!
25	I live on El Capitan, probably one of the most effected streets by this project. I hope that there will be ample parking as we are a restricted parking neighborhood due in part to the mismanaged run of Monroe street. Also that we will not see increased traffic or safety issues due to this project. I hope that the city plans for the obvious traffic short cuts down El Capitan from this project and plans ahead to correct them... speed bumps and turnabouts. I guess in short our neighborhood feels that you, the city, completely sold us out to Sobrato and we are all hoping that you redeem yourselves and represent us responsibly with the safety of our children, families, and neighborhoods remembered during this planning precess.
26	Housing that matches with the current single family homes neighboring the lot. Create a community of homes vs housing.
27	2-3 story apt. homes for low-middle income homeowners. Retail space is within walking distance to this project, and is not needed on site. Underground parking would be preferred, however, proximity to the creek may present problems (water table). Access to and exit from this development would put a strain on Monroe & surrounding residental streets - there are currently no residential streets that cross San Tomas without traffic lights, and this would not be appropriate for the current location.
28	That it help assuage the dire need for housing in our city. That it would by design style fit well with the surrounding neighborhood. That it not be so dense that traffic issues are a problem.
29	Senor housing pleasing to eye and not obtrusive to existing property owners
30	One that helps people of low income but not high density enough to further damage an already crowded area.
31	Any more than 20 units per acre should not be considered. We want more open space to offset all the new development this city has already seen. The builders should also pay a mass transit impact fee so we can upgrade our mass transit and bike routes. This impact fee is long over due. The park impact fees should be used to buy land for new parks, not pave over the existing parks, i.e; the Hall of Fame Swim Center.
32	The site should be developed with housing that is compatible with both the adjacent SF neighborhood and the apartments across the street.
33	This location is actually a poor location for housing, with the noise, and emissions from the expressway it's a bad place to raise humans. It would be better suited to retail or dining establishments.

34	I'm extremely disappointed when the Sobrato proposal for extremely low income / homeless was rejected, especially with its close proximity to El Camino (and potential jobs), bike trail, and new park across the street which will have a community garden where food grown could have gone to these residents. Now I would like to see this development be used for a range of incomes because it's expensive to live in this area.
35	No retail. There is NO street parking on this side of San Tomas. New park is being built across San Tomas. Keep at 20 units per acre, mix of unit sizes
36	The primary limitation on affordability is the poor bus service in that area. (Compare to El Camino Real) So, new residents will need a bicycle or car to get around. However, if the development can include a large bike parking area that includes those share bikes and some way to access them if one doesn't own a cell phone, that could solve that problem since the San Tomas Aquino Creek Trail is right there. Also because of the trail, it would be good to disallow dogs unless there is a significant barrier between the development and the trail.
37	Please no more building in Santa Clara. We already have heavy, congested traffic on our streets -El Camino Real, Homestead Rd, and Benton. We already have street closures because of the so called building developments now. (Surveys do not include questions like this.) Did you know there was a Downtown Santa Clara that was destroyed in 1963? Bring back this promise to us - and let us help with the decision. Keep Lawrence Square shopping as is. Keep old shopping center on Kiely and Homestead. Keep Moonlight shopping as is and bring back the bowling alley
38	I'm just sick of seeing 1 and 2 bedroom apartments going up everywhere. At some point all the 20 and young 30 something's are going to get married and want kids and there will be nothing left but 2 bedroom apartments. We need to build homes for families
39	The information in the powerpoint about how unaffordable housing is in Santa Clara is shocking and sad. This is an unacceptable crisis. We need to do more to make sure that the most vulnerable in our community and people who make our community work (grocery store workers, post office workers, teachers, my daycare provider) are able to live here. We need to maximize the density of these rare opportunity sites where we have city land to build affordable housing. A max of 35 dua sounds very low. Why are we limited to that? Good design (transitions from the surrounding lower height neighborhood) is more important than focusing on the density and number of units. People need somewhere to live and it's morally wrong to say "not in my neighborhood."
40	my backyard is shared with this property and i am really concerned about what goes in here.I strongly suggest relatively higher income people with families to live here .prefer teachers or senior citizens ..with Higher stories along San Tomas and setbacks toward our backyards with a physical wall barrier in between
41	I live really nearby. I think it needs to be a mix with some retail as it's undwrserved now. Underground parking would be good to best use space. Some kind of green space with playground is critical as not enough in that area.
42	A place for city professionals, veterans, and healthcare workers whose local pay is insufficient for supporting a household in the high priced bay area. We need our city workers close and veterans who may be able to acclimate better if provided safe and clean housing.
43	IMHO, affordable housing is (i) a fool's errand (ii) not in the best interest of most people, definitely not of neighbors.Why? Because vast majority of people having a hard time affording a place to live WILL NOT live in this (or other) affordable housing location. In this way, you are helping a tiny fraction of people at the expense of everyone else, including families with low incomes. In fact, taking away these units from the market will not ease prices on everyone else, especially those which are not eligible but need help. Moreover, for the many existing neighbors which barely managed to save enough to buy a home, you will probably introduce a reduction in property value, with potentially unsavory people living at your development, living at everyone else's expense. If you want to do this foolishness, why do we have to suffer a financial hit as a result? Affordable housing is a bad idea. By creating it, you work *against* my wishes and interest as a citizen. I could not care less about bureaucratic land designations and other requirements. It is not in my interest to waste this land for this purpose. What you should do? Build homes/apartments (potentially at different sizes) at *market value*. This would be the most fair for everyone. I will hold you accountable in the next election
44	Mixed incomes in a park like setting. Xeriscape with trees, and a playground for youth.
45	small single family affordable housing for family households
46	It cannot interfere with the bike/walking path along the creek and should also incorporate sufficient parking so that residents are not parking on Monroe
47	Minimum density and height required by law for this disproportionately crowded intersection. Numbers of existing low-income apartment buildings has created an overflow of cars into neighboring areas. Appropriate amounts of parking spaces for any housing at the proposed site should be a major consideration.
48	Less density across all projects. Traffic is getting to critical mass.
49	This survey is one sided. If the site must be used for affordable housing then it should be according to the current requirements which I believe is limited to 11 units. The City should sell the units to homeowners but when the property is sold it should only back to the City at a predetermined price. As a side note, the city staff has gone out of its way to make participation in this process extremely. At the meeting the staff was not accepting of anything other than mass density housing. Keep the current limit on the number of units to be built to what the City originally accepted when the property was transferred.
50	Lowest density possible, single family homes (or townhouses) - no high rise buildings, no retail. Plenty of parking for the number of units, and added trees, landscaping. Does not take privacy away from the existing homes. Available to families who are getting pushed out of Santa Clara because their income has not risen as quickly as the cost of living here.
51	I have a young family and while I care about making affordable housing options available for all, I am worried about safety. I think providing housing for teachers and people in other services is greatly needed and will help serve both purposes.
52	This is a very small plot of land and the area is already over run with people in the apts off Los Padres and Debra off Monroe. Crime and parking is a huge issue. We don't need to add to it by putting in more high density rental units where people don't care about the property and trash it. I call every week already for shopping carts to be picked up. Please do not ruin our neighborhood even more with more people who are not owners and don't care. The families on Sheraton behind the property are already all moving because they do not trust the city to do the right thing based on what you already tried to put on the property. Our city council is horrible and doesn't care about current home owners.
53	Our police department is already horribly understaffed. Please consider that with all residential development and the expected increase in calls for service.
54	Below market-rate home ownership, with profits at eventual re-sale split with the developer or the city (there's multiple ways to prevent windfall profits for the initial owner and keep the homes affordable through subsequent re-sales) . This would be the type of project that residents envision when they request affordable housing; homes that working people, after a few years on the job, can reasonably be able to buy. It's been done in many towns and cities in California, I know of specific projects in Davis and in San Jose.
55	Wrong area to increase housing.
56	A well maintained complex for folks who are working in the service fields like nurses, police officers, fire fighters/EMS, teachers and others. It needs to be a complex that looks physically and aesthetically to our neighborhood. It needs to blend into our neighborhood and not standing out.
57	Low income housing is needed to (eventually) replace the old apartments along Monroe, which need to be redeveloped. The location is inappropriate for retail or food as it would push unmanageable traffic onto residential streets.
58	I would like to see housing that serves low-income people and fits within the needs of the neighborhood. We need housing that is affordable, safe, appealing

	and welcoming to residents. I hope that this development can prove to neighboring home owners that poverty is not a crime and that low income people can be great neighbors.
59	I am deeply concerned. Ideally, parking is under the buildings, with a grocery store and coffee shop on site. Set backs from Monroe should reflect the neighborhood. We need to improve the walking and biking of Santa Clara. With more people and more cars being lured in, we need to find places for the cars that doesn't jeopardize bicyclists or pedestrians.
60	A nice, small, housing community that blends into the existing community. Trees and open space are available for children and families.
61	Fits the neighborhood.
62	A development that is complimentary to the current surroundings. Traffic coming in and out of the development will need to be reviewed since that intersection is very busy.
63	Housing that reflects the surrounding neighborhoods. Neighboring homeowners should not be negatively impacted. Their property values should increase and the new development should make it a nicer place to live and raise a family.
64	A nice affordable place for families of lower income, outside open space and larger spaces for larger families.
65	Would prefer something as close to single family housing as possible
66	Low density housing, not rental property. Underground parking and at most two level living levels. The area is very small - should not have more tan 25-30 units. Would prefer single unit dwellings - homes - do not re-zone the area from single home dwellings. The area is already extremely congested. Have you even considered what you will do about the traffic. The quality of life in Santa Clara is diminishing due to congestion and traffic. You can design dwellings for people that would pay $300,000 - $400,000 (this is low cost housing in this area) and make the developer reserve a small percentage of homes for low income families. This is far more preferable than having the entire complex for low income people. Think of the middle class that need homes too. It is the middle class that pays for everything, vote, volunteer - makes your community. The middle class (family members) has to commute to this area from 1.5 - 2 hours both ways on a daily basis to work and have a home outside of silicon valley. Clearly by your survey response selections to choose from you are not considering anything but low cost housing - perhaps just one step above the homeless shelter you previously planned. I attended your 12/7/17 event - you provided misinformation to those who attended under the guise of considering community input. You documented that teachers were highly paid and Fire/Paramedics were low income earners. As City personnel you have access to what your Fire personnel earn. They earn between $100,000 and $200,000 with OT and you know they do not live in the area they work. They work 2 days on and 4 days off - you led the people at this event, who knew no better to believe that Fire personnel are low income families that would live and benefit from this housing development. Santa Clara City Council members and employees of the City of Santa Clara please have some consideration for the people that own property within a 1000 feet of this proposed development. I realize this is just a job to you and you may have another job next year, on to bigger and better things, but this is where we live, some of us for more than 30 years. Your decisions affect us for life.
67	2-3 story apt. homes for low-middle income homeowners. Retail space is within walking distance to this project, and is not needed on site. Underground parking would be preferred, however, proximity to the creek may present problems (water table). Access to and exit from this development would put a strain on Monroe & surrounding residental streets - there are currently no residential streets that cross San Tomas without traffic lights, and this would not be appropriate for the current location.
68	There's already an abundance of new housing so I'd rather see an outdoor plaza/park for residents to enjoy.
69	affordable housing for good teachers
70	Though categorized as affordable housing, it should be harmonic to the homes around it to maximize the benefit of resident in the new building and existing buildings. Two story is strongly recommended in respect to the single family zone plan that is promised by the city. Also, the residents in existing single family zone will be mostly happy to live with senior citizens, working force, and families.
71	A welcoming and attractive site of affordable housing with grass and trees and coffee shop or grocery to invite in rest of neighborhood as well.
72	TrueType affordable. With money reserved for upkeep. Occupants screened for need. Zero tolerance policy for drugs and weapons and violence.
73	This lot is in an area of single family homes. It should be designed to be consistent with the existing construction. That is single family homes with a maximum of 2 floors, off-street parking for two cars per dwelling, and additional parking spaces for visitors.
74	Even though it is an affordable housing goal here, the project should be high density with incentives for fewer cars and more bicycles. There should be amenities onsite like a community/recreation room to reduce the need to drive. Housing should be highly efficient to reduce the cost of utilities for residents. The project should be architecturally interesting so as to enrich the lives of the residents. In order for Santa Clara to be able to meet its RHNA numbers and to not get in trouble with the new State laws for affordable housing, there needs to be some low and very low income housing on site.
75	This area should contain as few houses as possible; this will minimize number of cars and hence not increasing traffic. No retail store should be included. If retail is absolutely required, put a grocery store so people have quick access to walk and buy groceries. A park for gathering is also a great idea. There should be solid plans to minimize an increase traffic (i.e., providing residents alternative options to driving).
76	Plots like this are rare and should be developed as much as possible.
77	I would actually perfer no more housing to continue to go up, as a long time resident of Santa Clara I can not express the discontent my neighbors and myself feel for this congestion in the city.
78	I would like to see a cycling/walking trail to get across STX to the new community garden park and the STAquino Trail that goes under the overpass in order to connect the entire community on that side of the expressway (including this new project) without stopping the traffic on the expressway. This project should offer a mix of affordable housing which allows low-income individuals and families to rent in our city. (Why does this survey have a link to the El Camino Real Presidio Santa Clara on this page of the Monroe St. survey?)
79	Somewhere that people can afford to live who can't currently find any housing options.
80	The City needs to address the needs of lower income seniors and those with disabilities, as well as provide housing for famil;its, These diverse groups can form a microcosm of a vibrant community, just as in the early days of Santa Clara,
81	Let's focus on teachers, nurses, police officers, firefighters ... who serve our community and have a really hard time living here. We need to make our schools better, and enhance safety by attracting more families.
82	I am in favor of building single family homes that teachers and nurses, with families, will be able to afford.
83	Need to address affordable housing for Moderate Income category.
84	Lower density, nicely landscaped, more permanent housing.

85	It should provide reasonably prized housing options for working families
86	I would like to see both Senior housing and affordable housing for city employees (this also includes teachers that teach in the Santa Clara Unified School District)
87	There is nothing wrong with vacant land. Build housing and we get more traffic, more pollution, not enough parking. There should be one parking space for each bedroom. Otherwise there be problems with parking in the neighborhood.
88	I tend to believe all housing should be market rate.
89	I would like to see housing that serves families with children. Townhomes preferable since that will serve a large need in the area. I do not think ground floor retail (mixed use) is necessary at this site. It will just increase the cost of the development, increase the height/massing of the buildings, and may not be sustainable without sufficient foot traffic.
90	Non-monstrous building that fits the architecture of the neighborhood. None of the awful modern crate designs.
91	I would urge the city to approve non-rental housing on this parcel. Put in some below market rate units that will allow families to buy property. Pride of ownership shows when someone actually owns vs rents the property. Do not cram too may units onto the parcel.
92	Retail/commercial with 1-2 storeys of housing above would be the best use of space. Those living there and neighbors will be able to access closer retail points, while we gain much-needed housing. I would love to see every unit be at least BMR housing.
93	High density. Wall alongside the recreation path. Coordinate traffic signals.
94	none
95	Prefer to have less density and housing not apartment style homes.
96	A nice residential neighborhood. Leave out the retail. Not too high density.
97	I've lived in Santa Clara all my life and I don't want to see any more building here in Santa Clara.
98	Fewer housing until traffic can be alleviated.
99	No opinion yet. I'm willing to wait to judge various proposals
100	This area is already over done with low income properties and renters who don't care about our city. The high crime in the highly ignored apts across the street is proof. The amount of shopping carts and garbage left in the streets and sidewalks near this property is all the proof you need. Anything you add to the neighborhood needs to be for owners who will take care of the properties and not be absentee landlords. The city needs to start holding landlords more accountable. The poor neighborhood behind these proposed units will suffer the most and the city needs to protect their right first. I am so sorry the city didn't purchase this property for a dog park and do a walk over to the other side of San Thomas to the new park. That is what makes the best sense. Parking of course is going to be a nightmare. What is the city's plans on that.
101	Housing for Bay Area â€œlow incomeâ€
102	Frankly, there is so much new housing going in everywhere in Santa Clara, I'm not sure why we need any more! But if there has to be more (as you seem to be pushing), then I'd prefer fewer units that are affordable so that someone has a chance to own them. People tend to care for the property better if they have worked hard to own it rather than rent it.
103	I would hope a good portion of this would be used as transitional housing to help people get on their feet.
104	Something unobtrusive and not infringing on the homes of existing neighbors (height or proximity). Housing for residents who are self-sufficient and have the means to take care of their homes - and not raise levels of crime in the neighborhood.
105	Housing to support community workers
106	Low density structures with decent amount of green space and trees. We don't need another ugly super high density complex marring the city. Also want to target stable residents families and teachers or other service professionals. We don't want transients/short term renters who have no stake in the city.
107	Some that adds value to the city.
108	This is a relatively small site and adding parking for retail in addition to housing could be problematic. Given the close proximity to single family housing, I would not create a structure more than three, preferably two, stories high. If your going to utilize the space for retail, there appears to be a lack of larger grocery stores in that general area. If you try for a mixed facility, parking would be my concern.
109	Very affordable to low and middle income residences, landscaped multistory high density housing. Homeownership prefered
110	Suitable for both low income families and singles and those with disabilities or veterans. Range of smaller and larger units depending on the people in the unit with yards patios or a common building yard setting. Pet friendly.
111	My vision for the proposed affordable housing development is an attractive, perhaps modular, collection of homes with ample parking and open/play space. Creatively re-purposed shipping containers might work. The heavy traffic in the area means special attention must be given to the placement and design of the entrance/exit. Buy-in from neighbors is essential. Perhaps a contest to submit architectural drawings would build interest.
112	There should NOT be more high density housing developments.
113	Something that does not affect the nearby neighborhood as far as traffic, height, and density. Everything should be done in order to make sure the nearby neighborhoods are not at all affected. This is just as much about the current neighborhoods and their residents as it is about low income housing. I'm not a fan of having retail at this site, as it could add traffic to an already congested area. If retail were to be built here, it would need to be in the form of a small coffee shop or something like it. I picture a project that takes advantage of Santa Clara's mission theme and offers beautiful landscape. My property sits right up against this property, so a wall (like the one being built along San Tomas Expressway) needs to be built.
114	These housing developments should either be for the elderly or families with children. Having raised your children and having visits on and off with your grandchildren can be very hectic for the elderly. Don't combine families with children and adult living.
115	It would not be a bad idea to provide a space for all the RVs and campers that are proliferating in Santa Clara. Parking and a few amenities like bathrooms, showers, electricity would go a long way toward helping these people instead of ignoring them.
116	proposed situs should not infringe on rear facing neighborhood homes. I recently moved to Elk Grove, Ca 95758 and am appreciative of the opportunity to not experience the coming disaster. I was a resident of Santa Clara for 45 years. Shame, shame on the city.
117	I don't like the term "Affordable Housing"...It is just another word for "Projects"...Lets upgrade our City. We are the heart of Silicon Valley", act like it!!!
118	This survey is biased in that it assumes you are in favor of a housing development. There should have been a "none of the above" option listed for most of the questions. I don't think this parcel is suitable for housing at all. What the neighborhood could use is a playground or dog park in the area. Cramming

	people into ever denser housing units is not a solution, and no way for people to live permanently. I understand the purchase of the land from the county using redevelopment money requires that the land be used for affordable housing. That was a poor decision that should never have been made. Can the money be paid back and/or the property sold back to the County?
119	Sustainable community with garden and market easily accessible to residents, so they're able to walk. There's no other near-by market at that location.
120	Easy access to buses. Ample parking area for tentant and visitors. Trees to provide shade and sound barrier.
121	Less is more. Tract homes like the neighborhood behind it.
122	single family homes with yards
123	No homeless housing, do not bring them into this nice and well established neighborhood. No rentals, no transitional housing. Allow police/nurses/firefighters/teachers into these affordable homes.
124	New affordable housing development should provide housing to public workers like teachers, police, firefighters etc who contribute to the development of the community and are not able to afford to buy a home closer to where they work. It will be incredible to have them realize the dream of a home as a token gift of the great work they do to make this community and the world a better and safer place.
125	I would like this site to be a park, or converted to a woods.
126	I go to this Family homeless shelter in San Jose for some volunteering work. http://familysupportivehousing.org This is how it should be - we should follow this model.
127	Santa Clara needs affordable housing that targets extremely and very low income populations, particularly families with children and mixed-generation households, which are more and more common due to rent costs and cultural norms of residents. This means a unit mix that includes some 3-4 bedrooms apartments. I'd also like to see some sort of set aside for people with developmental or severe mental health disabilities coupled with case management. It's becoming harder and harder for these people to find and maintain housing, and units at or below 30% AMI with services is the best option for long-term housing.
128	The most housing that can fit in the space, with underground parking and modest retail on the ground floor. Trees around it.
130	Great work by City Staff!!

The quotes and online survey comments in this report have not been reviewed for grammatical and spelling errors.

Prepared by:
City of Santa Clara
Housing and Community Services Division
1500 Warburton Ave
Santa Clara, CA 95050
(408) 615 2490

City of Santa Clara
The Center of What's Possible