



City Council

Item #7 – 20-1437

**2330 Monroe Street
Affordable Housing Project**

January 28, 2020



Topics

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

Project Overview





2330 Monroe Street





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



2330 Monroe Street **Community Visioning Workshop**





2330 Monroe Street

Community Visioning Timeline

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

Community
Engagement Meeting
December 7, 2017

Community
Survey Closed
January 19, 2018

Issue RFP
March 16,
2018

Developer
Interviews
June, 2018

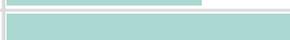
December 22, 2017
Community Survey
Issued

February 2018
Draft RFP and
Community
Visioning Report
February

May 31, 2018
Development
Proposals
Due



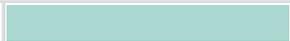
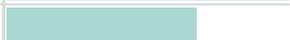
What income range do you feel is most appropriate at this site?

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%



2330 Monroe Street

Conceptual Site Plan

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



Transaction





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"



2330 Monroe Street

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

Proposed Project Unit Mix

Income	Total Units	Percentage
30% AMI	16	25%
50% AMI	10	15%
60% AMI	13	20%
80% AMI	16	25%
100% AMI	9	14%
Manager	1	1%
Total	65	100%

Expected Rents (1 bdrm)

Income	Total Units	Rent
30% AMI	16	\$878
50% AMI	10	\$1,463
60% AMI	13	\$1,576
80% AMI	16	\$2,078
100% AMI	9	\$2,627
Manager	1	N/A
Total	65	



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



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



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





2330 Monroe Street

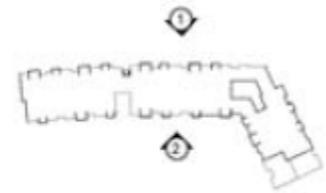
Project Elevations



1. North Elevation



2. South Elevation



KEY PLAN



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)**





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**



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



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**



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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	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%
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%	



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.



2330 Monroe Affordable Housing Project

Floor Plans



First Floor



Second Floor



Third Floor



2330 Monroe Street

Wing C Elevations



3. North Elevation



1. West Elevation



2. East Elevation



KEY PLAN

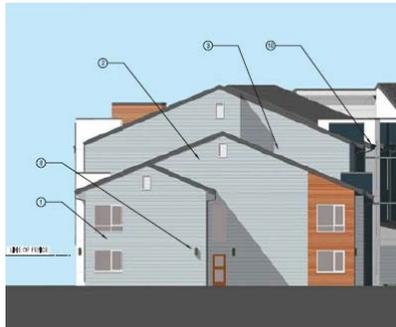


2330 Monroe Affordable Housing Project

Wing A Elevations



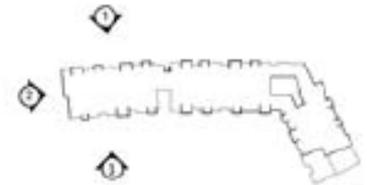
1. North Elevation



2. West Elevation



3. South Elevation



KEY PLAN



2330 Monroe Affordable Housing Project

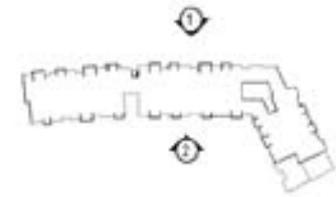
Wing B Elevations



1. North Elevation



2. South Elevation



KEY PLAN