

# City of Santa Clara

## Innovation Place Community Meeting 2330 Monroe Street

February 2, 2017



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

# Community Engagement Meeting

**2330 Monroe Street**  
**Site Size: 2.47 Acres**  
**APN: 224-37-068**

- Welcome and Introductions
- Purpose and Goals
  1. Inform community about project concept and process
  2. Receive input from community, Q&A session
- Next steps





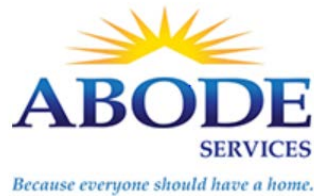
# Agenda

- **Welcome & Introductions (6:00-6:15)**
- **Developer presentation (6:15 – 6:35)**
- **Project development process (6:35 -6:45)**
- **Comments / Q & A with the public & meeting wrap-up (6:45 – 7:55)**
- **Next steps (7:55-8:00)**



# Innovation Place

The  
**SOBRATO**  
Organization



# Why is this project needed?

According to the last point in time count of people experiencing homelessness in 2015, there were **377** people in the City of Santa Clara that were experiencing homelessness.



DESTINATION: **HOME**

## John A. Sobrato

- John A Sobrato is founder and chairman of the Sobrato Organization, one of the most successful private real estate firms in California.
- Sobrato's career in real estate dates back to 1958 when he began selling homes in Palo Alto at age 18 while attending Santa Clara University.
- In 1998 Sobrato and his family created the Sobrato Family Foundation.
- In 2007 the Sobrato Family Foundation was named the Foundation of the year by the National Association of Non Profits.
- Every year since 2013 the Sobrato Foundation has been named the most generous corporation in Silicon Valley by the Silicon Valley Business Journal

## Overview

- Founded in 1979 by John A. Sobrato; 100% family owned
- All commercial investments are made in the Bay Area
- All decisions are made locally
- Long-term holders of real estate
- No capital partners, no construction debt; no financing required for land acquisition or construction

## Real Estate Portfolio

### Current Holdings:

- 40 commercial projects with 92 commercial buildings
- 7,950,000 sq ft. commercial
- 29 apartment communities; 6,691 residential units

### Development History:

- 15,000,000 sq ft. office & R&D
- >12,000 residential units



## Overview

**\$375 Million**

in cash grants, office space,  
and land & buildings  
given directly to  
Bay Area nonprofits  
since 1996



- Comprised of the **Sobrato Family Foundation**, **Advised Funds** of Sobrato Family, and **TSO's Corporate Giving & EE Match** programs
- **100% TSO-Funded** through building sales and profits from business activities
- First multi-generational **Giving Pledge** signers, 100% of wealth given to nonprofits in lifetime
- **Top Corporate Philanthropist**  
*SV Business Journal* '12-'16;  
*SF Business Times* '13; Top 5 '14, '15, '16

## Land & Capital for Silicon Valley Nonprofits

### Land or buildings donated directly to nonprofits

- \$9.3M in land to Morgan Hill for Ann Sobrato High School
- \$5M warehouse for Resource Area for Teachers
- \$8.6M office building to Santa Clara University
- \$52M for the three Sobrato Centers for Nonprofits

### \$186M in capital gifts to local organizations

- \$100M to Santa Clara University for *Sobrato Campus for Discovery and Innovation* (plus \$millions in capital for other projects)
- \$20M to Lucile Packard Children's Hospital
- \$10M to Bellermine College Preparatory High School
- \$5M to Valley Medical Center



- Built in 2001
- 840,000 sq ft
- Joint Venture with Apple

Apple HQ | Cupertino



- Built in 2000
- 500,000 sq ft
- Leased to Nvidia

## Nvidia Headquarters | Santa Clara

# Innovation Place

## Key Development Points

- 200 micro studio apartments:
- Unit size 160-240 square feet
- Only 2 Story Residential Buildings
- Single Story Community Pavilion
- 80 Parking Spaces
- Van transport to local amenities
- On site 24/7 Property Management & Supportive Services
- Target Residents: Single Adults Experiencing Homelessness



# Site Plan



### PROJECT SUMMARY

- \* SITE AREA: 2.474 AC.
- \* TOTAL NO. OF UNITS: 200 DU  
 TYPE A - 240 sf 80 DU  
 TYPE B - 160 sf 120 DU
- \* DENSITY: 81 du/ac
- \* AMENITY SPACE: 5,000 sf
- \* PARKING: 80 SPACES

# Aerial



Perspective View:  
Looking West From Monroe





Perspective View:  
Looking East From San Tomas



Perspective View:  
Looking Northwest from Adjoining Properties



160 sf Unit

**GrowthPoint**  
STRUCTURES

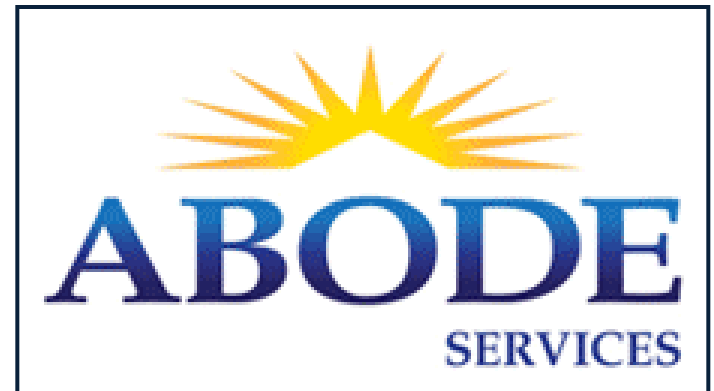


# 240 sf Unit (ADA compliant)



# Qualified and Experienced

Abode Services has a proven track record as an experienced, qualified developer and operator of permanent supportive housing.



# Largest Provider of Housing Services

Abode Services is the Bay Area's largest and most effective provider of housing services to homeless people.

Founded in 1989, we work to end homelessness in Santa Clara, San Mateo, Santa Cruz, and Alameda counties.

We use a Housing First approach, recognizing that once one has a home, the services that follow will be more effective.



# ACCOUNTABLE AND TRANSPARENT



We've received a **4-star rating** – the best rating possible – for **12 consecutive years** from Charity Navigator.

## Recognized for our:

- Sound fiscal management
- Accountability
- Transparency

# What We Do

In the last six years, we've rehoused over

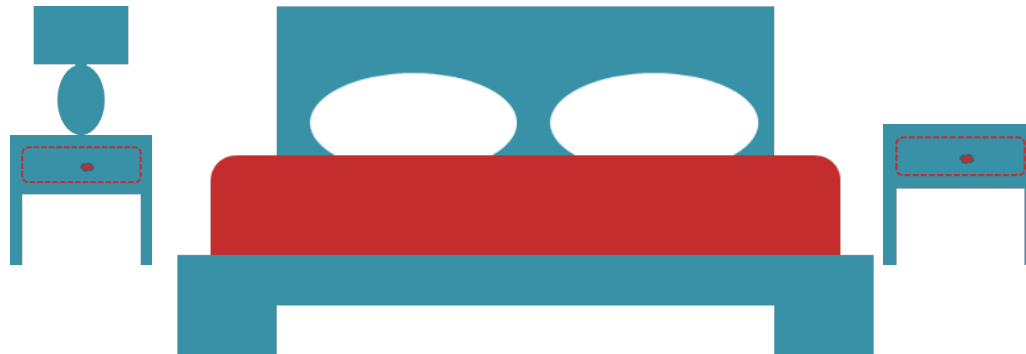
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**5,074** people

Last year, we ensured that on any given night more than

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**2,000** people slept in a home rather than on the street





# Innovation Place

## Key Operational Points

- This is not a homeless shelter or transitional housing
- All residents will sign a lease and will pay at least 30% of their income towards rent and have to abide by the lease and the house rules to be able to continue living here.
- Onsite Social Services are available to residents only.
- On site 24/7 Property Management & Supportive Services



# Property Background

- January 2005 – Purchased by RDA from the County of Santa Clara for affordable housing to serve less fortunate Santa Clara residents
- Fall 2016 – The Sobrato Organization approached the City with a proposal for the development of 200 micro residential units targeted to extremely low, very low and low income adults experiencing homelessness.
- December 2016 – City created website with project information, updates and e-notify sign up at: [www.santaclaraca.gov/2330monroe](http://www.santaclaraca.gov/2330monroe)
- December 2016 – City approved an Exclusive Negotiating Rights Agreement (ENA) with Sobrato Organization. Council approval of ENA allows the parties to formally begin evaluating feasibility and potential requirements of development on the site.
- February 2017 – City conducts first community meeting on proposal

# Permit Review Process

- As of today – no application on file with City of Santa Clara
- Proposal requires General Plan Amendment, Rezoning to Planned Development, and Architectural Review
- Application process requires California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) review
- Application process includes numerous community engagement events
- Staff and Planning Commission will make recommendations; City Council will act as final decision making body

# INNOVATION PLACE

Questions?

Feedback?

Email us at

[info@innovationplacesantaclara.com](mailto:info@innovationplacesantaclara.com)

*Updates available at*

[innovationplacesantaclara.com](http://innovationplacesantaclara.com)

# Next Steps

- Next Steps will be evaluated based upon input from tonight's meeting.
- Additional Community meetings, including at least one public meeting as part of CEQA/NEPA process (Dates TBD)
- Total process estimated to take 9-12 months, with Planning Commission and City Council hearings at conclusion
- All Community input will be summarized and provided to the Planning Commission and City Council for their consideration
- Project information and e-notify sign up at: [www.santaclaraca.gov/2330monroe](http://www.santaclaraca.gov/2330monroe)

City of  
Santa Clara  
Innovation Place Community  
Meeting

Thank you for your time and  
participation

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