

2330 MONROE STREET
SANTA CLARA, CA

COMMUNITY MEETING #1

OCTOBER 18, 2018



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

AGENDA

- **Introductions**
- **RFP Process**
- **Development Team**
- **Proposed Development Program**
 - **Design**
 - **Projected Schedule**
- **Community Engagement**
 - **Break-Out Groups**

RFP PROCESS

SITE



RFP TIMELINE

- **Community Engagement** December 2017
- **Community Survey** January 2018
- **RFP Issued** March 30, 2018
- **Proposals Due** April 16, 2018
- **Evaluation** June/July 2018
- **City Council Approval Developer Selection** September 11, 2018

RFP SELECTION PROCESS

- 8 competitive proposals from **highly qualified development firms**
- 3 selected for an interview based on **responsiveness to community feedback and feasibility**
- Interview panel **unanimously selected** Freebird Development Company as the recommended developer
- City Council **approved the selection** on September 11, 2018

CONSIDERATIONS

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

NEXT STEPS

- Prepare an **Exclusive Negotiating Agreement (ENA)** with Freebird Development
- Continue **engagement opportunities** for the public
- Further **refine project design** and financing
- City Council and/or Planning Commission hearings for **General Plan Amendment, Rezoning, Architectural and Environmental Review**

DEVELOPMENT TEAM

DEVELOPMENT TEAM



Robin Zimbler
Founder,
Freebird Development
Company



Jan Stokley
Executive Director,
Housing Choices
Coalition



Paul McElwee
Principal,
HKIT Architects



Karen Krolewski
Principal,
PGA Design

OUR TEAM STRENGTHS

- We **transform lives** through inclusive projects reaching households with a broad range of incomes and needs.
- We have a strong commitment to **community engagement**.
- We **integrate projects within existing neighborhoods** to enhance communities.
- We are a seasoned team with **strong financial capacity** and expertise, and a **proven track record** of bringing in projects on-time and on-budget.

DEVELOPMENT EXPERIENCE: FREEBIRD DEVELOPMENT COMPANY



Robin Zimbler has overseen 17 projects totaling over 2,000 units and over \$1 billion in investment over the last 10 years.

Freebird's financial partner, L+M Development Partners, has completed more than 50 projects totaling over 14,000 units over the last 10 years.

- 01. Navy Green
- 02. Faubourg Lafitte
- 03. Candlestick Heights

DEVELOPMENT EXPERIENCE: HOUSING CHOICES COALITION



Housing Choices has partnered on 15 projects to provide 252 units of housing to people with developmental disabilities in Santa Clara County. Four projects are located in the City of Santa Clara.

- 01. Monterey Villa
- 02. Estancia Apartments
- 03. Jasmine Square Apartments
- 04. RiverTown Apartments
- 05. 1585 Studios

DEVELOPMENT EXPERIENCE: HKIT ARCHITECTS



HKIT Architects is celebrating our 70-year anniversary in 2018. We have provided architectural services to over 1,800 affordable housing units, including 6 projects in Santa Clara County.

- 01. Ford Road Family Housing
- 02. Edenvale Supportive Housing



DEVELOPMENT EXPERIENCE: PGA DESIGN



PGA Design is a woman-owned business founded in 1979. We have provided landscape architect services to a number of “All Abilities” play areas including the Rotary PlayGarden in San Jose.

01. Rotary Play Garden

DEVELOPMENT PROGRAM

DEVELOPMENT PROGRAM GOALS

GOALS

- Provide housing for a broad range of family sizes and incomes between 30% - 120% AMI
- Provide inclusive housing for people of diverse abilities
- Be a good neighbor!

	BEDROOM AND INCOME MIX				
	Studio	One-Bed	Two-Bed	Three-Bed	% of Project
30% AMI	\$698	\$748	\$897	N/A	20%
50% AMI	\$1,163	\$1,246	\$1,496	\$1,729	15%
60% AMI	\$1,396	\$1,496	\$1,795	\$2,075	15%
80% AMI	\$1,862	\$1,995	\$2,394	\$2,767	20%
100% AMI	\$2,326	\$2,492	\$2,992	\$3,458	15%
120% AMI	\$2,792	\$2,992	\$3,590	\$4,150	15%
% of Project	11%	40%	40%	9%	100%

* *Source:* 2018 rent limits for Santa Clara County published by the California Tax Credit Allocation Committee

INCOME SCHEDULE

	HOUSEHOLD SIZE			
	One-Person	Two-Person	Three-Person	Four-Person
30% AMI	\$27,930	\$31,920	\$35,910	\$39,900
50% AMI	\$46,550	\$53,200	\$59,850	\$66,500
60% AMI	\$55,860	\$63,840	\$71,820	\$79,800
80% AMI	\$74,480	\$85,120	\$95,760	\$106,400
100% AMI	\$93,100	\$106,400	\$119,700	\$133,000
120% AMI	\$111,720	\$127,680	\$143,640	\$159,600

Source: 2018 income limits for Santa Clara County published by the California Tax Credit Allocation Committee

DEVELOPMENTAL DISABILITIES

THE NEED

700+ People with Developmental Disabilities in the City of Santa Clara

376 Adults (55 in Housing Choice's properties)

233 Living with Aging Parents

168 In Housing Choice's active database

THE BENEFIT

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



DESIGN

DESIGN GOALS

RFP GOALS

- Provide between 50-65 units
- Articulate buildings to relate and transition to surrounding context
- Ensure privacy barriers to minimize adverse impact on adjacent property owners and surrounding neighborhood
- Incorporate active publicly-accessible open space
- Provide adequate amount of parking
- Design project to be environmentally conscious

PROPOSED PROJECT

- 55-65 units
- Two-to-three story height
- Architectural style similar to neighborhood
- Publicly-accessible “All Abilities” play area
- 20’ setback along Monroe; 20-50’ setback and sound wall along San Tomas
- Building massing set away from adjacent homes; privacy fence along property line with adjacent homes
- 75 parking spaces
- Commitment to green building and energy efficiency

NEIGHBORHOOD IMPACT



LAND USE PLAN



SITE PLAN



SITE PLAN



PROJECTED SCHEDULE

- **Schematic Design** Q4 2018
- **Design Development** Q1-Q2 2019
- **Construction Documents** Q3-Q4 2019
- **Construction Start** Q1 2020
- **Construction Completion** Q2 2021
- **Lease-Up** Q3-Q4 2021

COMMUNITY ENGAGEMENT

COMMUNITY MEETINGS

- Phase 1 – **Introductory Meeting** – Today!
- Phase 2 – **Concept Visionary Meetings**
 - Monday, November 5th at 6:00pm
Location TBD
 - Tour of Affordable Housing Project
Date/Location TBD
- Phase 3 – **Design and Feedback Meetings**
 - Dates/Locations TBD
- Phase 4 – **Quarterly Updates**
 - Post entitlements

OTHER METHODS

- Developer attendance at neighborhood association meetings
- Written communication and other outreach materials
- Project Web site – forthcoming

CONTACT INFORMATION

Robin Zimbler
(510) 319-6959
info@freebirddev.com

BREAK-OUT GROUPS

