

Community Engagement Report

Project Name: Civic Center Multifamily
Project Address: 1601 Civic Center Dr, Santa Clara

Developer Name: Charities Housing
Supervisorial District: 4



Civic Center Multifamily is an affordable housing development on a 1.4-acre site and is being developed by Charities Housing. The project is located at 1601 Civic Center Drive in the City of Santa Clara. The proposed development will consist of 108 total units, comprised of 25 studios, 28 one-bedrooms, 26 two-bedrooms, and 27 three-bedrooms (plus 2 manager’s units).

Unit Mix and Project Milestones

Total Units	(PSH/RRH/Other Special Needs) Units	Proposed County Funding	County Per Unit Contribution	Amount Disbursed	Balance	Project Status
108	27 RRH	\$12,100,000	\$112,037	\$12,100,000	\$12,100,000	Securing Financing

Project Milestones	Est. Completion Date	Completion Date
1. Site Control	May 2019	January 15, 2020
2. Community Engagement (continuous and ongoing)	May 2020	Ongoing
3. Submit NOFA Application to OSH	September 2022	September 23, 2022
4. City Council Approval (Entitlements Approved)	November 2022	November 15, 2022
5. Board of Supervisors Approval (Funding Allocation)	May 2023	May 16, 2023
6. Submit 4% Tax Credit Application	February 2025	
7. Receive Reservation of Tax Credit Award	May 2025	
8. Construction Finance Closing and Begin Construction	November 2025	
9. County Approved Supportive Services Agreement	October 2026	
10. Start of Lease-Up Activities	April 2027	
11. Complete Construction	September 2027	
12. 100% Occupancy	April 2028	
13. Permanent Loan Conversion	September 2028	

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Summary of Community Engagement Strategy

The community engagement strategy for Civic Center includes all below phases with local stakeholders and to keep the community apprised of any project updates.

Phase 1: Listening and Learning (05/13/2020 - ongoing)

- Gather related stakeholder information for the neighborhood, adjacent businesses, non-profit organizations, and student groups to create an outreach list of people will be provided with regular information regarding the development.
- Confirm outreach list with local elected officials, community leaders and stakeholders and invite them to be part of the visioning for the project.
- Present concepts to local elected officials, community leaders and stakeholders for feedback to improve design and community engagement moving forward
- Offer 1:1 meetings to all leaders identified through the asset mapping exercise as well as any HOAs at several nearby developments.
- Invite interested parties to various Charities Housing properties as a means for educating members of the public regarding affordable housing

Phase 2: Formal Community Engagement (November 10, 2021 – Ongoing)

- The City of Santa Clara required community meeting to present the vision for the project and receive feedback from the public, as well as inform the public about the upcoming entitlement process

Phase 3: Post-Entitlement and Construction Outreach (Ongoing)

- Keep information about the property development process updated on website
- Keep community leaders and elected officials up to date about the development timeline
- Be available for neighborhood association and 1:1 meetings and property tours for anyone interested

Public Resources:

City of Santa Clara's website on the project's environmental review and hearing dates:

<https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/420/2495>

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Table 1: Summary of Community Engagement Activities

Meeting Type	Meeting Date	Meeting Details
1:1 Stakeholder Engagement (Phase 1)	05/07/2020	Introductory meeting w/ neighboring SC Methodist Church’s Pastor Vathanak to discuss preliminary plans
	05/13/2020	Follow up meeting w/ neighboring SC Methodist Church’s Pastor Vathanak to discuss plans
	07/22/2020	Introduction meeting w/ SC school district to discuss preliminary plans & potential programs
	07/30/2020	Introduction meeting w/ Mayor Lisa Gillmor to discuss preliminary plans
	08/24/2020	Introduction meeting w/ Councilmember Teresa O’Neill to discuss preliminary plans
	02/16/2021	Introduction meeting w/ Councilmember Kevin Park to discuss entitlement plans
	03/12/2021	Introduction meeting w/ Councilmember Raj Chalal to discuss entitlement plans
	10/13/2021	Introduction meeting w/ Councilmember Suds Jain to discuss entitlement plans & planning application
	10/14/2021	Introduction meeting w/ Councilmember Kathy Watanabe to discuss entitlement plans & planning application
	10/22/2021	Follow up meeting w/ Mayor Lisa Gillmor to discuss entitlement plans & planning application
	11/18/2021	Follow up meeting w/ Councilmember Kevin Park to discuss entitlement plans & planning application
	11/29/2021	Introductory meeting w/ neighboring SC Methodist Church’s new Pastor Sanders to discuss entitlement plans
	12/02/2021	Meeting w/ immediate neighbors, Civic Center Village HOA (Triton Court) to answer direct questions and concerns
	01/27/2022	Meeting w/ immediate neighbors, Verona HOA to answer direct questions and concerns
	04/15/2022	Follow up meeting w/ Councilmember Suds Jain to discuss entitlement plans & planning application
	06/27/2022	Introductory meeting w/Supervisor Ellenberg’s office to discuss entitlement plans & planning application
	06/27/2022	Follow up meeting w/ Councilmember Suds Jain to discuss entitlement plans & planning application
	07/11/2022	Introduction meeting w/ Councilmember Anthony Becker to discuss entitlement plans & planning application
09/12/2022	Follow up meeting w/ Councilmember Kathy Watanabe to discuss entitlement plans & planning application	

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	09/12/2022	Follow up meeting w/ immediate neighbors, Civic Center Village HOA (Triton Court) to answer direct questions and concerns
	09/13/2022	Follow up meeting w/ immediate neighbor, Jamie Lau/Verona HOA to answer direct questions and concerns
	09/16/2022	Follow up meeting w/ Councilmember Suds Jain to discuss entitlement plans & planning application
	09/20/2022	Follow up meeting w/ neighboring SC Methodist Church's new Pastor Sanders to discuss entitlement plans
	09/20/2021	Follow up meeting w/ Councilmember Kevin Park to discuss entitlement plans & planning application
	09/21/2021	Follow up meeting w/ Mayor Lisa Gillmor to discuss entitlement plans & planning application
	09/21/2021	Follow up meeting w/ Councilmember Suds Jain to discuss entitlement plans & planning application
	09/23/2022	Follow up meeting w/ immediate neighbors, Civic Center Village HOA (Triton Court) to answer direct questions and concerns
	07/17/2023	Follow up meeting w/ Councilmember Suds Jain to discuss project funding progress
Community Meetings (Phase 2) <i>Required Planning meeting</i>	11/10/2021	No. of Attendees: 114
		Notice Date Sent: 10/25/2021
		Delivery Method: USPS Mail to residents within 1,000 ft radius
		Summary of Community Meeting: <ul style="list-style-type: none"> • Concerns: height, density, parking, potential residents, property management, Rapid Rehousing, safety, security • Decided to have a follow up meeting to provide more answers
	06/29/2022	No. of Attendees: 62
		Notice Date Sent: 06/10/2022
		Delivery Method: USPS Mail to residents within 1,000 ft radius
		Summary of Community Meeting: <ul style="list-style-type: none"> • Concerns: height, density, parking, potential residents, property management, Rapid Rehousing, safety, security, outdoor space • Charities address all concerns with potential solutions including increase of 10 parking spaces & offer to explore parking permit districts and utilizing parks development impact fees to improve existing parks nearby the site

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		<ul style="list-style-type: none"> Decided to have a follow up meeting to provide more answers
	07/20/2022	<p>No. of Attendees: 43</p> <p>Notice Date Sent: 07/07/2022</p> <p>Delivery Method: USPS Mail to residents within 1,000 ft radius</p> <p>Summary of Community Meeting:</p> <ul style="list-style-type: none"> Concerns: Height, density, parking, potential residents, property management, Rapid Rehousing, safety, security, outdoor space Charities address all concerns with potential solutions, but still not satisfactory to the neighbors who simply doesn't want affordable housing next to them
Planning Commission	08/03/2022	<p>Planning Commission Comments Summary:</p> <ul style="list-style-type: none"> Planning Commission voted to fully recommend the project to City Council with 5-0 vote for environmental impact report, 5-0 vote for general plan amendment, and 4-1 vote for zoning change Planning Commission thought that the project will bring the much needed affordable housing project to the City where affordable housing is desperately needed to help keep low-income residents live where they work <p>Public Comments Summary:</p> <ul style="list-style-type: none"> 30 speakers addressed the item Split amount of supportive comments and opposing comments Concerns: height, density, parking, potential residents, property management, Rapid Rehousing, safety, security, outdoor space Solutions Presented: increase of 10 parking spaces & offer to explore parking permit districts, utilizing parks development impact fees to improve existing parks nearby the site, installing approximately 50 cameras, explore the idea of having a fence at parking entrance, offering transit passes, monthly meeting with neighbors for property oversight, explore rideshare drop-off area, public art, and environmental impact measures during construction phase
City Council	09/27/2022	<p>City Council Comments Summary:</p> <ul style="list-style-type: none"> The Project was deferred to November 15th to allow the City Council to address an earlier request from the neighbors to convert the subject property into a park

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		<p>Public Comments Summary:</p> <ul style="list-style-type: none"> • 25+ speakers addressed the item • Adjacent neighbors mostly opposed to the project while still repeating typical concerns such as parking and density. • There were several City of Santa Clara residents who supported the project citing affordability. • Housing advocates and partners unanimously supported the project as is.
	11/15/2022	<p>City Council Comments Summary:</p> <ul style="list-style-type: none"> • The Project was approved by the City Council in near unanimous fashion as there were two motions to approve the environmental clearance, the general plan amendment, and the zoning change. It was discovered that the project may qualify for the new state law AB 2011 which would allow a low use commercial space such as this subject property to convert to an all-affordable housing use. • City Council voted to fully recommend the project to City Council with a 6-1 vote for the environmental impact report and a 5-2 vote for general plan amendment & zoning change <p>Public Comments Summary:</p> <ul style="list-style-type: none"> • 50+ speakers addressed the item • Adjacent neighbors were mostly opposed to the project and repeated parking and density concerns • There were several City of Santa Clara residents who supported the project, citing affordability • Housing advocates and partners unanimously supported the project as-is
1:1 Meetings with Adjacent Neighbors	12/13/2022	<p>Summary of Community Meeting: Trees, windows, balconies, privacy Adjacent neighbors wanted to work together and get better understanding of what trees are planned for the buffer zone between the properties and how they help provide privacy</p>
Development Review Hearing	12/14/2022	<p>Development Review Committee Comments Summary:</p> <ul style="list-style-type: none"> • Planning Commission voted to fully approve the project as the project has met design standards as proposed <p>Public Comments Summary:</p> <ul style="list-style-type: none"> • 10+ speakers addressed the item

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		<ul style="list-style-type: none"> • Adjacent neighbors mostly opposed the project, citing issues relating to parking, access, trees, privacy, and density. • There were several City of Santa Clara residents who supported the project citing affordability.
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Table 2: Summary of Upcoming Community Meetings

Meeting Type	Tentative Meeting Date	Proposed Meeting Details
1:1 Meetings with interested parties: (Phase 3)	TBD Virtual Meeting	Anticipated topics for discussion: TBD <ul style="list-style-type: none"> • Project updates
Meetings with City of Santa Clara City Council	Ongoing	Anticipated topics for discussion: Met with Councilmember Suds Jain to provide updates to the project
Community Meeting (Phase 3) <i>Additional Meetings Upon Request</i>	TBD <i>In-Person/Virtual Meetings upon Request</i>	Anticipated topics for discussion: <ul style="list-style-type: none"> • Project details & progress • Targeted population and affordability mix • Summary of community feedback and outcome • Development timeline