

ARMORY OPEN HOUSE

March 6, 2013 6-8 pm

OVERVIEW

The meeting began with a presentation by the housing providers (Mid Pen and Charities) which was about 30 minutes. The second half of the meeting was broken up into tables representing different aspects related to the site. The attendees moved from table to table to ask questions and notes were taken by staff.

COMMUNITY COMMENTS

Downtown Streets Team (DST)/Cold Weather Shelter Table (Staff-Helen)

- Grateful for DST for cleaning up after the shelter in their neighborhood.
- Afraid currently to walk out at night due to shelter.
- Concern about property value currently because no one wants to buy a home with a shelter across the street.
- Concern over how many people died in the streets of Santa Clara County in the last winter (45 were quoted by Bob Dolci).
- Resident requested a new EHC manager to ensure that there is better trash management, control over loitering, add outhouses.
- Concern that the affordable housing is going to displace too many homeless people.
- Excitement that the new development will end the neighborhood's issues with the cold weather shelter (loitering, trash, etc.)
- Concern over mental illness and safety issues. Wants to know if the shelter can monitor the clients and help neighborhood be able to better equip themselves against dangerous situations.
- Excitement over the neighborhoods many housing developments (not only ours). Believes that over time this will bring up the value of the neighborhood and the quality of Fair Oaks Park.

EHC + County (Staff-Jan)

- Neighbors are concerned about shelter clients. She is concerned that they will be screened out of our properties. Will the shelter clients be able to afford our housing or qualify? Concerns about handicapped accessibility.
- Concerned about responsiveness of site manager at EHC.
- Where will the armory go? Will the City of Sunnyvale be a part of the solution? Concerns about mixing singles and families, density, and various socio-economic backgrounds

Services and Property Management (Staff-Keri)

- Property owner has single family house they rent out at 450 Fair Oaks Ave. They are very worried about property values. Senior housing would be okay but "low income housing" is not.
 - Need more screening and taller trees on the property line facing Fair Oaks – he likes tall trees like Cypress that can go far higher than a fence.
 - They assume that if the affordable housing is not built, the City will eventually redevelop with something else which they would rather have than "low income" housing
- Worried that school district is not counting the cumulative impact of all new developments on schools.
- Nearby property owner is planning to renting house to her daughter
 - "low income" housing in the neighborhood has already caused problems (drug dealing, cops).
 - Traffic worries and parking
 - Duplexes in neighborhood don't have enough parking and are always parking down the street in front of their house
- Nearby property owner
 - Worried about how to maintain his driveway access when they widen and extend the sidewalk along his property line (right now there is no sidewalk).
 - He is okay with a 4' sidewalk to match the short stretch that exists on his corner. But if it is wider (to accommodate a planting strip as proposed), it will prevent him from parking his truck in the driveway! He wants us to notify the City of this concern.
- Neighbor and Resident.
 - Asking about what % homeless, what are their income/qualifications.
 - How do we screen them to make sure they are truly ready to be housed?
 - What happens if their incomes go up after they move in?
 - He wants to understand everyone's incentives to insure all the promises will be kept. He believes we will manage the properties well because we have lots of incentives to do so.
 - He checked and did not find either MidPen or Charities on the IRS website for 501c3's. How does he know we are truly a non-profit?
 - We don't say anything about that on our website or in marketing brochures either.
- New Resident in neighborhood
 - Wants copy of presentation to show his HOA members.
 - New HOA manager has sent them all emails about our willingness to meet

- Manager wants to go over Q&A's with other folks at his HOA and then perhaps invite us to answer their deeper questions.

Design (Staff-Nevada)

- Issues
 - 75% poverty line
 - Worst schools in Sunnyvale
 - Gang activity
 - Schools – has concerns re: quality of schools and the impact of the children of lower-income residents.
 - Will there be adequate parking?
 - Why are we only building to the minimum standards imposed by the City?
 - Our Response: Family component will have 95 parking spaces for 61 homes. Historical data indicates that chronically homeless residents will own fewer cars. Studio apartment dwellers own fewer cars (60%). Public transportation and bikes will be utilized. Both developments have adequate bike parking.
 - Concerned about management at existing EHC cold weather shelter and the impact on the neighborhood.

City of Sunnyvale (Staff-Kathy)

- Parking
 - Will there be adequate parking?
 - Lotus is already experiencing parking problems due to the numbers of cars the residents own.
 - Our Response: Family component will have 95 parking spaces for 61 homes. Historical data indicates that studio apartment dwellers own fewer cars (60%). Public transportation and bikes will be utilized. Both developments have adequate bike parking.
- Density
 - Is the density higher than the surrounding properties?
 - Our Response: yes, it is higher than new condo developments recently built. However, the density can be mitigated with good design (i.e. building heights/massing “stepdown” as it approaches property lines so that buildings are equivalent.
- Traffic
 - Is there a traffic study being completed? What does it say about impact?
 - Our Response: Yes. Traffic study is being completed as part of our environmental approval process. If it finds that there will be an

impact it will also contain recommendations on what to do to mitigate the impact. Also, locating higher density housing along collector streets, where traffic is intended and public transportation is available is the appropriate location. This project would not fit in as well on a small residential street.

- Security on-site
 - Will there be security on site?
 - Our Response: No. We have never found the need to provide on-site security. Residents sign leases and house rules clearly stating requirements/expectations to live in the development. They are required to leave if they or their guests do not abide by rules.
- Screening along property line with Lotus Development
 - How much and will it be adequate?
 - Our Response: We are installing a line of trees along the fence/sound wall on new development side. We are very open to installing trees/screening along Lotus side of fence/sound wall. Please provide suggestions for consideration.
- Size of Bathrooms
 - Will bathroom styles in new developments be comparable to San Antonio Place?
 - Our Response: Yes. 100% of the bathrooms are sized to meet handicapped accessibility standards.
- General Discussion about current homeless issue at cold weather shelter and how it spills over into the neighborhood.
 - Our Response: Unfortunately, cold weather shelter acts as a magnet for more folks than can be accommodated there. Once new development is built, homeless that congregate in the neighborhoods and park should be lessened or eliminated.