



COMMUNITY DEVELOPMENT DEPARTMENT HOUSING DIVISION

DATE: September 23, 2011
TO: Housing and Human Services Commission
FROM: Suzanne Isé, Housing Officer
RE: **Amended Homeless Assistance Submission to HUD**

Background:

On March 1, 2011, the Onizuka Local Redevelopment Authority (LRA) directed staff to substantially amend the 2008 Redevelopment Plan to include the following preferred uses: a public benefit conveyance for emergency services (expansion of the Fire Station #5 site); a public benefit conveyance for an educational use or a public park/sports complex; expansion of the Department of Veteran Affairs (VA) site; and acceptance of a reduced consolidated site for the two homeless housing providers. The Council further directed staff to explore the feasibility of transferring the providers claim to the City-owned Armory site and amending the Housing Assistance Submission (HAS) and Legal Binding Agreement (LBA) accordingly.

Staff recommends that the HHSC review the attached Homeless Assistance Submission and provide comments to the LRA/City Council:

Homeless Assistance Submission (HAS): The amended HAS (Attachment A) describes Sunnyvale's needs for assistance for the homeless based on the latest County-wide data, and describes how Sunnyvale plans to balance these needs with other community and economic development needs. The HAS recognizes the two homeless housing claims on the Onizuka property, but has been updated with more current data and the revised LBA.

Onizuka Redevelopment Plan

The LRA adopted the Onizuka AFS Redevelopment Plan on December 9, 2008, with a preferred land use for an auto retail center concept. This plan was submitted to the Air Force (AF) and HUD. Staff also submitted a HAS to HUD in response to the Notices of Interest (NOI) received from two homeless housing providers. HUD deferred approval until the preferred land use and homeless housing locations were further defined and the HAS and LBA were updated accordingly.

The feasibility of the auto center concept was studied further in the summer of 2010 and results of the study were presented to the LRA in the fall of 2010. It was determined that the auto center concept was infeasible due to the limited land area with VA remaining on the site and the lack of support from local auto dealers. The LRA directed staff to consider alternative land uses

with focus on qualifying PBC uses, which were considered by the LRA in February and March of 2011. The LRA ultimately provided specific direction for amending the Plan on March 1, 2011.

Based on direction from the LRA and discussions with District staff, the 2008 Onizuka AFS Redevelopment Plan has been amended to include preferred land uses for emergency services and education and an alternative land use for a public park. The plan also acknowledges the two homeless housing provider claims from MidPen Housing and Charities Housing and the claim by the VA. The LBA includes the option for the City to provide Housing Mitigation Funds to assist the homeless housing providers in relocating their projects to the City-owned Armory site at 620 E. Maude.

The Onizuka AFS Base Realignment and Closure process has involved the LRA exploring many possible land uses for the site since 2006, which led to adoption of a Redevelopment Plan in December 2008. Because an auto center was ultimately found to be infeasible for many reasons, the LRA initiated consideration of other possible uses with emphasis on qualifying public benefit conveyances. The process in the past year has cumulated in the current recommendation to adopt a significantly amended Redevelopment Plan.

In addition to the amended Redevelopment Plan, the LRA will consider an amended Housing Assistance Submission (HAS) and related documents. Approval of these documents by the LRA will complete the BRAC planning process. The documents will be submitted to the AF and the Department of Housing and Urban Development (HUD) for approval. Staff will proceed to assist the District with the education PBC as needed and submit the emergency services PBC to the Federal Emergency Management Agency. Staff will also negotiate the agreements for transferring the homeless housing claims to the Armory site and process the required land use approvals.

Homeless Housing

The LRA initially received two claims for land at the Onizuka site in 2006. Charities Housing submitted a claim for 1.9 acres at the northern tip of the site. MidPen Housing submitted a second claim for 4.2 acres at the south end of the site. In May 2011, both providers reduced the amount of land requested and have relocated their claims to the southern portion of the site. The Charities Housing claim has been reduced to 1.5 acres and the MidPen Housing claim has been reduced to 3.1 acres for a total of 4.6 acres for homeless housing. The proposed reductions will require approval by the LRA through modifications to the Redevelopment Plan, HAS and LBA and approval by the Department of Housing and Urban Development (HUD).

Both providers are proposing a total of 92 homeless housing units on the Onizuka AFS site. MidPen Housing would provide 62 units for individuals and families and Charities Housing would provide 30 units for single individuals and two-person households. Staff has worked with the providers to verify the financial feasibility of the proposed projects based on the current availability of financing and site constraints (e.g. lack of support services in the area). Both providers have provided information indicating the feasibility of the proposed requests.

Although the providers have indicated that they can build a project at the Onizuka site, the site is not ideal for housing. In addition, housing at the site does not conform to the Moffett Park Specific Plan and is problematic due to the lack of convenient services for residents, possible noise and air quality issues, and the somewhat isolated location. The City owned Armory site, located at 620 E. Maude, became available in June 2011 when the National Guard terminated its lease on the property. The Armory site is a superior site for affordable housing because it is

centrally located with better access and services. The site is approximately 2.5 acres, which is about half the size of the area requested by both providers. Staff has been working with the providers to develop a plan for a residential project at the site. On September 20, 2011, the City Council initiated a General Plan study to consider increasing the density for the site to accommodate a possible 124-unit housing project. They also approved entering into an Exclusive Negotiating Agreement with both providers for potential lease and development of the property.

In order to facilitate an affordable housing project at a more appropriate location, the LBA includes the option of an off-site accommodation. Specifically, the LRA can offer \$8.2 million in Housing Mitigation Funds (HMF) to the providers to relocate their housing program from Onizuka AFS to the Armory site. The City had the Armory site appraised and the report established the market value of the property at \$7.4 million (Hulberg & Associates, Inc., May 11, 2011). The majority of the HMF funds (\$7.4 million) would be used by the providers to secure a long-term ground lease from the City for the Armory site. The balance of the funds could be used by the providers for qualifying predevelopment, entitlement and construction costs. The off-site accommodation is subject to several contingencies, including approval by HUD of the HAS, conveyance of the Onizuka AFS property in accordance with the Redevelopment Plan, and approval of land use changes and entitlements on the Armory site.

With transfer of the homeless claims to the Armory site, the LRA as the property owner of the 4.6-acre Onizuka parcel would seek another use for this parcel. The Redevelopment Plan proposes a use consistent with the Moffett Park Specific Plan, which could include uses that complement the District's proposed education center. The site could also be part of the public park/sports complex if the education center does not materialize. The Plan stipulates that a replacement use excludes intensive office uses that would generate significant peak hour traffic as determined by the City.

Federal Policy

The Base Realignment and Closure (BRAC) process is governed by the *Defense Base Closure and Realignment Act of 1990, as amended by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994*. The U.S. Department of Housing and Urban Development (HUD) guidelines and regulations also govern many aspects of the process.

Attachments

- A. Amended Onizuka AFS Housing Assistance Submission

ONIZUKA AIR FORCE STATION (AFS)

HOMELESS ASSISTANCE SUBMISSION

ONIZUKA AIR FORCE STATION
LOCAL REDEVELOPMENT AUTHORITY (LRA)

TABLE OF CONTENTS

INTRODUCTION AND EXECUTIVE SUMMARY	4
PROPOSED HOMELESS ACCOMMODATION	5
HOMELESS POPULATION, NEEDS AND SERVICES IN SUNNYVALE	7
• Table 4.17: Homeless Housing Gap Analysis – Santa Clara County	8
• Homeless Housing Gap Analysis – Sunnyvale	9
• Homeless Subpopulations Chart – Sunnyvale 2009	10
• Gaps in Service	12
• Housing Gap Analysis Chart – City of Sunnyvale	13
• Sunnyvale Housing Programs	13
• Affordable Subsidized Rental Housing Projects in Sunnyvale	15
• Below Market Rate Rental Units in Sunnyvale	15
• The Economic Impact of Homeless on the Community	17
HOMELESS HOUSING NOTICES OF INTEREST	17
• Funding for the NOI Proposals	18
• NOIs Address the Needs of the Homeless in Sunnyvale	19
• Impact on Surrounding Neighborhood	19
• Off-Site Scenarios	20
BALANCING HOMELESS AND COMMUNITY NEEDS	20
• Factors Balancing in Favor of Homeless Housing at the Onizuka Site	22
• Factors Balancing in Favor of Economic and other Development at the Onizuka Site	22
LEGALLY BINDING AGREEMENTS	23
OUTREACH EFFORTS AND PUBLIC COMMENTS	24
• Base Realignment and Closure (BRAC) Communications Plan	25
• Public Meetings, Notices and Reports	27
• Community Participation: Public Meeting Schedule	30
• Draft Onizuka Redevelopment Application: Availability for Public Review and Comment	36
• Adoption of the Final Onizuka Redevelopment Application	36
• Outreach to Homeless Assistance Providers	36
• Workshop and Tour for Homeless Assistance Providers	37

ONIZUKA AIR FORCE STATION
HOMELESS ASSISTANCE SUBMISSION

INTRODUCTION AND EXECUTIVE SUMMARY

As the Department of Defense (DoD) designated Local Redevelopment Authority (LRA) for the Onizuka Air Force Station (AFS), the City of Sunnyvale, California has developed this Homeless Assistance Submission (HAS) in compliance with the Base Closure Community Redevelopment and Homeless Assistance Act of 1994 (the “Act”) for the Onizuka facility (see Exhibit 1, Onizuka Vicinity Map).

The Act established two screening procedures. The first, a federal screening conducted by the DoD identifies federal agency interests in the site before it is declared surplus. The second, a federally-mandated local screening process conducted by the LRA, identifies possible local public agency and community-based agency interests to be considered during the LRA’s redevelopment planning process. The local screening produced two Notices of Interest (NOIs) or requests for portions of the Onizuka site from two non-profit housing agencies: MidPen Housing Corporation (MPHC) in partnership with Shelter Network (SN) and The Onizuka Partnership composed of homeless service providers led by Charities Housing Development Corporation (Onizuka Partnership). The two NOIs propose to acquire a total of 6 acres under a no-cost homeless land conveyance for 91 units of service-enriched housing for Sunnyvale’s homeless population, which the *City of Sunnyvale 2010-2015 Consolidated Plan* estimated at 349 persons. The 2011 Santa Clara County Homeless Census and Survey, released in September 2011, estimates the total estimated number of homeless residents at 374.

Earlier this year the two homeless service providers amended their respective Notice of Interests to reduce their claim to a 4.6-acre consolidated parcel located at the southern end of the Onizuka site. The overall number of units originally proposed has not changed.

The Act charges the LRA with balancing homeless needs for housing with community needs for economic and other development. The Act also requires preparation of a redevelopment plan indicating the support (buildings, property or funding) being made available to requesting homeless service providers (see the *Onizuka Redevelopment Plan*, submitted separately). In balancing these needs, the LRA analyzed and weighed a comprehensive list of factors. These included public policies such as the City of Sunnyvale 2010-2015 Consolidated Plan, the Sunnyvale General Plan and the Moffett Park Specific Plan. The LRA also analyzed site conditions and balanced the Department of Veterans Affairs impact on the site. The LRA reviewed the homeless NOI submissions to identify technical deficiencies, determine financial feasibility, verify each agency’s

track record with similar projects, and other project criteria. The LRA also evaluated possible project impacts on the remainder parcel, the surrounding neighborhoods, and the needs of the homeless as set forth in the City of Sunnyvale 2010-2015 Consolidated Plan. The LRA hired independent expertise for specific analysis of conceptual reuse options including their capacity to feasibly relocate homeless housing (and the Department of Veterans Affairs) to other, more appropriate locations. The LRA considered the analysis as a factor in its “balancing” considerations. Throughout the process the LRA engaged the homeless service providers in scheduled public hearings for presentation of their projects, facility tours for the Onizuka AFS Citizen’s Advisory Committee (CAC) and LRA, and staff interviews. In all, the balancing process involved ten public hearings of the CAC.

The LRA found that the two no-cost homeless conveyances of the Onizuka AFS parcels are required to balance the needs of local homeless (as identified in the NOIs and in the City of Sunnyvale 2010-2015 Consolidated Plan) with the needs of the community for economic development as identified in the Sunnyvale General Plan and the Sunnyvale Moffett Park Specific Plan. Consequently, the LRA and both non-profit housing agencies have agreed upon core terms, outlined in a single Legally Binding Agreement (LBA), that approve the two NOI requests for two no-cost homeless conveyances.

PROPOSED HOMELESS ACCOMMODATION

The LRA finds the needs and projects proposed in the homeless services agency’s NOIs for Onizuka to be consistent with the needs of the homeless and the needs for homeless facilities described in the *City of Sunnyvale 2010-2015 Consolidated Plan* for Sunnyvale’s estimated 349 homeless residents. The 2011 Santa Clara County Homeless Census and Survey, released in September 2011, estimates the total estimated number of homeless residents at 374. Further analysis conducted by City staff found the NOI-proposed projects to be feasible proposals from experienced and capable agencies that have constructed and managed affordable housing units with track records of success throughout the region. The NOIs were revised to address technical deficiencies and to ensure compliance with HUD requirements.

The LRA approved terms for a single LBA with the two non-profit housing development corporations that submitted NOIs on behalf of the homeless. The terms memorialized in the LBAs approve the two NOIs for no-cost conveyance of Onizuka parcels to the housing providers through execution of long-term lease agreements with the LRA. The LRA would receive the property from the DoD with a commitment to ensure the construction of homeless housing in compliance with the McKinney-Vento Act. The LBA also identifies an option for an off-site accommodation. Accordingly to the term of the LBA, the LRA may elect and the housing providers may agree to withdraw or transfer their no-cost homeless NOIs to another location. In lieu of developing a homeless housing project at the Onizuka site, the LRA may elect to offer four million and one hundred thousand (\$4,100,000) to each housing provider (\$8,200,000 total) to secure another site for an off-site accommodation.

To facilitate the LRA's vision for reuse of the entire Onizuka site, and to expedite construction of a homeless housing project at another more favorable location, the LRA will provide the above funds to be used by each provider to purchase or secure a long-term lease for another site. The funds may also be used for costs related to pre-development, entitlements and construction. The LBA identifies the Armory site, recently vacated by the National Guard and owned in fee title by the City of Sunnyvale, as a potentially suitable alternative site for a substantially equivalent homeless housing project. The terms and conditions for each provider's off-site accommodation will be defined in a Lease Agreement and Regulatory Agreement that would be executed between the City and each provider.

The LBA is conditioned upon DoD/Air Force approval of the final redevelopment plan and HUD's determination that the Homeless Assistance Plan and Reuse Plan adequately address the need of the homeless in community. The LBA itself balances housing and redevelopment objectives as summarized below.

1. LRA agrees to approve both homeless service agencies' NOIs at Onizuka AFS for a no-cost homeless conveyance of requested acreage. Homeless needs for housing are balanced by being addressed on the Onizuka property if it is unavailable or infeasible for the LRA's reuse.
2. Following the satisfaction of all of the contingencies set forth in the LBA, the LRA, at its sole discretion may provide to both homeless service agencies' an off-site accommodation to implement a consolidated program.
3. Each homeless service financial contribution by the LRA is capped at \$4.1 million regardless of any escalation in property values.
4. The City's financial risk is minimized should DOD disapprove the LRA's plan/disposition; the LRA may leave the NOI encumbrances on the Onizuka facility.
5. Prior City approval of alternate site and project design concepts is a precondition of LRA loans.
6. The City's entitlement process will address the final homeless housing development as to density, site design, and other development issues.
7. If an off-site accommodation is selected, City staff will prepare and process a regulatory agreement to memorialize the agreed upon terms and conditions related to the consolidated program.
8. The consolidated program must include, among other homeless programs, persons who meet the definition of "homeless person" as set forth in the McKinney-Vento Act.

As part of this Homeless Assistance Submission (HAS), the LRA has evaluated the balance between homeless assistance needs and community and economic development

needs of the City, and developed the LBA. In summary, the LRA has approved the two homeless NOIs which will, pursuant to the attached legally binding agreement, remain on the Onizuka property but may be withdrawn by the LRA.

HOMELESS POPULATION, NEEDS AND SERVICES IN SUNNYVALE

Homelessness is a shared problem among Santa Clara County jurisdictions. Any attempt to quantify homeless needs must recognize that homeless individuals and families are not wholly contained by jurisdiction boundaries, nor are facilities and services for homeless persons.

The City of Sunnyvale’s homeless goals and objectives are outlined in the *City of Sunnyvale 2010-2015 Consolidated Plan*. The *City of Sunnyvale 2010-2015 Consolidated Plan* is a strategic planning document that the City is required to prepare and submit to the U.S. Department of Housing and Urban Development (HUD).

The chart below is based upon the 2011 Santa Clara County Point-in-Time Count conducted in January 2011. Based on the data, it is estimated that there are 374 homeless persons in Sunnyvale and that 161 homeless persons (43 percent) have shelter. According to the 2011 Santa Clara County Homeless Census & Survey, approximately 4.9 percent of homeless clients countywide stated they last lived in Sunnyvale.

2011 Santa Clara Point-in-Time Count – Sunnyvale

	Unsheltered	Sheltered
1. Individuals	213	150
2. Persons with Families	0	11
3. Total Persons	213	161

The City of Sunnyvale coordinates services and facilities available for the homeless through a regional, cooperative strategy known as the “Continuum of Care.” The goals of the continuum of care program include assistance for homeless individuals securing housing, job training, childcare, and other services. The Continuum of Care stresses permanent solutions to homelessness through comprehensive and collaborative community planning. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living.

As reported in the *City of Sunnyvale 2010-2015 Consolidated Plan* the County’s “Continuum of Care” group prepared a “Continuum of Care Gap Analysis” which identifies the County’s unmet need for emergency shelters, transitional housing, and permanent supportive housing. The Gap Analysis presented below is based on the inventory and the number of beds under development as well as the most recent (at the time) Homeless Census, and uses data submitted to HUD in the County’s 2009 Continuum of Care Application. As shown below, there is an unmet need of nearly 3,000

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HOMELESS ASSISTANCE SUBMISSION

transitional and permanent supportive housing units for individuals in Santa Clara County. Approximately 300 beds in transitional and permanent supportive housing units are needed for households with children. (see Section 4.2 of the *City of Sunnyvale 2010-2015 Consolidated Plan*).

Table 4.17: Homeless Housing Gap Analysis, 2008 (Required HUD Table 1A)

	Number of Beds		
	Current	Under	Unmet
Individuals	Inventory	Development	Need (a)
Emergency Shelter	507	0	0
Transitional Housing	314	10	37
Permanent Supportive Housing	523	428	2,911
Total	1,344	438	2,948
Families with Children			
Emergency Shelter	281	3	0
Transitional Housing	802	0	151
Permanent Supportive Housing	782	630	126
Total	1,865	633	277

Part 1: Homeless Population (b)

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing		
Number of Families with Children	77	187	21	285
Number of Persons in Families with Children	238	704	66	1,008
Number of Persons in Households without Children (c)	840	321	4,917	6,078
Total	1,078	1,025	4,983	7,086

Part 2: Homeless Subpopulations (d)

	Sheltered	Unsheltered	Total
a. Chronically Homeless	195	2,075	2,270
b. Seriously Mentally Ill	409		
c. Chronic Substance Abuse	492		
d. Veterans	283		
e. Persons with HIV/AIDS	5		
f. Victims of Domestic Violence	149		
g. Unaccompanied Youth (Under 18)	17		

Notes:

(a) Unmet need derived from the number of beds under development and the number of sheltered and unsheltered homeless enumerated in the 2009 Santa Clara County Homeless Census and Survey. Methodology used to calculate unmet need based on the 2009 Continuum of Care Application.

For complete description of methodology and assumptions, contact the Executive Committee of the Santa Clara County Collaborative on Housing and Homeless Issues.

(b) Based on 2009 Santa Clara County Homeless Census and Survey.

(c) Persons in households without children include single persons and individuals in vehicles, encampments, abandoned buildings, or parks where family status could not be determined.

(d) These data are based on both the Homeless Census and data from the Homeless Survey. The results are estimates, calculated by applying the survey results to the point-in-time Homeless Census population.

Sources: 2009 Homeless Census and Survey, Applied Survey Research, January 2009; 2009 Santa Clara County Continuum of Care Application; BAE, 2009.

The table on the next page provides the Continuum of Care Gap Analysis for Sunnyvale. As shown below, there is an unmet need of nearly 157 transitional and permanent supportive housing units for individuals. Approximately 48 beds in transitional and permanent supportive housing units are needed for households with children. (Section 4.2 of the *City of Sunnyvale 2010-2015 Consolidated Plan*).

City of Sunnyvale 2010-2015 Consolidated Plan - Appendix D: Homeless Housing Gap Analysis, Sunnyvale 2009

ONIZUKA AIR FORCE STATION, SUNNYVALE, CALIFORNIA
HOMELESS ASSISTANCE SUBMISSION

	Number of Beds		
	Current	Under	Unmet
Individuals	Inventory	Development	Need (a)
Emergency Shelter	0	0	0
Transitional Housing	8	0	2
Permanent Supportive Housing	0	0	155
Total	8	0	157
Families with Children			
Emergency Shelter	0	0	0
Transitional Housing	10	0	8
Permanent Supportive Housing	0	0	40
Total	10	0	48

Part 1: Homeless Population (b)

	Sheltered (c)		Unsheltered	Total
	Emergency Shelter	Transitional Housing		
Number of Families with Children (d)	0	3	1	4
Number of Persons in Families with Children	0	11	4	15
Number of Persons in Households without Children (e)	145	8	181	334
Total	145	19	185	349

Part 2: Homeless Subpopulations (f)

	Sheltered	Unsheltered	Total
a. Chronically Homeless	15	77	92
b. Seriously Mentally Ill	32		
c. Chronic Substance Abuse	38		
d. Veterans	22		
e. Persons with HIV/AIDS	0		
f. Victims of Domestic Violence	12		
g. Unaccompanied Youth (Under 18)	1		

Notes:

(a) Unmet need derived from the number of beds under development and the number of sheltered and unsheltered homeless enumerated in the 2009 Santa Clara County Homeless Census and Survey. Methodology used to calculate unmet need based on the 2009 Continuum of Care Application. For complete description of methodology and assumptions, contact the Executive Committee of the Santa Clara County Collaborative on Housing and Homeless Issues.

(b) Based on 2009 Santa Clara County Homeless Census and Survey. Includes individuals at seasonal shelters, which are not reflected in current inventory.

(c) The point-in-time count at some emergency shelters and transitional housing facilities have been corrected since the 2009 Homeless Census and Survey was released. This data reflects the corrected figures.

(d) Number of families derived from average household sizes from the Homeless Census and Survey.

(e) Persons in households without children include single persons and individuals in vehicles, encampments, abandoned buildings, or parks where family status could not be determined.

(f) These data are based on both the Homeless Census and data from the Homeless Survey. The results are estimates, calculated by applying the survey results to the point-in-time Homeless Census population.

Sources: 2009 Homeless Census and Survey, Applied Survey Research, January 2009; 2009 Santa Clara County Continuum of Care Application; BAE, 2009.

The following narrative regarding Sunnyvale’s needs was taken from the *City of Sunnyvale 2010-2015 Consolidated Plan* and updated to reflect the submitted NOIs.

There are a variety of facilities and services within the County to assist individuals and families who are homeless or at risk of homelessness. Some facilities target specific groups, such as victims of domestic violence, veterans, or individuals with HIV or AIDS.

Emergency shelters provide temporary shelter for homeless individuals and/or families. Transitional housing provides rental housing for individuals and families who are transitioning out of homelessness for a predetermined amount of time (usually up to 24 months). Permanent supportive housing offers on- or off-site services to assist residents, with no limit on the length of stay.

Countywide, jurisdictions support the Housing First model, which is based on the principle that permanent housing, combined with access to the supportive services that many homeless people need, can help end homelessness for many people. This model places people in permanent housing as quickly as possible, as national and local fiscal analyses and field research conducted during the last decade have shown to this to be the most cost-effective approach, with the greatest chance of permanently ending the cycle of homelessness. Some transitional housing (and the existing shelters) will likely be needed for the long term to provide interim housing while permanent units are identified for each household.

The homeless sub-populations making up Sunnyvale's homeless population were also considered in evaluating the NOIs and balancing homeless needs for housing. The table below indicates the various subpopulations in Sunnyvale and whether they were unsheltered (on the street) or sheltered in some form of temporary shelter (emergency shelters, cars, etc.).

Homeless Subpopulations – Sunnyvale 2009

Subpopulation	Sheltered	Unsheltered
Chronically Homeless	15	77
Seriously Mentally Ill	32	0
Chronic Substance Abuse	38	0
Veterans	22	0
Persons with HIV/AIDS	0	0
Victims of Domestic Violence	12	0
Youth	1	0

Source: *City of Sunnyvale 2010-2015 Consolidated Plan Appendix D.1 Homeless Gap Analysis*

Homeless Individuals. The 2011 Santa Clara Point-in-Time count estimates that there are 374 homeless in Sunnyvale. Of the 374 homeless, 213 are unsheltered and 161 are sheltered. Of the 213 unsheltered homeless, all are individuals. Of the 161 sheltered homeless, 93 percent are individuals and 7 percent are persons in families.

The MPHIC and SN NOI will provide 40 units for chronically homeless individuals. The Onizuka Partnership NOI provides 30 units, either for single individuals, or two-person households. The LRA sought to balance the needs of homeless adults with approval of the NOIs that focused on facilities for this sub-category.

Homeless Families. Members of homeless families make up approximately 7 percent of the homeless population in Sunnyvale.

The MPHC and SN NOI will provide 21 chronically homeless families with housing. The LRA sought to balance the needs of homeless families in its evaluation of the NOIs that addressed this sub-category.

Chronically Homeless: The Interagency Council on Homelessness has defined someone who is "chronically homeless" as "being disabled and either being continuously homeless for a year or more or having had at least four homeless episodes during the last three years."¹ It is estimated that 92 chronically homeless persons are in Sunnyvale.

Persons with Severe Mental Illness: Severe mental illness includes the diagnoses of psychoses and the major affective disorders (e.g. bipolar, major depression). To qualify as chronic, the illness must have existed for at least one year. In Sunnyvale, it is estimated that 32 homeless persons are considered seriously mentally ill. The major barrier to stable, decent housing for the seriously mentally ill is the availability of affordable housing. A substantial majority of persons in this population depend solely on Social Security Insurance (SSI) disability payments. Onizuka Partnership's NOI provides up to 30 units to serve the 42 homeless residents of Sunnyvale with mental illness.

Persons with Substance Abuse Problems: In Sunnyvale, it is estimated that 38 homeless persons have chronic substance abuse problems, either with alcohol or with other drugs, or sometimes with a combination of substances. In past surveys, substance abuse appeared to be a major factor in the cause of homelessness. A substantial number of homeless surveyed in 1997 (25.9 percent) stated that substance abuse had precipitated continual job loss and a subsequent inability to pay rent, resulting in eviction from their homes. Records have also been kept for homeless persons categorized as "dually diagnosed." This refers to persons diagnosed with both a mental illness and a substance abuse problem. Both MPHC and Onizuka Partnership will serve some clients that have had substance abuse problems.

Veterans: It is estimated that there are 22 homeless veterans in Sunnyvale. The Onizuka Partnership NOI provides sufficient units to house Sunnyvale's homeless veterans. News reports indicate that veterans from conflicts in Iraq and Afghanistan are beginning to show up in increasing numbers at homeless shelters in the nation, although the overall numbers are still small.² Reasons for this national increase vary. Some veterans were homeless due to high housing costs or lack of income while searching for jobs or waiting for veterans benefits. Others were dealing with issues, such as mental health problems that make it more difficult for individuals to secure permanent housing. It is not known how many veterans from the Iraq and Afghanistan conflicts are currently homeless in Sunnyvale and Santa Clara County. However, as these conflicts continue, it is possible that there could be an increase in the local homeless veteran population, especially given current housing and labor market conditions.

¹ U.S. Department of Housing and Urban Development, *Strategies for Reducing Chronic Street Homelessness*, January 2004.

² "Homeless Iraq Vets Showing Up At Shelters," United Press International, December 7, 2004; "Back From Iraq – And Suddenly Out On The Streets," *Christian Science Monitor*, February 8, 2005.

Persons Infected with HIV/AIDS: In Sunnyvale, there are no homeless persons with HIV/AIDS.

Persons Suffering Domestic Violence: Many of the single women and women with children become homeless as a result of domestic violence. According to a study by the U.S. Conference of Mayors, 46.0 percent of the cities surveyed identified domestic violence as a primary cause of homelessness.³ Homeless women often require counseling and other forms of assistance. The estimated number of such persons in Sunnyvale is 12.

The YWCA-Support Network for Battered Women (SNBW), a major provider of assistance to women and children escaping domestic violence in Sunnyvale and other communities, operates an 18-bed facility that can serve six families at one time. In fiscal year 2010/11, SNBW served 234 women and children. The SNBW works collaboratively with other women's shelters in the County to provide out of area shelter when needed.

Youth: Of the estimated homeless population in Sunnyvale in 2009, one was an unaccompanied youth. The MPHIC project will serve families with youth and children. Homeless youth are difficult to track because of their highly transient nature, their distrust of adults, and their distrust of services. Emergency Housing Consortium's youth program (Our House) records indicate that about two-thirds of homeless youth were escaping domestic violence, while another 25 percent were "kicked out" of their homes. The Bill Wilson Center, a nonprofit agency serving youth, reported similar data among the homeless and runaway youth that they serve Countywide.

Gaps in Service

Based on the countywide data on available shelter and housing units, and on the assigned proportion of homeless needs in Sunnyvale, there is a gap of 157 beds or units for individuals and 48 beds or units for families with children (see *City of Sunnyvale 2010-2015 Consolidated Plan*, Appendix D.1: Homeless Gap Analysis, Sunnyvale 2009). The gap for individuals includes a need for 2 transitional housing units and 155 permanent supportive housing units. The gap for families with children is 8 transitional housing units, and 40 permanent supportive housing units.

As required by HUD, "**Homeless and Special Needs Populations 2009**" and "**Homeless Subpopulations**" are inserted below and contain Sunnyvale's 2009 estimate of the homeless population, available shelter and housing units and service gaps. The data source is the *City of Sunnyvale 2010-2015 Consolidated Plan*. In 2009, this source estimated Sunnyvale's homeless population at 349 of the county's homeless population of 7,086 persons. The 2011 Santa Clara County Homeless Census and Survey, released in September 2011, estimates the total estimated number of homeless residents at 374.

³ U.S. Conference of Mayors, 1998.

Housing Gap Analysis Chart for City of Sunnyvale

		Current Inventory	Unmet Need/Gap*	Under Development
Individuals				
Beds	Emergency Shelter	0	0	0
	Transitional Housing	8	2	0
	Permanent Supportive Housing	0	155	0
	Total	8	157	0
Persons in Families with Children				
Beds	Emergency Shelter	0	0	0
	Transitional Housing	10	8	0
	Permanent Supportive Housing	0	40	0
	Total	10	48	0

Source: *City of Sunnyvale 2010-2015 Consolidated Plan Appendix D.1 Homeless Gap City of Sunnyvale 2010-2015 Consolidated Plan*

The two homeless NOI projects proposed at Onizuka will provide homeless individuals with permanent, clean, safe homes in environments that include community space, computer center, laundry areas and exercise rooms. Programs include case management, crisis intervention, peer counseling, money management, food and clothing assistance, job counseling, housing search assistance, legal referrals, education, and others. The LRA considered these homeless sub-populations as factors in evaluating the NOIs and weighing homeless needs for housing in balancing these needs against community needs.

Sunnyvale Housing Programs

The City of Sunnyvale has a comprehensive array of housing programs to facilitate new permanent affordable housing. The City began enacting proactive affordable housing policies as early as thirty years ago. The City has created and preserved affordable ownership and rental housing. However, the City has experienced a growing homeless population and there is still an unmet need for homeless housing due to limited funding and resources. The following policy and planning measures have helped ensure resources for affordable housing:

- Below Market Rate (BMR) Program, 1980, revised January 2003, which requires all residential development of more than 9 units to provide either 12.5 percent Low-Moderate income units for ownership, or 15 percent Low-income units for rental.
- Housing Mitigation Policy in 1983, and Municipal Code Section 19.22, August 2003 as revised June 2008, which requires commercial projects of specific Floor

ONIZUKA AIR FORCE STATION, SUNNYVALE, CALIFORNIA
HOMELESS ASSISTANCE SUBMISSION

Area Ratios to pay \$9.08 a square foot toward a Housing Mitigation Fund to be used toward affordable housing programs and the acquisition and construction of affordable housing projects.

- Housing Improvement Programs since 1970 providing loans and grants for home rehabilitation for energy efficiency, accessibility, code, emergencies, paint and other upgrades to owner-occupied housing and mobile homes.
- Direct assistance to first time homebuyers in the form of down payment assistance loans has been provided since January 2002, including down payment assistance for City employees, teachers and child care workers in Sunnyvale.

To administer these programs, Sunnyvale has seven housing staff and an annual operating budget of nearly \$1.2 million. The housing activities are funded by federal and local sources, such as Federal grant funds and local Housing Mitigation funds, which are allocated annually as follows:

▶ First-Time Homebuyer Loan (81-120%)	\$150,000
▶ First-Time Homebuyer Loan (up to 80%)	\$150,000
▶ Multi-Family Rehabilitation Loans	\$150,000
▶ Housing Improvement Loans & Grants	\$100,000
▶ Tenant Based Rental Assistance	\$150,000
▶ New Construction/Acq/Rehab	\$13,100,000

The City's qualified staff and track record of program administration ensures the City capacity to administer a NOI for land acquisition that could permit homeless service providers to acquire parcels at other, more appropriate locations in lieu of their Onizuka claims. The City could allocate funds of approximately \$8.2 million for new construction, acquisition or rehabilitation of affordable rental housing to finance the purchase or long-term lease of land for homeless housing at other, more suitable locations.

ONIZUKA AIR FORCE STATION, SUNNYVALE, CALIFORNIA
HOMELESS ASSISTANCE SUBMISSION

Over the past 20 years, Sunnyvale’s programs have created hundreds of affordable rental units listed in the table below:

Affordable Subsidized Rental Housing Projects in Sunnyvale as of September 2011

Affordable Housing Projects Receiving Financial Subsidies			
Project Name & Location	Targeted Resident Group	Number of Units	
		Total	Affordable
Arbor Terrace, 753 South Fair Oaks Avenue	Families	174	10
Aster Park, 1059 Reed Avenue	Families	95	95
Borregas Court, 101 West Weddell Drive	Singles, families	193	192
Carroll Inn, 174 Carroll Street	Singles (including single parents with one child)	120	119
Crescent Terrace, 130 Crescent Avenue	Seniors	48	48 (48 BMR)
Eight Trees, 183 Acalanes Drive	Families	24	24
Fair Oaks Plaza, 660 Fair Oaks Avenue	Seniors	124	124
Fairways, 1269 Poplar Avenue	Families	40	15
Grove Garden Apartments, 243 Buena Vista Avenue.	Families	220	44
Homestead Park Apartments 1637 Sunnyvale-Saratoga Road	Families	211	211
Klee Court – 1230 Klee Court	Seniors	5	5
Life's Garden, 450 Old San Francisco Road	Seniors	208	150
Morse Court, 825 Morse Avenue	Families	35	35
Moulton Plaza, 1601 Tenaka Place	Families	66	66
Orchard Gardens, 245-251 Weddell Drive	Families	62	62
Pacific Plaza, 785 Reseda Drive	Families	38	38
Pace Meadows, 862 Hollenbeck	Disabled	6	6
Plaza De Las Flores, 233 Carroll Street	Seniors, Disabled	101	100
Socorro, 1353 Socorro	Seniors	5	5
Stoney Pines, 267 W. California Ave	Disabled	23	22
Wolfe Road, 1675 S. Wolfe Road	Seniors	4	4
Total		1,802	1,375

Below Market Rate Rental Units in Sunnyvale as of September 2011

Affordable Housing Units Without Financial Assistance	
Project Name and Location	Number of BMR Units
Encinal Place , 6 04 S. Fair Oaks Avenue	2
Villa del Sol, 355 E. Evelyn Avenue	11
Cherry Orchard Apartments, 250 W. El Camino Real	30
Copley Square, 979 Pinto Palm Terrace	5
Kensington Place Apartments, 1220 N. Fair Oaks Avenue	16
Magnolia Lane, 117 S. Mary Avenue	3
Renaissance Apartments, 718 Old San Francisco Road	24
Tamarind Square, 1160 Morse Avenue	12
Via, 621 Tasman Drive	43
Total	146

Source: *List of Sunnyvale Rental Projects with Affordable Units (2005).*

Two homeless facilities located in Sunnyvale provide specific services to the homeless: the Emergency Housing Consortium (EHC) provides winter shelter facility at the National Guard Armory (125 beds), and Emergency Housing Coalition (EHC) provides

an assisted permanent housing facility (24 beds). In addition, in the neighboring City of Cupertino, Community Services operates a rotating shelter program that provides shelter, food and case management to 15 homeless men. The shelter rotates on a monthly basis among 11 churches and one synagogue. Five churches in Sunnyvale participate in this program. The needs that are addressed by proposed projects in the homeless NOIs for Onizuka are in addition to those served by these facilities.

In May 2005, Santa Clara County adopted the *Key to Housing: A 10-Year Plan to End Chronic Homelessness in Santa Clara County*. The needs of the homeless within the City of Sunnyvale are also identified in the May 2005 Countywide Plan. The LRA finds consistency between the proposed projects in the homeless NOIs for Onizuka and the *Key to Housing: A 10-Year Plan to End Chronic Homelessness in Santa Clara County*. The 10-Year Plan promotes the “Housing First!” model of getting homeless people into permanent housing with supportive services as quickly as possible in lieu of the costly approach of placing people in temporary shelter, then transitional housing, then permanent housing. The Plan lays out a series of policies and actions designed to eliminate chronic homelessness in within ten years. The major points of the Plan include:

- **Prevention:** Emphasize programs that seek to prevent homelessness, such as one-time rent to prevent eviction, a rental guarantee program, and an emphasis on the development of permanent supportive housing.
- **Rapid Re-housing:** Continue to support existing homeless and transitional shelters, but change the focus to moving people quickly into permanent housing with transitional supportive services as seen in the successful Housing First approach.
- **Wraparound Services:** Rely on existing nonprofit entities to provide homeless services rather than having cities compete with successful nonprofits to provide these services.
- **Proactive Efforts:** Ensure that data systems collect the information needed to determine the needs of the homeless and the success of program efforts. Also, expand efforts to bring in new resources into the community to cover the costs associated with the services.
- **Transitional and Permanent Housing Assistance:** Support of construction and rehabilitation projects which create or maintain transitional and permanent housing for homeless and special needs individuals is a priority.

The proposed projects in the homeless NOIs for Onizuka AFS fulfill Sunnyvale’s requirements under the two primary policies of Santa Clara County’s *Key to Housing: A 10-Year Plan to End Chronic Homelessness in Santa Clara County* and its “Housing First” model: Rapid Re-housing and Transitional and Permanent Housing Assistance.

The Economic Impact of Homeless on the Community

The cost of developing housing for all subcategories of the homeless is significant and resources are limited. Additionally, the cost of operating grants or subsidies for homeless services can be expensive. While federal HUD Community Development Block Grant (CDBG) funds (Sunnyvale received \$1.1 million for FY 11/12 in CDBG funds) are available on a competitive basis for housing construction projects, the City also uses these funds for a variety of eligible social services, community facilities, housing rehabilitation and accessibility projects rather than land acquisition for homeless housing.

The cost of public services for the homeless is substantial. Sunnyvale Community Services, a local nonprofit agency, provided over \$844,237 in FY 10/11 to Sunnyvale residents in emergency financial aid for housing.

Vacant land is scarce in Silicon Valley and land costs in Sunnyvale can range from \$1 million per acre to several times that amount. Typically, available land has been bought for conversion to more intensive land uses, such as mixed-use, commercial or up-scale residential sale properties. In addition to high land cost, the construction cost for a new rental unit exceeds \$350,000. The City has leveraged outside resources with its housing funds at approximately \$50,000 or so per affordable unit to construct new affordable housing. The City recognizes that increasing land and construction costs will place higher demands on the per unit subsidy cost for future projects.

Sunnyvale recognizes that permanent affordable housing requires a significant subsidy beyond the capacity of the City. The LRA's willingness to approve homeless NOIs for the acquisition of land at Onizuka AFS, or to conditionally provide up to \$8.2 million for homeless housing construction at other, more appropriate locations, indicates the City's strong commitment to federal mandates by balancing the land needs of the homeless for housing with community needs for Onizuka's redevelopment.

HOMELESS HOUSING NOTICES OF INTEREST

The City of Sunnyvale received two Notices of Interest from homeless service providers for property at Onizuka. MidPen Housing Corporation (MPHC) in partnership with Shelter Network (SN) and the Onizuka Partnership composed of homeless service providers led by Charities Housing Development Corporation propose to initially acquire approximately six acres under a no-cost homeless land conveyance for 91 units of service-enriched homeless housing and two management units. In March, 2011, the two homeless service providers amended their respective Notice of Interests to reduce their claim to a 4.6-acre consolidated parcel (MPHC 3.1 acres, Onizuka Partnership 1.5 acres) located at the southern end of the Onizuka site. The overall number of units originally proposed has not changed.

MidPen Housing Corporation (MPHC) in partnership with Shelter Network (SN) NOI
MPHC proposes to create a 62 unit "permanent" supportive housing facility, including a manager's unit that will not limit the length of stay but will provide housing for 40

individuals and 21 families with a history of homelessness and disability. The facility will provide intensive support services to homeless residents on a voluntary basis. The project will serve chronically homeless residents earning no more than 30 percent area median income. The facility will feature substantial community space, a computer center, a laundry area, and an exercise room in a two-story facility with surface parking and surrounding open space. The entire project will be fenced, access will be controlled by card-keys, access to the site will be monitored by security cameras and a security desk staffed 24-hours a day.

Property management functions (tenant screening, rent collection, maintenance, security etc.) will be performed by MidPen Housing Management Corporation ("MPHMC"), an affiliate of MidPen Housing Corporation (MPHC) with extensive experience managing housing properties serving formerly homeless populations.

All tenants will meet the Federal McKinney-Vento Act definition of homelessness, which includes only currently homeless people, or those currently residing in temporary housing. Because the facility will provide "permanent" housing to this population, the definition also stipulates that all tenants in this population must also have a disability. This tenant population will require an intensive level of supportive services. Services will include individual case management, crisis intervention, peer counseling, money management, food and clothing assistance, job counseling including resume preparation, housing search assistance, legal referrals, personal finance/budget/credit counseling, mental health assessments and counseling, substance abuse assessments and counseling, conflict resolution training, and computer education.

Onizuka Partnership (led by Charities Housing Development Corporation) NOI

The Onizuka Partnership NOI proposes 30 units of permanent housing for single individuals and two-person households, plus approximately 3,800 square feet of administrative, service delivery, common areas for tenant use and one on-site manager's unit. The units would be designed to facilitate independent living and self-sufficiency. Targeted groups include homeless individuals transitioning into permanent housing from transitional housing, veterans enrolled in supportive service programs, and adults who receive services from the County's Mental Health Department.

Funding for the NOI Proposals

The homeless services providers have submitted financing plans with their NOI proposals that indicate the sources, amounts and uses of project funding. Subject to land availability, the two homeless service providers will access various forms of financing for construction of homeless housing and the provision of services. City staff evaluated both NOI financial plans, noted deficiencies, reviewed revisions and included corrections in the attached NOI submittals. Based on staff experience with the funding sources, similar projects, and sponsor track records, LRA staff concludes that the NOI projects, if underwritten with a no cost homeless conveyance either at Onizuka AFS or at other more

appropriate locations, would be financially feasible and programmatically effective.

In the event that the Air Force and LRA reach agreement for homeless housing to be developed off of the base on an alternative site acquired using Onizuka proceeds, the LRA has agreed to provide \$8.2 million for the two homeless service providers to acquire alternative sites for homeless housing. The terms of this funding are outlined in the attached LBA .

NOIs Address the Needs of the Homeless in Sunnyvale

As discussed in the first section of this housing assistance plan, there is a current unmet need for permanent supportive housing for homeless individuals and families. The NOIs will provide 70 units of permanent housing for homeless individuals or 2-person households, and 21 units for families. The proposals mirror the Santa Clara County commitment to a "Housing First" model in that they house anyone in need, regardless of their designation as 'transitional' or 'permanent.' The developments aim to serve at least 70 of these individuals and 21 of these families in order to mitigate Sunnyvale's homeless need.

Additionally, per 2005 American Demographic Survey data, there are 12,435 rental units in Sunnyvale in which tenants pay more than 25 percent of their income. According to the 2000 Census, there are 112,675 rental units in Santa Clara County in which tenants pay over 25 percent of their income. In 2000, approximately 13 percent of Sunnyvale households were overcrowded, with 7.6 percent experiencing severe overcrowding. Overcrowding and high housing costs create risks for homelessness which are addressed by these NOI proposals.

Impact on Surrounding Neighborhood

Taken together, the Expression of Interest by the Department of Veterans Affairs (4.4 acres), the City of Sunnyvale FEMA Public Benefit Conveyance (1 acre), and the Notices of Interest by each homeless service provider (4.6 acres) will remove 10 acres from the Onizuka Air Force Station and pose an obstacle to the site's development under any conceptual reuse option. These uses can be expected to have some negative effect on the development of the Onizuka remainder parcel and limit its commercial reuse potential. The proposed residential use could also influence the development of commercial property in the proximity of Onizuka AFS.

The site is fully served with public infrastructure required for development including abutting light rail transit, as well as streets, storm drains and utilities. While not the most desirable location for the accommodation of the homeless, the site's access to public transit and the homeless service provider's willingness to provide transit vouchers to residents, the location is reasonably accessible to public and private services such as schools, medical care, etc. A City fire station, staffed by public safety employees immediately abuts the property.

Homeless NOI impacts on the surrounding residential neighborhoods will be minimal due to the Onizuka facility's relative distance from adjoining residential neighborhoods. Subject to further discussions with the Departments of the Air Force and Veterans Affairs, the LRA could provide for withdrawal of the homeless NOIs on the property in favor of a land purchase at another more appropriate location.

Off-site Scenarios

If the LRA elects the off-site accommodation described in the LBA, the City will grant the homeless housing providers with an 85-year ground lease to the City-owned Armory property, located at 620 E. Maude Avenue, Sunnyvale, California. The property consists of 2.45 acres of land and improvements. The location and accessibility of the City-owned Armory property would better serve the homeless with close proximity to social services, public transportation, parks and employment opportunities.

The homeless housing providers have provided the City with alternative options for a project at the City-owned Armory site. They envision two separate projects on the 2.45 acres site, producing a total of 124 mixed-income affordable units. MPHIC is tentatively proposing 67 one and two bedroom units to serve household income levels ranging from 20-50% of Area Median Income. Charities Housing is tentatively proposing 57 efficiency studios to serve household income levels ranging from 30-45% of Area Median Income. Both development will provide onsite management units. The two projects are a consolidated program that has been crafted to maximize competitiveness for state tax credit financing and other sources of funding for affordable housing construction. The City will ensure that a substantial portion of the consolidated program will serve homeless persons who meet the definition of "homeless person" as set forth in the McKinney-Vento Act.

Any proposed project on the Armory site will require City approval of land use entitlements and environmental review. The City's review, environmental and entitlement processes will address any environmental impacts on the surrounding neighborhood transportation system and infrastructure. These City planning processes will ensure that the NOI housing projects will be integrated with the community with no significant negative effect on City neighborhoods, public services and schools, social services, transportation systems or infrastructure.

BALANCING HOMELESS AND COMMUNITY NEEDS

Federal statutes require the LRA, in preparing the Onizuka AFS Redevelopment Plan, to balance the needs of the homeless with community needs for economic and other forms of development. Statutes do not define balance but assign responsibility for the balancing judgment to the LRA rather than to HUD or DoD. The Onizuka LRA's balancing judgment weighed a mix of community values in determining the preferred reuse of the

site. The LRA seeks to inform its balancing decisions and fulfill its balancing responsibilities through objective and independent professional analysis of the conditions of the property, current development policy, and the market and financial feasibility of the conceptual reuse options. Additionally, the LRA relied upon specialized legal advice, community participation, and collaboration with agencies representing the homeless.

In considering homeless needs for housing, the LRA relied extensively upon homeless needs documented in the *City of Sunnyvale 2010-2015 Consolidated Plan*, the 2011 Santa Clara County Homeless Census & Survey. These documents provided objective data guiding the collaboration of the LRA in the evaluation of NOIs and the development of LBAs with representatives of the homeless.

In balancing homeless needs with community needs for economic development, Sunnyvale relies upon a long established consensus of community values that have been codified over time in plans and ordinances that will govern Onizuka AFS upon its conversion to civilian use. Community needs for economic and other development are set forth in the City's existing development policies found in the Sunnyvale General Plan, consisting of its State-mandated sub-elements, and the Sunnyvale Moffett Park Specific Plan (MPSP) dated April 2004. Together the General Plan and the MPSP establish a coherent vision for the future of Onizuka AFS upon its conversion to civilian use. The Plan envisions the development of Onizuka AFS as a single parcel, zoned Moffett Park-Industrial (MP-I) and developed at a density in which structural floor area does not exceed 35 percent of the lot area.

This density is measured as the floor area's ratio to the land area – a 35 percent ratio – and referred to as “35 FAR.” The Onizuka density is low by Moffett Park standards but is the highest available density for Onizuka. To exceed the 35 FAR would require City amendment of the General Plan and the Moffett Park Specific Plan, and the need for further environmental review.

In addition to existing policy, the LRA also retained independent professional expertise to analyze other factors that the LRA might consider in weighing the homeless needs with community redevelopment needs. With assistance from the VA and Department of Defense, the LRA prepared detailed work programs and hired consultants to assist the LRA in the balancing process. The consultant work program included the following analysis:

1. Existing Conditions of Property - Consultants analyzed the suitability of the property and facilities for rehabilitation and/or reuse.
2. Alternative Property Analysis - Housing specialists assessed the availability of other public properties to address homeless needs for housing in lieu of Onizuka.
3. Economic Feasibility - Consultants analyzed reuse options to identify any that might feasibly relocate homeless housing to other, more appropriate locations.

4. Market requirements - Regional market specialists analyzed VA's proposed office/land acquisition to assess its economic impact on the reuse options, and whether any reuse might feasibly relocate VA to other appropriate locations.

The products of this analysis were presented to the CAC and LRA during meetings as documented in the "Public Outreach Overview, Process Description" section of this Plan.

The LRA also considered the Department of Defense response to the U.S. Department of Veterans Affairs' Expression of Interest in offices and parking in the middle of the site, and the impact of the VA request on the viability of any commercial reuse for the remainder parcel.

A *partial* listing of factors are presented below to illustrate the balancing process.

Factors Balancing in Favor of Homeless Housing at the Onizuka Site

- The vision of homeless housing set forth in the two NOIs and this housing assistance plan is consistent with the needs identified in *City of Sunnyvale 2010-2015 Consolidated Plan*.
- The NOI parcels provide sufficient space to address a significant number or percentage of the City's homeless population.
- The BRAC "no-cost homeless conveyance" provides a unique, one time opportunity for homeless agencies to overcome the primary obstacle to homeless housing in Silicon Valley – land costs.
- The site is served by public transit to ensure that homeless residents will have some (although not optimum) affordable access to public services and facilities.
- As indicated to date by information provided by DOD and confirmed by LRA consultant analysis of the parcels identified for homeless housing development, likely do not include environmental contamination that would preclude residential development.
- Homeless housing claims may be withdrawn by the LRA in favor of other locations if the LRA's preferred reuse is implemented.

Factors Balancing in Favor of Economic and other Development at the Onizuka Site

- The proposed subdivision of the property into several parcels poses obstacles that would likely preclude the community's preferred commercial reuse of the entire site.
- The Onizuka site has no history of residential use, and therefore there are no facilities

which lend themselves to residential use.

- The location of the military facility is somewhat isolated and therefore unsuited for homeless access to public services and amenities.
- The two homeless NOIs do not find any of the existing buildings suitable for conversion to homeless use, residential or otherwise.
- The objectives of homeless NOIs are better achieved at other, more appropriate locations, but for the fact that alternative residential properties are prohibitively expensive without subsidy.
- High density residential use at this site is inconsistent with the land use policy of the city as evidenced by the Sunnyvale Moffett Park Specific Plan. Onizuka AFS will be zoned Moffett Park Industrial (MP-I) upon its conversion, and residential housing would require amendments to the General Plan, the Sunnyvale Moffett Park Specific Plan with additional environmental review also required.
- One of the NOI submittals is located within 300 feet of CA Highway 237. The location potentially exposes residents to significant freeway pollution and noise.
- Like VA offices, homeless housing would discourage private acquisition of the remainder parcel for the community's preferred reuse.

As a consequence of federal mandates for the LRA to balance community needs for economic and other development with the homeless needs for housing, the LRA considered the factors listed above and sought to balance them in the proposed accommodation of the homeless NOIs on the site, or conditionally at other locations pursuant to a contemplated LBA.

LEGALLY BINDING AGREEMENT (LBA)

BRAC statutes charge the LRA with evaluating the local screening requests (NOIs) and “balancing” homeless needs for housing with community needs for redevelopment.

In February 12, 2008, the LRA approved staff's request to explore strategies that might equitably resolve the housing NOIs by addressing homeless needs at other parcels, as a precursor to possibly resolving VA needs at another location, negotiating a final plan with the Air Force and clearing the Onizuka site to redevelop as a single, preferred reuse.

In March 2008, LRA staff and legal counsel met with both homeless service providers to explore an approval of stakeholder objectives for homeless housing at Onizuka conditioned upon partnering to provide appropriate homeless housing at other locations if Onizuka can be cleared for optimum use. The proposed strategy was set forth in a draft,

Preliminary Terms and Conditions for Preparation of a LBA by and between the Sunnyvale Local Redevelopment Authority, the Mid-Peninsula Housing Corporation and the Onizuka Partnership, subsequently approved by homeless service providers.

The LBA submitted to HUD in 2008 provided several scenarios for carrying out the homeless requirement depending on agreements reached by all parties. HUD review of the LBA determined that it was too speculative in nature. HUD wanted the issues surrounding the VA fed-to-fed property transfer resolved and was unsure if the homeless housing providers would be able to successfully produce a project off-site. At the request of HUD, a revised LBA is attached for review and approval.

The revised LBA includes attachments, which will be completed and executed if and when either homeless service provider locates a possible site and the City approves a conceptual plan and consolidated program for the homeless housing development. At that time, each homeless service provider could proceed to acquire site control and the City would review the development scenarios and financing plan and determine whether the homeless housing goals will be met. If so, the provider could initiate pre-development and secure entitlements and financing.

As previously discussed, the focus for the off-site location is the City-owned Armory site. As opposed to the original LBA submitted to HUD in 2008, a more definitive and less speculative off-site accommodation has been identified in the latest LBA. The LRA believes that this site would offer a superior location for homeless housing over the Onizuka site.

OUTREACH EFFORT AND PUBLIC COMMENT

The Onizuka Local Redevelopment Authority (LRA) initiated outreach strategies to encourage broad community and stakeholder participation in building the consensus for LRA decisions in planning the reuse of the Onizuka Air Force Station. A key institution in the LRA's outreach program was the establishment of the Onizuka AFS Citizen's Advisory Committee (CAC) in April 2006. The CAC acted as an ongoing advisory body to the LRA consisting of 15 persons representing public agencies and private sector interests in the Cities of Sunnyvale and Mountain View. In April 2006, the LRA formulated the Onizuka BRAC Communication Plan, a comprehensive multi-channel informational program to provide technical reports, staff recommendations and meeting schedules to residents and stakeholders interested in the direction of reuse planning. The plan also initiated a web site and outreach to homeless-assistance providers, public benefit-eligible entities and other stakeholders who might wish to participate in the federally mandated Notice of Interest (NOI) process. Individuals and organizations were encouraged to review the web site through regular emails on web site updates, as well as to liaison with both the Onizuka Local Redevelopment Authority (LRA) and the Citizen's Advisory Committee (CAC). An objective of these communications was to encourage a community-based consensus on a vision for the civilian reuse of the Onizuka AFS.

Exhibit 6: a through g includes all outreach materials, data and information.

The BRAC Communication Plan

The City designed the Base Realignment and Closure (BRAC) Communication Plan for Onizuka AFS to keep the public informed and to encourage public participation in the community reuse planning process. Under the plan, BRAC Project staff was responsible for formulating content, implementing ongoing communications and maintaining a comprehensive listing of specific communications deliverables. (All public outreach exhibits are appended as Exhibits 6.a – 6.g.) BRAC staff responsibilities included:

News Releases: News releases in anticipation of key decision meetings, key outreach, significant decisions or actions, milestones met or missed, etc., in cooperation with Communications staff.

Fact Sheets: Fact sheets and “Overview Project Plans” informed public officials and area residents. Quarterly articles for City newsletters were prepared for City communications staff throughout the planning process to keep Sunnyvale residents informed of progress and status.

KSUN-15 TV Slides: KSUN-15 is Sunnyvale’s local government cable television channel. Staff posted KSUN slides when appropriate to announce the LRA’s and CAC’s key decision meetings, key outreach, significant decisions or actions, etc. in cooperation with the Communications office.

Onizuka BRAC Web pages: (*Onizuka.inSunnyvale.com*) The Onizuka BRAC Web pages contains comprehensive information about the BRAC planning process, updates on project milestones, and several outreach channels enabling community members to stay current with the latest project developments. The BRAC program developed, updated and maintained the Onizuka BRAC Web pages as a comprehensive resource for area residents and others interested in Onizuka disposition. The BRAC program notified interested parties of Web page updates (see Exhibit 6.a, Interested Public Data Base). Community outreach and education features found on the BRAC Web pages are highlighted below:

- A “Stay Informed” subscription e-list which provided project announcements
- A link to specific issues of the City of Sunnyvale’s *Quarterly Report* – mailed to all city residents – with articles about Onizuka planning activities
- A link to the City of Sunnyvale’s Community Events Calendar, listing events and meetings of community interest including Onizuka
- A link to Onizuka-related news releases

ONIZUKA AIR FORCE STATION, SUNNYVALE, CALIFORNIA
HOMELESS ASSISTANCE SUBMISSION

- An Onizuka Fact Sheet periodically updated with current project information
- A link to KSUN-15, the City of Sunnyvale's public television channel broadcasting City Council meetings
- Meeting dates, agendas, and minutes for the Onizuka LRA, the Onizuka LRA Executive Committee and Onizuka AFS CAC
- An invitation encouraging participation in the Onizuka planning and consensus shaping process to directly contact the project manager via phone or e-mail
- An overview of the creation and purpose of the national BRAC planning process
- Key steps in the City's BRAC planning and reuse process beginning in 2006 when the Department of Defense designated the City as the Local Redevelopment Authority for Onizuka
- Summary of the historic development of the Onizuka Air Force Station
- Onizuka site information: aerial photos and maps, technical information, facility reports, environmental reports and project plans
- Planning documents including the Consolidated Plan, various specific plans, and related strategies
- Notification and invitation to the Notice of Interest (NOI) workshop and planning information

Signage and/or Displays Signage was prepared as required or appropriate for CAC and LRA meetings.

Newspaper Ad Prepared advertisement in the *San Jose Mercury News* and *Sunnyvale Sun* soliciting NOIs in the Onizuka property (published not more than 30 days after declaration of surplus status.)

Public Inquiry Database This activity included sending periodic e-mails to public contacts, e.g. residents, stakeholders and agencies that expressed interest in being added to an information database to receive notification of Onizuka BRAC Web page updates.

Posting of Public Meeting Notices, Minutes and Reports Provided legal meeting notices, agendas, and minutes to the City Clerk and posted these per statute and according to Brown Act regulations to the City's Onizuka Web page.

Neighborhood Association Liaison Provided content and schedules to the City's Community Outreach Coordinator to include in communications to surrounding

residents.

Onizuka Redevelopment Hotline Dedicated an Onizuka Redevelopment Hotline (408) 730-7739, TDD (408) 730-7501 to provide another opportunity for community comment, information requests or call-backs to discuss any facet of the project.

Onizuka Citizens Advisory Committee, City Commissions Weigh in on Reuse	Fall 2008
Onizuka AFS Reuse Planning Update	Summer 2008
Sunnyvale Analysis Begins on Onizuka Reuse Options	Winter 2008
Onizuka Reuse Planning Moves Forward	Summer 2007
Sunnyvale to Select Reuse Options for Onizuka	Spring 2007
Onizuka Redevelopment Update	Winter 2007
Community Meets to Help Plan Onizuka Future	Fall 2006
Sunnyvale Community Encouraged to Participate in Onizuka Reuse Plan	Summer 2006
Onizuka Air Force Station Closure	Spring 2006
Onizuka Air Force Station To Be Closed	Fall 2005
DOD Moves To Close Onizuka	Summer 2005

Onizuka BRAC *Quarterly Report* articles may be found on the City's Web site at QuarterlyReport.inSunnyvale.com, (see also Exhibit 6.b City of Sunnyvale *Quarterly Report* Articles and Samples of External News Articles).

Public Meetings, Notices and Reports

The primary venue for public input regarding the Onizuka property was the project's policy guiding body, the Local Redevelopment Authority, and the Citizen's Advisory Committee which the LRA specifically created to advise the LRA on the site's land reuse. Two City Commissions (Heritage Preservation Commission and Planning Commission) whose jurisdiction touched on specific aspects of the Onizuka project also made recommendations to the LRA.

The BRAC Communication Plan strictly follows the City's statutory meeting, agenda and posting requirements which complies with requirements for minimum advance notification period and specifies the venues for posting notification. Below is a description of the public bodies and advisory groups that provided Onizuka-related recommendations and comments to it during the planning phase.

Local Redevelopment Authority: In January 2006, Sunnyvale City Council unanimously approved a resolution requesting the Department of Defense recognize the City Council as the Local Redevelopment Authority (LRA) for Onizuka. Formally recognized as the LRA, the City Council became the primary community point of contact for all matters relating to the base closure. This includes conducting outreach efforts and designing the comprehensive reuse plan to guide Onizuka's redevelopment. LRA members are listed below:

Onizuka Local Redevelopment Authority (LRA) Members

<u>Assignment/Member</u>	<u>Date of Last Appointment</u>	<u>Term Expiration</u>
Authority Chair Ron Swegles	8/26/08	8/26/09
Authority Vice Chair John Howe	8/26/08	8/26/09
Authority Member Otto Lee	4/6/06	No expiration
Authority Member Anthony Spitaleri	4/6/06	No expiration
Authority Member Melinda Hamilton	4/6/06	No expiration
Authority Member Christopher Moylan	4/6/06	No expiration
Authority Member David Whittum	1/8/08	No expiration

Onizuka Local Redevelopment Authority (LRA) Executive Committee

Authority Chair Ron Swegles	8/26/08	8/26/09
Authority Vice Chair John Howe	8/26/08	8/26/09
Authority Member Christopher Moylan	8/26/08	8/26/09

- **Citizen’s Advisory Committee:** One key step in the early planning process was the establishment of a Citizen’s Advisory Committee (CAC) representing residents and diverse stakeholders within the community. The CAC provided input to the LRA on all staff recommendations. CAC members are listed below:

Citizen's Advisory Committee (CAC) Members

<u>Assignment/Member</u>	<u>Date of Last Appointment</u>	<u>Term Expiration</u>
LRA Member, Ron Swegles, Chair	6/12/07	10/31/08
Community Representative, Dean Chu, Vice Chair	1/24/08	10/31/08
LRA Member, John Howe	1/24/08	10/31/08
Mountain View City Council, Nick Galiotto	6/12/07	10/31/08
Organized Labor, Raymundo Ferdin	6/12/07	10/31/08
Sunnyvale Business, Thom Bryant	6/12/07	10/31/08
Sunnyvale Business, Howard Chuck	6/12/07	10/31/08
Sunnyvale Education, Glenn Evans (Predecessor: Geoffrey Kiehl	4/29/08	10/31/08
Sunnyvale Education, Nancy Newkirk	6/12/07	10/31/08
Homeless Assistance Provider, Sarah Wasserman	6/12/07	10/31/08
Community Representative, Robert Lopez	6/12/07	10/31/08
Community Representative, Josephine Lucey	6/12/07	10/31/08
Community Representative, Charles Rogers	6/12/07	10/31/08
Community Representative, Cynthia Cotton	6/12/07	10/31/08

Note: Santa Clara County Supervisors declined representation on the CAC.

Sunnyvale Heritage Preservation Commission: The Sunnyvale Heritage Preservation Commission held a public hearing on August 6, 2008 to review and comment on the preliminary assessment of Onizuka’s historic significance. The commission was specifically charged with reviewing and making recommendations regarding landmark sites.

Sunnyvale Planning Commission: The seven-member Sunnyvale Planning Commission conducted a public hearing on July 28, 2008 to discuss and receive public comments on the Onizuka land reuse options and the CAC recommendations. The comments of the commission and the public who spoke at the hearing were forwarded to the Local Redevelopment Authority for consideration. The commission’s overall responsibility is to review and make recommendations to the City Council on the City’s

General Plan, land use, zoning, development ordinances, permits, environmental reviews and related policies procedures.

Community Participation: Public Meetings Schedule

LRA and CAC meetings have provided opportunities for the involvement, participation and comments of community residents and stakeholders. Notices, agenda, minutes, and staff reports have been provided to the public at the LRA's Onizuka web site, *Onizuka.inSunnyvale.com*, (see also, Exhibit 6.c, Public Hearing Notices and Agendas, City Reports and Minutes). The following is a listing of community outreach activities including a comprehensive listing of Onizuka Air Force Station–related public meetings.

January 10, 2006 The Sunnyvale City Council passes resolution requesting that the DoD recognize the Sunnyvale City Council as the Local Redevelopment Authority for Onizuka Air Force Station.

- *Resolution Requesting that the Department of Defense Recognize the Sunnyvale City Council as the Local Redevelopment Authority for Onizuka Air Force Station – City Report*

April 6, 2006 The Department of Defense (DoD) -recognizes the City of Sunnyvale as the Local Redevelopment Authority (LRA) for Onizuka Air Force Station.

April 11, 2006 The LRA approves bylaws, makes LRA appointments to the Executive Committee, calls for Citizen's Advisory Committee volunteers, and authorizes an application for grant funding from DoD's Office of Economic Adjustment.

- *Convene the Onizuka Air Force Station Local Redevelopment Authority (LRA) to: Approve the LRA bylaws; select LRA officers; select the LRA executive committee; authorize staff to apply for an Office of Economic Adjustment community base reuse planning grant; and approve the Citizen's Advisory Committee (CAC) bylaws and select two LRA members to serve on the CAC – LRA Report*
- *Authorize Local Redevelopment Authority Staff to Communicate Positions and Open Dialog Regarding Department of Veterans Affairs Interest in Onizuka Air Force Station Property – LRA Report*

May 16, 2006 The LRA approves the Onizuka LRA reuse planning process and the advertisement requesting NOIs.

- *Convene the Onizuka Air Force Station Local Redevelopment Authority (LRA) to Approve the Onizuka*

ONIZUKA AIR FORCE STATION, SUNNYVALE, CALIFORNIA
HOMELESS ASSISTANCE SUBMISSION

LRA Reuse Planning Process and to Approve the Draft Advertisement Requesting Notices of Interest in Surplus Onizuka Property – LRA Report

- June 15, 2006 The LRA Executive Committee appoints CAC members.
- *Onizuka Air Force Station (AFS), Citizen’s Advisory Committee (CAC) Recruitment – LRA Report*
- June 28, 2006 The LRA publishes advertisements in the *San Jose Mercury News* and *Sunnyvale Sun* soliciting NOIs from state and local governments, homeless services providers and other parties interested in the property.
- June 29, 2006 The CAC holds its first public hearing to begin to advise the Local Reuse Authority in planning for civilian reuse.
- July 1- September 13, 2006 The LRA conducts outreach to homeless assistance providers and public benefit entities via letters, e-mails and phone calls to announce availability of Onizuka property and solicit NOIs.
- July, 25, 2006 The LRA delegates determination of Evaluation Criteria for Homeless Service Providers submitting NOIs to the Onizuka LRA Executive Committee.
- *Delegation of Determining Evaluation Criteria for Homeless Services Providers Submitting Notices of Interest in the Onizuka Site to the Onizuka Local Redevelopment Authority’s Executive Committee, Council Report #06-005*
- August 23, 2006 Tour conducted of the Onizuka AFS site with the CAC, entities considering NOI submittals, and Sunnyvale Heritage Preservation Commission.
- August 24, 2006 The CAC meets to review homeless service evaluation criteria.
- *Determining Information Required of Homeless Services Providers Submitting Notices of Interest in the Onizuka Air Force Station Site – CAC Report*
- August 29, 2006 The LRA Executive Committee specifies information to be provided by entities submitting NOIs for Onizuka AFS.
- *Determining Information Required of Homeless Services Providers Submitting Notices of Interest in the Onizuka Air Force Station Site, LRA Report #06-006*
- September 13, 2006 The Air Force Real Property Agency, the DoD Office of Economic Adjustment, the U.S. Department of Housing and Urban Development and the Local Redevelopment Authority

ONIZUKA AIR FORCE STATION, SUNNYVALE, CALIFORNIA
HOMELESS ASSISTANCE SUBMISSION

- conduct a workshop for homeless assistance providers considering submission of NOIs.
- *Onizuka Air Force Station Base Realignment and Closure (BRAC) Process* – PowerPoint Presentation
 - *Instructions for Completing A Notice of Interest, Onizuka Air Force Station, Local Redevelopment Authority* – PowerPoint Presentation
- October 4, 2006 The Sunnyvale Heritage Preservation Commission holds a study session on the historic significance of Onizuka Air Force Station.
- *Information Report: Preliminary Assessment of the Historic Significance of Onizuka Air Force Station* – City Report
- October 4, 2006 The CAC conducts a second Onizuka site tour with entities considering NOIs.
- October 24, 2006 LRA staff meets with Homeless Service Providers.
- October 25, 2006 The CAC meets to review the Overview of Land Use Planning for the Onizuka AFS Site and the Overview of Homeless Needs contained in the *City of Sunnyvale 2005-2010 Consolidated Plan*.
- *Land Use Planning “Primer” for the Onizuka AFS Site* – City PowerPoint Presentation
- December 5, 2006 Two nonprofit housing agencies submit NOIs for acreage to construct housing units.
- December 13, 2006 The CAC meets to review goals for Onizuka’s civilian reuse.
- *Goals for Onizuka Transition to Civilian Use (Information Only)* – CAC Report
- January 25, 2007 The CAC convenes a public hearing and provides recommendations to the LRA on the conditions of property and the two NOIs submitted by homeless service agencies.
- *DRAFT Onizuka BRAC – Preliminary Review of Conditions of Property, and Notices of Interest Received (Information Only)* – City Report
- January 30, 2007 The LRA convenes a study session to review and give input on the two NOIs received.
- *Onizuka BRAC – Preliminary Review of Conditions of Property, and Notices of Interest Received (Information*

Only), LRA Report #07-001

- March 21, 2007 The CAC recommends to the LRA that five reuse options be further analyzed.
- *Onizuka Air Force Station Conceptual Reuse Options for Base Realignment and Closure – DRAFT – City Report*
- March 27, 2007 The LRA convenes a public hearing to adopt five conceptual reuse options for further analysis: corporate offices, hotel/conference center, auto center, VA-style offices and homeless housing.
- *Onizuka Air Force Station Conceptual Reuse Options for Base Realignment and Closure, LRA Report #07-002*
- May 8, 2007 The LRA selects LRA Officers and Executive Committee Members.
- *Annual Selection of LRA Officers and LRA Executive Committee Members, LRA Report # 07-003*
- May 30, 2007 The CAC reviews homeless housing issues to prepare for balancing the needs of the homeless with community needs for economic and other development.
- *Onizuka Air Force Station: Homeless Housing Notice of Interest, Deficiency Correction Phase, and Alternative Site Strategy (Information Only) – City Report*
- June 12, 2007 The LRA reviews the alternative site strategies for the Onizuka site and initiation of NOI deficiency correction phase.
- *Onizuka Air Force Station: Homeless Housing Notice of Interest, Deficiency Correction Phase, and Alternative Site Strategy (Information Only) LRA Report #07-004*
- June 15, 2007 The LRA Executive Committee reappointments Citizen's Advisory Committee members.
- *Appointment of Onizuka Air Force Station Citizen's Advisory Committee Members, LRA Report #07-005*
 - *Onizuka Air Force Station (AFS), Citizen's Advisory Committee (CAC) Recruitment – City Report*
- September 19, 2007 The CAC reviews and comments on the alternative site analysis and path forward for reviewing NOIs.
- *Alternative Site Analysis for Proposed Homeless Housing and Path Forward for Review Notices of Interest (NOI) Proposals submitted by Homeless Service Providers for Onizuka Air Force Station (Information Only) – City*

Report

- November 19, 2007 The CAC holds a special meeting for homeless service providers to present their NOI projects.
- January 24, 2008 The CAC reviews and makes recommendations on balancing the needs of the VA, Homeless and the Community
- *Update and Proposed Path Forward for Onizuka AFS: Balancing the Needs of Veterans Affairs, Homeless and the Community – City Report*
- January 24, 2008 LRA Executive Committee makes appointments to the CAC.
- *Onizuka LRA Executive Committee Appointment of Citizen Advisory Committee Members – LRA Report*
- January 24, 2008 LRA staff convenes a meeting of Sunnyvale auto dealerships to survey and identify their retention and expansion needs, plans, and interest in a retail Auto Center at Onizuka.
- February 6, 2008 Joint CAC/LRA meeting and tour of low/income and homeless housing similar to NOI proposals at Onizuka.
- February 12, 2008 The LRA reviews the proposed path forward and balancing the needs of Veterans Affairs, homeless and the Community at Onizuka AFS.
- *Update and Proposed Path Forward for Onizuka AFS: Balancing the Needs of Veterans Affairs, Homeless and the Community, LRA Report #08-001*
- March 27, 2008 The CAC reviews and unanimously accepts Technical Report on Analysis and Feasibility of Conceptual Reuse Options.
- *Review and Acceptance of Onizuka Air Force Station Redevelopment Plan - Technical Report: Analysis and Feasibility of Conceptual Reuse Options – City Report*
- April 29, 2008 The LRA Executive Committee appoints member to the CAC
- *Review Onizuka Air Force Station Citizen's Advisory Committee Membership, Current Vacancy, and Duration – City Report*
- June 24, 2008 The LRA reviews proposed terms of agreement with homeless service providers that have submitted Notices of Interest in surplus property at Onizuka AFS.
- *Proposed Terms of Agreement with Homeless Service*

ONIZUKA AIR FORCE STATION, SUNNYVALE, CALIFORNIA
HOMELESS ASSISTANCE SUBMISSION

*Providers that have Submitted Notices of Interest in
Surplus Property at Onizuka Air Force Station – LRA
Report #08-002*

- July 16, 2008 The CAC reviews consultant land use analysis and makes recommendation to the LRA.
- *Request for Recommendation of Land Re-Use for Onizuka Air Force Station – CAC Report*
- July 28, 2008 The Sunnyvale Planning Commission comments on Land Reuse for the Onizuka Air Force Station.
- *Request for Recommendation of Land Re-Use for Onizuka Air Force Station – City Report*
- August 6, 2008 The Sunnyvale Heritage Preservation Commission reviews consultant’s historic analysis report and makes a recommendation to the LRA.
- *Preliminary Assessment of the Local Historic Significance of Onizuka Air Force Station – City Report*
- August 26, 2008 The LRA selects Officers and Executive Committee Members
- *Selection of LRA Officers and LRA Executive Committee Members, LRA Report #08-003*
- September 16, 2008 The LRA convenes a closed session to discuss method of conveyance of Surplus Federal Property; Price and Terms of Payment
- September 30, 2008 The LRA convenes a study session to review dates for upcoming LRA meetings and public hearings leading to LRA adoption of the Final Onizuka AFS Reuse Plan.
- *Onizuka LRA Study Session Discussion*
- October 14, 2008 The LRA convenes a public hearing to Adopt Public Hearing Dates for the Onizuka Air Force Station (AFS) Reuse Plan.
- *Adopt Public Hearing Dates for Onizuka Air Force Station (AFS) Reuse Plan LRA, Report #08-004*
- November 18, 2008 The LRA holds a Study Session on the Draft Onizuka AFS Reuse Application
- December 2, 2008 The LRA convenes a public hearing to review the Onizuka AFS Reuse Application.
- December 9, 2008 The LRA Adopts Onizuka AFS Reuse Application.

Draft Onizuka Redevelopment Application: Availability for Public Review and Comment

Meetings of the LRA, the LRA Executive Committee and the CAC on the plan were treated as public hearings to ensure statutory notices and create maximum feasible opportunity for public participation. As a consequence the CAC held ten public hearings at different stages in the preparation of the redevelopment plan for community review and comment. Pursuant to the Public Meeting Schedule and Communication Plan above, the key steps in the application process (such as LRA approval of the “term sheet” that would inform the LBA) were posted on the Onizuka Web page for presentation and discussion at public hearings.

Adoption of the Final Onizuka Redevelopment Application

The Final Redevelopment Plan is scheduled for posting to the LRA’s Onizuka BRAC Web page approximately 15 days in advance of the LRA’s October 4, 2011 meeting, to provide for resident and stakeholder review of the recommended plan and comment prior to the scheduled meeting. The posting provides opportunity for identification of any issues and inquiry to resolve any remaining outstanding issues prior to LRA consideration of the plan.

Outreach to Homeless Assistance Providers in Vicinity of Onizuka

Extensive efforts were made to contact Homeless Assistance Providers, as well as other entities in the vicinity of Onizuka, to announce the availability of the Onizuka AFS property and to solicit NOIs:

- On June 28, 2006 the Local Redevelopment Authority published advertisements in the *San Jose Mercury News* and the *Sunnyvale Sun* soliciting NOIs from state and local governments, homeless services providers and other interested parties, (see Exhibit 6.d, *Certified Newspaper Advertisement Availability of Surplus Federal Property to State and Local Eligible Parties, Including Homeless Service Providers, Onizuka Air Force Station, Local Redevelopment Authority, June 29, 2006*).
- On July 12, 2006 the LRA mailed letters soliciting NOIs to homeless services providers. The San Francisco Regional Office of the U.S. Department of Housing and Urban Development provided the LRA with information identifying homeless services providers in the area.
- On August 30 2006 the LRA mailed letters to state agencies and non-profits also announcing the availability of Onizuka and inviting NOIs.

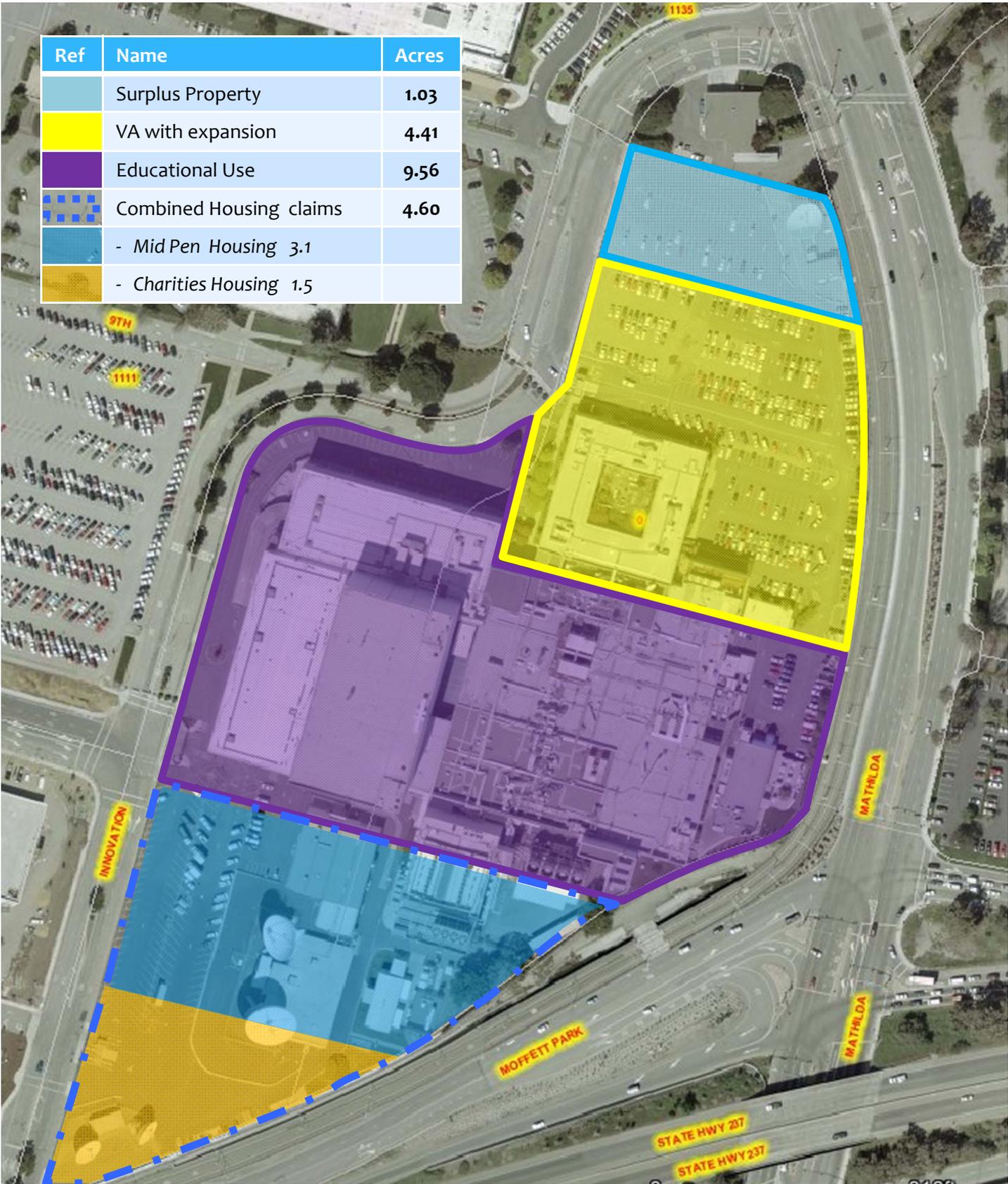
- On September 21, 2006 the LRA mailed letters to local governments soliciting their interest in submitting an NOI.

The mailing list for the NOI solicitation letters is attached as Exhibit 6.e, List of Entities Receiving Notice of Interest Letters from the LRA.

Workshop and Tour for Homeless Assistance Providers

On September 13, 2006 the Onizuka LRA followed the Department of Defense's Office of Economic Adjustment, the Department of the Air Force and the Department of Housing and Urban Development (HUD) requirement to conduct a workshop for homeless assistance providers and others interested in submitting NOIs. Representatives of the Air Force and the LRA's Planning and Housing Divisions provided PowerPoint presentations to the audience describing the BRAC process and Instructions for Completing a Notice of Interest. The presentation included a detailed description of the Onizuka site and an overview of the land uses in the vicinity of the site. The workshop was followed on October 4, 2006 by a tour of Onizuka AFS with representatives of organizations interested in submitting NOIs. On October 24, 2006 the Local Redevelopment Authority held group consultation meetings with homeless services providers to solicit input regarding current needs, services, outreach efforts and existing gaps in services to the homeless population in the City of Sunnyvale.

END



BRAC Land Area Requests
 Redevelopment Plan: Onizuka Air Force Station

Vicinity Map

