The Onizuka Air Force Station Redevelopment Plan was originally adopted in 2008 by the Local Redevelopment Authority. Following the approval, the City contracted consultant services to evaluate the feasibility of the preferred Auto Retail Center concept. The Local Redevelopment Authority (LRA) reviewed the findings in the fall of 2010 and found that the Auto Retail Center was not feasible. The LRA directed staff to evaluate alternative land uses and also voiced concern regarding redevelopment of the site for office space.

On March 1, 2011, the LRA directed staff to 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 has amended the Redevelopment Plan and required documents based on the direction from the LRA in March and the LRA is scheduled to review the amended and revised documents on October 4, 2011. The Draft Report to Council (RTC) and Amended Redevelopment Plan have been provided to the Planning Commission for review and recommendation for approval based on consistency with the General Plan and Moffett Park Specific Plan. In addition to the Redevelopment Plan, the Homeless Housing Submission has been provided for reference.

The Draft RTC provides an overview of the evolution of the amendments to the Redevelopment Plan. In addition, the applicable General Plan Goals and Policies have been provided in the Draft RTC.
The goal of the Moffett Park Specific Plan (MPSP) is to maximize development in the area with corporate headquarters, office, and research/development facilities of high technology companies which will represent the next wave of economic growth in Silicon Valley. Implementation of the MPSP included adoption of the Moffett Park Zoning District which included numerous uses which were found to implement the goals of the MPSP. These uses include emergency services, higher education and park and open space. Housing is a use that is prohibited within the Moffett Park Zoning District; however, it is technically allowed through the Base Realignment and Closure as part of the land claim request approved by the Air Force and the Department of Housing and Urban Development.

The Amended Redevelopment Plan designates uses for the Onizuka Air Force Station, which are consistent with the MPSP based on the following reasons:

- The proposed emergency service and training area in the north corner will provide improved training opportunities and parking for the Department of Public Safety.
- The education use, as noted in the Notice of Interest, will be geared toward technology and will add to the local employment pool for surrounding companies.
- Housing, if located in the southern corner, would provide housing opportunities for the local homeless population.
- The sports complex, as the alternative land use, is centrally located and would provide a service for the employees in the area and community at large.

The Planning Commission is requested to review the Amended Redevelopment Plan and recommend approval to the City Council finding that the amended Redevelopment Plan is consistent with the General Plan and MPSP.
SUBJECT: 2010-7636: Adoption of the Amended Onizuka Air Force Station Redevelopment Plan, Amended Homeless Assistance Submission, Legally Binding Agreement and District Agreement

REPORT IN BRIEF

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 LRA approve the following documents based on the above direction:

1. **Onizuka Air Force Station Redevelopment Plan:** The amended Plan (Attachment A) identifies several preferred uses for the Onizuka AFS site: an education use for a 9.56 acre parcel south of the VA site; and emergency services use for an approximately one-acre parcel north of the VA site. The Plan also recognizes an approximately 4.6-acre consolidated homeless housing site at the south portion of the site, although the preference would be to transfer the homeless housing claims to the Armory site subject to City Council approval. If the claims are transferred, the alternative use for the homeless housing site would be uses consistent with the Moffett Park Specific Plan. A public park/sports complex is identified as an alternative use for both the education and homeless housing sites (combined approximately 14 acres) if the educational use does not come to fruition.

As required by federal statute, the Plan also includes a recommendation for Air Force (AF) disposal of the property upon closure of Onizuka AFS in 2011. Staff recommends conveyance of the preferred education and emergency services uses and alternative public park use through no-cost...
public benefit conveyances (PBC). Conveyance of the homeless housing site is recommended in accordance with the terms of the referenced LBA.

2. Homeless Assistance Submission (HAS): The amended HAS (Attachment B) updates Sunnyvale’s homeless needs 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 continues to recognize the two homeless housing claims, but the document has been updated to reflect the revised claims and the new LBA.

3. Legally Binding Agreement (LBA): The LBA (Attachment C) is an agreement between the LRA and the two affordable housing providers that have submitted Notices of Interest (NOIs) for no-cost homeless conveyances to establish a homeless housing program at Onizuka. The LBA outlines two options for accommodating the NOIs: executing a long-term lease with the providers for the 4.6-acre Onizuka parcel for their housing program; or implementing a substantially equivalent program through an off-site accommodation. The former 2.5-acre City-owned Armory site at 620 E. Maude has been identified as the possible off-site location. Similar to the original LBA approved by the LRA in December 2008, potential City assistance through $8.2 million of Housing Mitigation Funds is offered to both providers for the off-site accommodation. Most of these funds ($7.4 million) would be used to secure a long-term lease for the Armory site. No assistance is offered for the Onizuka site option.

4. District Agreement (DA): The DA (Attachment D) is an agreement between the LRA and Foothill-DeAnza Community College District (District) that outlines the terms for LRA support of an education center as a preferred use in the amended Onizuka AFS Redevelopment Plan. The DA outlines the expectations of the District to pursue an education PBC for an approximately nine-acre site and construct the proposed education center in conformance with the City’s Moffett Park Specific Plan and Redevelopment Plan.

BACKGROUND

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.

**DISCUSSION**

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), a Legally Binding Agreement (LBA) and District Agreement (DA). Approval of all four documents will complete the BRAC planning process. The approved 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 claimed of 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.

**Veteran Administration (VA)**
The VA has formally requested additional land to the north of their original claim. The additional area would increase its requested fed-to-fed transfer to approximately 4.41 acres. The additional land will allow for future expansion of their office space and additional parking area. The larger VA site was made possible when Charities Housing relocated their homeless housing claim to the south portion of the Onizuka AFS site. This also allowed the City to propose an emergency services PBA to expand the site for Fire Station #5 (see discussion below). The expanded site for VA was supported by the LRA on March 1, 2011 and is reflected in the amended Redevelopment Plan.

**Preferred Land Uses**

- **Fire Station Expansion**
  The expansion of the Fire Station #5 site is identified as the preferred use for the surplus land north of the VA parcel at the Onizuka Air Force Station. In fall 2010, the Department of Public Safety (DPS) recommended extending the southern property line of the Fire Station #5 site by 150 feet to the south (1.03 acres) to allow for additional vehicular parking, training area and storage. The resulting land area for Station #5 would be approximately two acres and it could potentially accommodate the redevelopment of fire station in the future. The PBC for the fire station site expansion would be sponsored by the Federal Emergency Management Agency (FEMA) and could be acquired as a no-cost PBC. Submittal to FEMA is dependent on approval of the amended Redevelopment Plan. The associated costs for basic site improvements for additional vehicular parking and securing the site are estimated to be approximately $30,000 for design, demolition and construction. The no-cost conveyance and minimal site improvement costs were supported by the LRA on March 1, 2011.
- **Educational Use**

  The amended Redevelopment Plan identifies an education use as the preferred use for a 9.56-acre surplus parcel south of the VA site. The District indicated its interest in acquiring land at the Onizuka Air Force Station in March 2011. Following the LRA meeting, City staff began discussions with District staff to advise them regarding the Base Closure and Realignment (BRAC) regulations, current closure status of Onizuka and the PBC process. The District is seeking a site to locate a new education center to serve approximately 1,200 full time equivalent students (approximately 4,000 headcount) and 35 full time teaching staff and up to 110,000 square feet of gross floor area. The District currently has three campuses in the area including Foothill College, De Anza College and Middlefield Campus at the Cubberley Community Center. The Middlefield Campus is currently leased from the City of Palo Alto and was previously a 1950 high school which is in need of significant repairs to meet the needs of the education center concept.

  In early summer, the District issued a “Requests for Offers” for a new education center and concurrently initiated discussions with the City of Palo Alto to purchase eight acres within the Cubberley Community Center to build the new education center. In July 2011, the City of Palo Alto City Council declined the District’s request to purchase the land and discussions ended. The District also declined its interest in one proposal that was submitted. On August 8, 2011, the District Board formally confirmed its interest in acquiring a site at Onizuka AFS for its new education center.

  The District submitted a draft Notice of Interest (NOI) in April 2011, which was finalized in September 1, 2011 (Attachment E) following the Board action. The NOI requests an approximately nine-acre site south of the VA site, but not including the homeless housing parcel. The conceptual site plans indicate that the education center would be constructed in two phases. Phase 1 consists of a two-story building totaling 55,000 gross square feet with surface parking for 556 cars. Phase 2 consists of a second 55,000-square-foot two-story building. A total of 1,100 parking spaces would be provided, with 728 spaces located in a four-level parking structure (one level subterranean). The District has had discussions with the AF and the Department of Education (DoEd), which is the federal sponsoring agency designated to approve PBC applications for educational uses. The District has already submitted a draft PBC application for preliminary review by DoEd and will finalize and submit its application following LRA approval of the amended Redevelopment Plan.

  The proposed education center would require demolition of all structures on the site, and Phase 1 is anticipated to be completed in the second quarter of 2015 with an estimated total cost of approximately $36,000,000. Funding
has been secured through general obligation bonds which were approved in 2006 for a maximum amount of $490,800,000. The most recent bond measure report indicates a balance total of $36,809,430. Funds for Phase 2 have not been identified, nor has a time schedule been established for implementation.

**Alternative Land Use**

- **Public Park/Sports Complex**
  A public park/sports complex was identified by the LRA as a possible land use the site. The LRA directed staff to concurrently evaluate the feasibility of an education center and a public park/sports complex. The District has demonstrated that the proposed education center is a viable project and funding is secured through obligation bonds. Therefore, the public park/sports complex is proposed as an alternative land use if District does not proceed with the education center.

  A public park/sports complex would require acquiring 9.56 acres through a PBC request and the 4.6-acre homeless housing parcel. As part of the LBA, the City could use housing mitigation funds to relocate the proposed housing project to the Armory site. The resulting combined area available for the public park/sports complex would be 14.16 acres (or approximately 12 acres excluding right-of-way). This could accommodate a minimum of four multi-use fields, bathroom facilities and a concession/maintenance building. The current estimated cost for a new park facility on 12 acres is approximately $17 million with annual on-going operational costs of $130,000. These cost estimates would need to be further analyzed if the park concept moves forward. In addition, a Phase II study (soil sampling) will need to be completed to determine if any soil remediation is necessary for a park use.

  A PBC for a public park/sports complex would be sponsored by the National Park Service (NPS) and the land acquisition costs would start at a 50 percent reduced market value with a possible no cost conveyance. Staff initiated discussions with NPS staff in March of 2011. The PBC application must demonstrate: the need for the property for park and recreation use; the City's operational and financial capability to develop and maintain the park; the suitability of the site for park use; and a description of the proposed park utilization, including a site plan and development time line. NPS will evaluate the PBC request based on the financial feasibility of the proposal.

  The public park/sports complex and its associated costs may either be funded by the City or the City may work with a private developer/vendor to finance, construct and operate the sports complex. Due to the extensive cost
for demolition, site preparation and development, the City will need to consider supplementing these costs with park dedication in-lieu fees. Allocation of these funds for a sports complex will require deferring or delaying funding of other identified park facility needs.

**Existing Policy**

**General Plan**
The following goals and policy statements are applicable and support the preferred and alternative land use proposed in the amended Redevelopment Plan.

- **Fire Station:**
  
  **Police and Fire Services and Emergency Response Policy SN-5.1** - Assure that equipment and facilities are provided and maintained to meet reasonable standards of safety, dependability, and compatibility with fire service operations.

  **Police and Fire Services and Emergency Response Policy SN-5.2** - Provide training that is adequate for required duties.

- **Education and Training**
  
  **Goal 5.1E** - Support efforts to improve the availability and quality of education made available in Sunnyvale.

  **Policy 5.1E.6** - Support and/or consider the feasibility of attracting higher education into Sunnyvale and the region.

  **Policy 5.1E.8** - Support appropriate funding for community colleges serving Sunnyvale

- **Public Park/Sports Complex:**
  
  **Open Space Goal LT-8** - The City strives to provide and maintain adequate and balanced open space and recreation facilities for the benefit of maintaining a healthy community based on community needs and the ability of the city to finance, construct, maintain, and operate these facilities now and in the future. It is the City’s policy, therefore, to:

  **Open Space Policy LT-8.8** - Support the acquisition or joint use through agreements with partners of suitable sites to enhance Sunnyvale’s open spaces and recreation facilities based on community need and through such strategies as development of easements and right-of-ways for open space use, conversion of sites to open space from developed use of land, and landbanking.
Open Space Policy LT-8.9 - Refrain from engaging in the development of open space and/or recreational facilities without prior assurance that ongoing maintenance needs will be addressed.

Regional Approach Goal LT-9 - The City embraces a regional approach to providing and preserving open space and providing open space and recreational services, facilities and amenities for the broader community.

Regional Approach Policy LT-9.2 - Support public and private efforts in and around Sunnyvale to acquire, develop and maintain open space and recreation facilities and services for public use.

Recreation Policy CC-11.3 - Give priority to acquiring/developing open space and recreational amenities and programs where the needs are greatest and/or which will meet the greatest needs.

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.

FISCAL IMPACT

The District will be responsible for pursuing, financing and constructing the proposed education center at the site. The City’s PBC for the fire station site expansion will require initial staff costs to prepare the PBC application and minor site improvement costs associated with the fire station expansion for access, fencing and other requirements. With full closure of the Onizuka AFS site in September 2011, VA has assumed caretaker status of the entire site with reimbursement of most costs by the Air Force through an interim memorandum of agreement. The LRA is not a party to this agreement and will not assume any maintenance obligations until property conveyance.

The BRAC planning process has been substantially funded through grants from the federal Office of Economic Adjustment (OEA). The primary grant ended on July 31, 2011, but staff requested and the OEA approved a final grant of approximately $71,000 to cover staff and legal counsel expenses through October 2011 to complete the planning process. If the planning process extends beyond October 2011, the LRA/City will have to bear the additional costs.
The PBC for the fire station site expansion will cost approximately $30,000 for design and construction to secure the area and these funds would need to be allocated from the General Fund. For the alternative public park/sports complex, the development cost is estimated to be approximately $17 million. It is anticipated that the City would work with a private company to develop and manage the park/sports complex. However, the LRA will most likely have to participate in financing the construction of the complex.

**Environmental Review**
The Onizuka Air Force Station Redevelopment Plan and associated agreements are statutorily exempt from the California Environmental Quality Act (CEQA) provisions pursuant CEQA Guideline 15262, Feasibility and Planning Studies. The Redevelopment Plan establishes conceptual land uses which are consistent with the land uses established and evaluated under the Moffett Park Specific Plan and Final Environmental Impact Report. In addition, the Air Force completed an Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for the conceptual redevelopment of the site, including demolition of many of the structures. Redevelopment of the site will be subject to future CEQA analysis based on a detailed project and the District will be the lead agency responsible for environmental review of the education center.

**PUBLIC CONTACT**
Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's Web site. Mailed notices were delivered to all property owners and tenants within 300 feet of the subject site. Members of the LRA’s former Citizen’s Advisory Committee, the Moffett Park Business and Transportation Association, Juniper Networks, Foothill-De Anza Community College District and the two homeless housing providers were also notified about the LRA hearing.

**ALTERNATIVES**

1. Approve and direct the City Manager to submit to the Department of the Air Force (AF) and the Department of Housing and Urban Development (HUD) an amended Onizuka Air Force Station Redevelopment Plan and amended Homeless Housing Submission. (Attachments A and B)

2. Direct the City Manager to execute a Legally Binding Agreement with MidPen Housing and Charities Housing. (Attachment C)
3. Direct the City Manager to execute a District Agreement with the Foothill-De Anza Community College District (Attachment D).

4. Approve Alternatives 1-3 with modifications.

5. Do not approve any of the Alternatives and direct staff to revise the documents as needed.

**RECOMMENDATION**

Staff recommends approval of Alternatives 1, 2 and 3.

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Director of Community Development
Prepared by: Shaunn Mendrin, Senior Planner

Reviewed by:

Grace Leung
Director of Finance

Approved by:

Gary M. Lucchero
City Manager

**Attachments**

A. Amended Onizuka AFS Redevelopment Plan
B. Amended Onizuka AFS Housing Assistance Submission
C. Legally Binding Agreement (HAS Exhibit 4) (to be provided for Council on October 4, 2011)
D. District Agreement (to be provided for Council on October 4, 2011)
E. Foothill-DeAnza Community College District NOI for Onizuka AFS Site
This Redevelopment Plan was prepared under contract with the City of Sunnyvale, California with financial support from the Office of Economic Adjustment, Department of Defense. The content reflects the views of the City of Sunnyvale and does not necessarily reflect the views of the Office of Economic Adjustment.

Prepared by the Community Development Department, City of Sunnyvale, CA
PLAN SUMMARY

The Onizuka Air Force Station Redevelopment Plan is an important milestone in City and Air Force planning for the future reuse of the Onizuka Air Force Station (AFS), which will close no later than September 30, 2011 as a result of action by the Defense Base Closure and Realignment Commission (BRAC).

The Onizuka AFS Local Redevelopment Authority (LRA) has gone through a comprehensive planning process that has included:

- Application of provisions of the existing Sunnyvale General Plan and Moffett Park Specific Plans;
- Formulation of a Citizens Advisory Committee (CAC) that held public meetings to formulate community reuse objectives and advise the LRA on reuse;
- Extensive public involvement efforts utilizing multiple LRA initiatives for community outreach;
- Consideration of Veterans Affairs’ (VA) approved fed-to-fed transfer for approximately four (4) acres and evaluation of the VA transfer impacts upon the feasibility of reuse options for the remainder parcels;
- Evaluation of homeless service providers’ Notices of Interest (NOIs) in nearly four (4.6) acres, approval of the NOIs, and negotiation of a proposed Legally Binding Agreement with the homeless service providers;
- Evaluation by an expert consultant team of existing site conditions, potential traffic impacts, and the market potential and development feasibility of multiple reuse options for the development of the Onizuka AFS Redevelopment Plan which was adopted by the LRA in 2008;
- Evaluated the feasibility of the preferred Auto Retail Center land use in 2010;
- Reviewed and commented on the Environmental Assessment for the closure of the Onizuka AFS;
- Participated in the Section 106 Process as required by the National Historic Preservation Act, consulting with the Air Force, Veterans Administration, State Historic Preservation Office (SHPO);
- LRA review of feasibility results, public comments and determination of the infeasibility of the auto retail center concept in August and October 2010;
• LRA review of the land use alternatives for public benefit conveyances (PBC) and other uses in February and March 2011;

• LRA direction to amend the 2008 Onizuka AFS Redevelopment Plan; and

• LRA review of amendments to Redevelopment Plan, Legally Binding Agreement and Homeless Assistance Submission and NOI from the Foothill-De Anza Community College District.

Reuse options that were considered by the LRA in 2008, based on recommendations by the CAC, include a variety of potential office including those at VA-style densities, mixed-use conference hotel and office, homeless housing and auto retailing development. However, in March 2011, the LRA initiated the amendment of the Redevelopment Plan to accommodate the VA claim, homeless services claims, emergency service, education and park (alternative) uses for the surplus areas of the site, based on information and comments received in fall 2010 and spring 2011.

The evaluation of the site’s existing infrastructure and improvements determined that all existing improvements are economically obsolete and would need to be demolished for redevelopment of the site. There are adequate existing utility and infrastructure adjacent to the site, and the costs to reconfigure and enhance these systems, deal with geotechnical issues, and address environmental remediation appears to be comparable to that of other Silicon Valley sites that have been successfully redeveloped.

The LRA seeks to retain certain key historic elements on the site, potentially including one or more satellite antenna as well as the Space Shuttle Challenger memorial, in order to enhance future interpretive exhibits and activities that will commemorate the history of the site.

The primary factors affecting the feasibility of various reuse options include:

• Current market conditions;

• Unusually high demolition costs for the unique and obsolete buildings covering much of the site;

• The Moffett Park Specific Plan’s limit on the density of future development to 35 percent Floor Area Ratio; and
• Compatibility with the uses allowed with the Moffett Park Specific Plan.
• Recent NOI from the Foothill-De Anza Community College District.

After eliminating potential land uses and considering current site limitations, and which reuse option would benefit the community, the LRA recommends education use and emergency service uses as the City’s preferred reuse options for the site. The LRA will support a request for Public Benefit Conveyance for educational uses to be prepared and submitted by Foothill-De Anza Community College District to the Department of Education. The City of Sunnyvale Department of Public Safety will submit a Public Benefit Conveyance application for emergency service uses to the Federal Emergency Management Agency. In addition, the LRA will support the two homeless housing claims at the site.

The amended Redevelopment Plan, Homeless Assistance Submission and Legally Binding Agreement are subject to review and approval by the Department of Housing and Urban Development (HUD). Once approved by HUD, the Redevelopment Plan and potential conveyance will be subject to Air Force review and concurrence. Following final approval by the Air Force, the City would proceed to elect one of two options outlined in the Legally Binding Agreement upon further discussion with the two homeless housing providers: 1) implement the proposed homeless housing program on the Onizuka AFS site, or, 2) transfer their claims to the City’s Armory site and construct a substantially equivalent housing program at this off-site location.

The Onizuka AFS Local Redevelopment Authority wishes to express its thanks to the dedicated staff of the Department of the Air Force, its Real Property Agency and its Center for Environmental Excellence, the Department of Veteran Affairs, and especially the Regional Office of the Office of Economic Adjustment for their financial and technical assistance and support during the duration of this project.
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1. PLAN GOALS AND OBJECTIVES

ROLE OF THIS PLAN IN THE BRAC PLANNING PROCESS

This Plan sets forth the recommendations of the City of Sunnyvale’s (City) Onizuka Air Force Station (AFS) Local Redevelopment Authority (LRA) to the U.S. Air Force for the reuse of the Onizuka AFS at North Mathilda Avenue and California Highway 237 in Sunnyvale, California (Onizuka). The site will close no later than September 30, 2011 as a result of its inclusion in the 2005 list prepared by the Defense Base Closure and Realignment Commission (BRAC).

The Onizuka AFS LRA, comprised of members of the Sunnyvale City Council, is the entity recognized by the Department of Defense as responsible for preparation of the redevelopment plan. This Plan, as set forth in the following sections, provides for the reuse and redevelopment of real and personal property pursuant to the requirements set forth in the Department of Defense Base Redevelopment and Realignment Manual (BRRM, March 2006).

Concurrent with submittal of the plan to the Air Force, the LRA will submit an application to the U.S. Department of Housing and Urban Development (HUD) regarding homeless housing accommodation, as set forth in the Defense Base Closure and Realignment Act of 1990, as amended (BRAC law). HUD will review the Redevelopment Plan, required submittal materials and determine whether it is complete and in compliance, or if there are deficiencies that must be addressed.

The Air Force will make final disposal decisions on Onizuka AFS based on the completed National Environmental Policy Act (NEPA) analysis and associated documentation. The disposal decisions identified in those documents are not contractual commitments and they can be amended. The Air Force will also decide on specific property conveyances as outlined by the LRA in the plan. As the BRRM notes, “While the [Air Force] will give deference to the redevelopment plan in preparing the record of decision or other decision documents, it always retains ultimate responsibility and authority to make the final property disposal decisions.”
The BRAC process does not affect the City’s control over land use and other entitlements as set forth in California planning law. This means that once the Air Force has implemented its property disposal decision(s) for Onizuka, the property recipient(s) will be responsible for securing all necessary approvals from the City in the same manner as any other property owner, including compliance with the California Environmental Quality Act (CEQA). Compliance with CEQA would apply to any non-federal use of the land.

**SUNNYVALE GENERAL PLAN AND MOFFETT PARK SPECIFIC PLAN**

The City’s 1997 General Plan as amended by the 2004 Moffett Park Specific Plan anticipated the continued long-term operation of the Onizuka AFS site by the Air Force. The Specific Plan provides more detailed implementation of the General Plan, and provides Onizuka AFS with a modest development density of no more than 35 percent Floor Area Ratio (FAR), comparable to the historic low-density development pattern in the Moffett Park area.

The Moffett Park Specific Plan excluded Onizuka AFS from the provisions that allow other Moffett Park properties access to a “development reserve” or a transfer of development rights to allow higher density development on targeted parcels. Future development intensification or a change of use on the Onizuka AFS site was not evaluated within the scope the Moffett Park Program (Specific Plan) Environmental Impact Report (pursuant to CEQA) and would require subsequent environmental analysis prior to permit approval involving any intensification or change of use.

The General Plan’s economic development goals that are applicable to Onizuka AFS redevelopment include “[sustaining] a strong economy that contributes fiscal support for desired City services and provides a mix of jobs and commercial opportunities,” and “[maintaining] and [establishing] policies that promote a strong economy which provides economic opportunities for all Sunnyvale residents within existing environmental, social, fiscal and land use constraints.”

The Specific Plan sets forth 11 guiding principles for overall future development in the Moffett Park area, of which the following five are relevant to this stage of the planning process:
• Guiding Principle 1.0: Positively influence the Sunnyvale business climate and enhance economic vitality by providing comprehensive land use policies and permitting processes that encourage development of additional needed Class A office space to diversify the industrial base of Sunnyvale.

• Guiding Principle 2.0: Encourage and support emerging industries.

• Guiding Principle 3.0: Foster cooperative partnerships with businesses, property owners, and the City of Sunnyvale.

• Guiding Principle 4.0: Provide opportunity for strategic retention and attraction of business and private investment.

• Guiding Principle 5.0: Focus areas of higher intensity development in areas adjacent to public transportation facilities.

• Guiding Principle 11.0: Preserve Moffett Park for Industrial Uses into the future and prevent erosion of its industrial base to non-compatible uses.

The Specific Plan also contains details that shape the recommendations and requirements of the Redevelopment Plan, including: land use; circulation and transportation; infrastructure; the general environment; urban design; and implementation and administration.

COMMUNITY REUSE OBJECTIVES

The section of the plan on public involvement describes the work of the Citizens Advisory Committee (CAC) established by the LRA to advise it on the redevelopment of Onizuka AFS. Early in its review, the CAC recommended to the LRA the following goals for guiding deliberations on Onizuka AFS’s preferred reuse:

• Partner with the U.S. Department of Veterans Affairs (VA) to pursue disposition and development options that facilitate VA goals to acquire and develop office space on-site or at other more suitable locations, consistent with highest and best use (see the plan section on federal agency requests for further background).

• Seek development options which maximize “highest and best use” and the highest fair market value.
• Seek disposition and development which will appropriately recognize the historic role of the Onizuka AFS mission and achievements in space and in the Cold War, and its seminal impact on the Silicon Valley economy.

• Seek development options which leverage Federal participation in site improvements to ensure the highest development standards, highest and best use, fair market value, and public benefit.

• Seek Office of Economic Adjustment (OEA) predevelopment funding and select planning, disposition and development options which resolve environmental and development issues to accommodate preferred uses.

• Seek alternatives which create maximum employment and other direct benefits for area residents.

• Seek disposition and development which creates a highly visible and widely recognized “landmark class” facility design – identified with Sunnyvale, with an important City entryway, with Onizuka AFS and/or Silicon Valley.

The LRA considered the potential tradeoffs among these goals as it formulated the preferred reuse for the Redevelopment Plan in 2008. Upon further study, based on the direction the LRA, it was determined that the 2008 preferred land use alternative was financially infeasible due to changes in economic conditions that significantly affected the auto industry. The decision of the VA to remain on the Onizuka AFS site also reduced the available acreage and attractiveness of the site for an Auto Retail Center. Additionally, the associated costs for redevelopment of the site for the Auto Retail Center were substantial. While the Amended Redevelopment Plan proposes a significantly different direction for the site, it still achieves the original goals of the CAC.

**LIMITING CONDITIONS**

This plan’s analysis of redevelopment potential and feasibility is based on review of the information made available to the LRA and its consultant team by the Air Force, along with evaluation of information obtained from other sources. Because of national and physical security considerations, the Air Force allowed the LRA and its consultant team only restricted access to Onizuka, its buildings, and documentation on existing structures and site improvements. This was augmented by discussions with site staff on the unclassified structure and site information that could be shared. Additional access was permitted during the feasibility analysis of the Auto Retail Center use and subsequent
alternative use consideration such as the data center concept. Consultants were allowed inside various buildings including Building 1003 (“Blue Cube”), in which case it was determined that reuse of the building was infeasible. In addition, the completed Environmental Assessment and Finding of No Significant Impact, completed by the Air Force, provided additional basis for decisions of the LRA.

This means that assumptions and findings regarding existing structure and site improvement conditions, demolition costs, redevelopment costs, and other key factors that shape this plan may change significantly once more information becomes available. With the relocation of Air Force and contractor personnel from Onizuka AFS to other sites, the Air Force should make all design, engineering, and as-built information on Onizuka AFS structures and sites available to the LRA, including such complex and heavily modified structures as Building 1003 (“Blue Cube”), to facilitate plan refinement and successful implementation.
2. EXISTING CONDITIONS

SITE LOCATION

The Onizuka AFS is an approximately 19.5 acre site located in an area known as the Moffett Business Park in the northern portion of the City of Sunnyvale. It is bordered by Innovation Way to the west and the north, North Mathilda Avenue and the Santa Clara Valley Transportation Authority's light rail track to the east and the south, and West Moffett Park Drive and California Highway 237 to the south, as shown in Figure 2-1.

Figure 2-1: Onizuka Regional Location and Site Context

SITE CONDITIONS

There are total of 30 existing structures totaling approximately 612,000 square feet located at the Onizuka AFS. The most notable structures are the two-story 1964 Headquarters/Administration building (Building 1002 with 50,000 square feet); the five-level 1969 "Blue Cube" Satellite Control Station (Building 1003 with 170,000 square feet); the 1985 and 1986 two-story Parking Structures that have been partially converted to storage and have had office space added on top (Building 10031 with 102,000 square feet and Building 10032 with 99,000 square feet) and three antenna dishes (see Figure 2-2: Onizuka Regional Building Locations). The rest of the facilities consist of a variety of support, facilities operations, maintenance, and other smaller structures. Many of these are steel pre-fabricated “Butler” type buildings.
In 2008, the LRA retained a team of development consultants and civil and structural engineers to evaluate the feasibility of reuse of the existing buildings during the formation of the original Redevelopment Plan. The consultant team found that all of the existing structures are to varying degrees functionally obsolete; need considerable seismic reinforcement; do not comply with current planning and building codes and disabled accessibility (ADA) requirements; and/or are uneconomic to rehabilitate. They would not offer, even if rehabilitated, the quality of space, standards of construction or building configuration that Silicon Valley commercial space users demand.

Redevelopment of the site is expected to involve demolition of all existing structures except for the retention of the VA-rehabilitated structures. The existing Challenger memorial will be relocated to the VA’s claimed area. The demolition of nearly 612,000 square feet of existing buildings on Onizuka AFS is estimated to cost approximately $5 million. Of this demolition estimate, approximately $2 million is allocated just to Building 1003 (the “Blue Cube”) because of the unique and complicated design of the building and its steel-walled security precautions.

Only the easternmost portion of Innovation Way, directly adjacent to Mathilda Avenue up to the current security gate, is publicly owned. The remainder of Innovation Way is owned by adjacent private property owners pursuant to their acquisition of property from Lockheed Martin. This means that reuse of Onizuka AFS will require obtaining new rights of access on Innovation Way, either through a lease, dedication, easement, or other agreement. The to-be-determined cost for future access on Innovation Way so that Onizuka AFS can be redeveloped would need to be included in the determination of fair market value.
Cultural Resources

The Onizuka AFS was initially established to serve as the command and control center for the first reconnaissance satellite program, the Corona Program. It was developed by the United States Air Force and the Central Intelligence Agency, with assistance from private contractors, such as Lockheed Missiles and Space Division. Shortly thereafter, the National Reconnaissance Organization (NRO) was established to provide oversight of the program.
The Corona Program provided the first satellite reconnaissance photographs of the Soviet Union and China, among other countries. In addition, Corona satellites, controlled from the installation, provided concrete evidence that the missile gap did not exist. As new satellite technologies developed, the installation began to support additional satellites, such as those whose purposes were communications, early missile warning, meteorology, navigation, and nuclear detonation detection. These satellite programs also provided valuable data and support throughout the Cold War. Although many satellite programs remain classified, the constant presence of the NRO at the installation clearly illustrates the crucial role that it played in satellite reconnaissance throughout the Cold War.

As noted above, many of the buildings may not be retrofitted for adaptive reuse and redevelopment would result in the demolition of the existing structures. A historic building inventory and evaluation was conducted in 2004 as part of the development of the redevelopment plan to determine if the site qualified as a significant historic resource. The inventory study found that the existing site could not be deemed eligible for the California Register of Historic Sites and that it was not a historic resource for the purposes of CEQA. However, based on the available information, the City determined that the site may be potentially eligible as a local Heritage Resource and/or as a local Heritage Resource District.

In 2009, the Air Force re-evaluated the site and buildings and conducted further consultations with the State Historic Preservation Office (SHPO) and the City of Sunnyvale. As a result of the re-evaluation, buildings 1001, 1002, 1003, 1004, 10031, and 10032 were recommended as National Register-eligible as the U.S. Air Force Satellite Test Center Historic District under the Criteria A (association with historic events) and Criteria G (achieving significance within the past 50 years).

The proposed redevelopment of the site and transition of land from the Federal Government to the LRA or private developer could result in the potential impact to a historic resource. During the consultation with the Air Force, Veterans Administration and SHPO, through the Section 106 process as required by the National Historic Preservation Act, it was determined that the historic significance of the site resulted from the missions and operations conducted within the buildings rather than the structures themselves. The discussion resulted in the following items to be preserved or recorded:
- Relocation of the Challenger memorial to the Veterans Administration site at Onizuka. **Responsible Origination: Veterans Administration**

- Interpretive display documenting the history of the Onizuka AFS within the lobby of the Veterans Administration building at the site. **Responsible Origination: Veterans Administration, subject to review and approval by SHPO**

- The completion of a Historic American Buildings Survey (HABS) Level-II Type Documentation. Materials will assist in the completion of the interpretative display. **Responsible Origination: Air Force**

- Completion of a lesson plan documenting the Air Force Station’s role in the Cold War era. **Responsible Origination: Air Force and to be provided to local school districts by the City of Sunnyvale.**

The Air Force, Veteran Administration and California SHPO have all concurred with the recommended documentation steps through a Memorandum of Understanding in accordance with Section 106 of the National Historic Preservation Act and the BRAC process. The lesson plan has been completed and provided to the City and the HABS Level-II Type Documentation has been completed. The Veterans Administration will complete the remaining items following acquisition of the subject site.

**ENVIRONMENTAL CONDITIONS**

The Air Force completed an Environmental Assessment (EA) as required by the National Environmental Protection Act. The EA studied the three alternatives considered by the adopted 2008 Onizuka AFS Redevelopment Plan which included an Automotive Retail Center, Corporate Office, and a Hotel, Conference Center and Office Alternative. The assessment found the proposed alternatives would not result in either short- or long-term significant impacts. The resources analyzed in detail were: socioeconomics, land use/aesthetics, transportation, utilities, hazardous materials management, hazardous waste management, Environmental Restoration Program (ERP) sites, storage tanks, asbestos-containing material (ACM), lead-based paint (LBP), geology and soils, water resources, air quality, biological resources, cultural resources, and environmental justice.

The EA disclosed instances of the hazardous materials at the site including, Asbestos-Containing Materials (ACM), Lead-Based Paint and a few hazardous materials spills at the site. Exposure to ACM and Lead-Based Paint would be mitigated through standard demolition requirements which manage containment during demolition. According to
the Air Force document, the noted spills have been cleaned and each incident has been closed. Based on this and completion of the Final Environmental Assessment and issuance of a Finding of No Significant Impact, the Air Force has determined that the site is suitable for disposal and reuse. Supplemental soil sampling and additional environmental assessment may be warranted for either the higher education uses or park use.

Any further remediation required at the site, resulting from the additional soil sampling, would be covered under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), which obligates the United States to conduct remedial action necessitated by the discovery, after transfer, of hazardous substances on the property. In addition, to CERCLA, there are several laws that provide additional protection for the City or other entity acquiring the site through the BRAC process. The parties acquiring the site may choose to obtain environmental insurance to minimize any exposure to legal liability.

**Land Use and Zoning**

The Onizuka AFS is located within the Moffett Park Specific Plan area and is currently zoned Moffett Park Industrial. The current zoning for the site allows uses such as office, higher education, hotel, public safety facilities, emergency services and parks/open space. Adjacent parcels are zoned either Moffett Park Industrial, Moffett Park Transit Oriented, or Moffett Park Commercial. Both zoning designations allow similar uses. The subject site is limited to a FAR of 35 percent, which would allow up to approximately 280,000 square feet of floor area to the entire site.

**On- and Off-Site Infrastructure**

As a relatively small site located within a large business park with extensive private commercial development, Onizuka AFS is well served by a combination of private and municipal utilities and infrastructure all adjacent to the property boundary. The Onizuka AFS site utility infrastructure is well-suited for all uses and development densities that are consistent with the Specific Plan. There are no extraordinary off-site utility infrastructure costs anticipated, however; there will be costs to reconfigure utilities that are typical of redevelopment projects of the same scale as Onizuka AFS reuse. Typical sewer connection and other development impact fees would be paid. Expenses for
minimizing storm water discharge are expected to be comparable to other large developments in the area. Division of the site into multiple parcels as a result of VA’s approved federal agency to federal agency transfer will necessitate added cost to create separate utility systems. Additional improvements required as part of redevelopment of the site would be addressed in the environmental review specific to the project and may include Traffic Impact Fees and associated mitigation costs for other project related infrastructure improvements.
3. FEDERAL AGENCY & HOMELESS SERVICE PROVIDER REQUESTS

REQUESTS FOR ONIZUKA AFS PROPERTY; POTENTIAL LRA INVOLVEMENT

This section of the plan describes the requests for Onizuka AFS property that have been received in response to the two outreach processes required for all closing military bases: one for federal agencies that resulted in a request from VA; and the other for local agencies that resulted in Notices of Interest (NOI) from two local homeless service providers (Providers). Following the approved 2008 Redevelopment Plan, the LRA completed an additional feasibility study to further assess the feasibility of the preferred Auto Retail Center concept. The study indicated that it would be feasible; however redevelopment lacked the support needed from local auto dealers. On March 1, 2011, the LRA was considering alternative land uses moving forward and was informed of interest in the site from Foothill-De Anza Community College District (District). At the March 1, 2011 meeting, the LRA moved to amend the Redevelopment Plan to focus on a higher education use or park use for the remaining area. The District submitted a Draft NOI May 11, 2011 and the Final NOI on September 1, 2011. These requests are shown in Figure 3-1 on the following page.

VETERANS AFFAIRS

The VA submitted, and the Air Force approved, a request for Onizuka AFS property pursuant to the federal excess property disposition outreach process that offers excess property to other federal agencies. The VA’s request is for Building 1002, a 50,000 square foot office building built in 1964; Building 1018, a 2,200 square foot commercial building built in 1978; and Building 1034, a 4,205 square foot storage building built in 1981. The VA has requested an approximate 4.413 acre site that includes these buildings; sufficient surface parking and a required security buffer around the buildings (see Figure 3-1). The requested 4.413 acres has increased from the 2.4 acres in the previously approved Redevelopment Plan. The opportunity for a larger VA site became available when one of the Providers relocated its claim to the southern portion of the site. The City also indicated an interest in a portion of the previous homeless housing claim to expand existing Fire Station #5, located immediately to the north of the Onizuka AFS site.
Figure 3-1: Onizuka Land Area Claims

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<td></td>
<td>- Charities Housing 1.3</td>
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BRAC Land Area Requests
Redevelopment Plan: Onizuka Air Force Station
This space request is part of a larger VA strategy to incrementally resolve a 300,000 gross square foot administrative space shortage at its Palo Alto and Menlo Park campuses as it tries to plan for a major renovation or replacement of those facilities. VA is actively looking at military bases planned for closure as potential real estate acquisitions through Fed-to-Fed transfer. The VA has also requested the Jones Hall Army Reserve Site in Mountain View which is nearer to its current campuses. The LRA understands that the VA would use the Onizuka AFS space for administrative and dry-lab research support functions.

The LRA understands from VA that under its small renovation program it can spend up to $10 million to address these issues. The VA, as a federal agency, is responsible for all aspects of its facilities and does not require planning approvals or building permits from the City for renovation or occupancy. The VA’s identified budget of $10 million for Building 1002 rehabilitation appears sufficient to cover seismic retrofit, code improvements, and other renovation costs, based on rehabilitation costs for older Silicon Valley office buildings, even including the Davis-Bacon Act and other federal contracting requirements.

**NOTICES OF INTEREST**

The other federally-mandated local outreach 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 outreach produced two NOIs or requests for portions of the Onizuka AFS site from two non-profit housing agencies: MidPeninsula Housing Coalition (MPHC) in partnership with Shelter Network (SN); and The Onizuka Partnership composed of homeless service providers led by Charities Housing Development Corporation (Onizuka Partnership). In addition, the LRA received notification that the District was interested in the land at Onizuka AFS. Since the LRA was reconsidering alternative land uses, the District submitted a draft NOI on May 11, 2011 and the final NOI on September 1, 2011.

**Homeless Housing**

The Defense Base Closure and Realignment Act of 1990 charges the LRA with balancing homeless needs 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 (as set forth in this plan). In balancing these needs the LRA analyzed and weighed a comprehensive list of factors. These included public policies such as the Sunnyvale 2005-2010 Consolidated Plan, the Sunnyvale General Plan and the Moffett Park Specific Plan. The LRA analyzed site conditions including the VA impact on the site.

The LRA received two NOI’s for a total of six acres as part of the development of the original 2008 Redevelopment Plan. Originally, MidPen Housing Coalition requested 4.2 acres at the southern tip of the site and Charities Housing Development Corporation requested 1.8 acres at the northern tip of the site. Following direction from the LRA in March 2011, the Providers reduced the amount of land and consolidated both claims to the southern corner of the site. The changes resulted in MidPen Housing Coalition’s claim being reduced to 3.1 acres and Charities Housing Development Corporation’s claim being reduced to 1.5 acres. The revised NOIs propose to acquire a total of 4.6 acres as no-cost homeless land conveyance for 96 units of service-enriched housing for Sunnyvale’s homeless population, (includes two management units) which the 2011 Santa Clara County Homeless Census and Survey estimates at approximately 3,744 persons.

The LRA reviewed the Providers’ 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 Consolidated Plan. The LRA hired independent expertise for specific analysis of conceptual reuse options including their capacity to feasibly relocate homeless housing and the VA to other, more appropriate locations and considered the analysis as a factor in its “balancing” considerations. Throughout the process the LRA engaged the homeless service providers at scheduled public meetings for presentation of their projects, facility tours for the Onizuka AFS CAC and LRA, and staff interviews. In all, the balancing process involved ten public meetings of the CAC.

The LRA found that the two no-cost homeless conveyances of Onizuka AFS parcels will balance the needs of local homeless (as identified in the NOIs and in the Sunnyvale 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.
As a consequence, the LRA and both non-profit housing agencies agreed upon core terms of a legally binding agreement (LBA) to approve the NOI requests for two no-cost homeless conveyances. Core items include consolidation of the homeless housing claims to the southern portion of the site, LRA recognition of the housing claims at Onizuka AFS, and a preferred option for the LRA to transfer the homeless housing program to an off-site location at the City-owned “Armory” site (620 E. Maude). This preferred option is subject to further negotiations with the two providers and approval by the City of land use entitlements.

The LRA finds the Providers’ NOIs for Onizuka AFS 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. The 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 projects with track records of success throughout the region. The analysis included a review of the proposed financing options (County, State and Federal), cash flow projections for each Provider (included in each NOI), and a detailed review of each agency’s NOI related materials to substantiate their ability to perform. The NOIs were revised to address technical deficiencies, direction from the LRA in March 2011 and to ensure compliance with HUD requirements.

The LRA approved terms of a single LBA with the two non-profit housing development corporations (the “agencies”) that submitted NOIs on behalf of the homeless. The terms memorialized in the LRA’s Homeless Assistance Submission (HAS) and the LBAs approve the two NOIs for a no-cost homeless land conveyance of Onizuka AFS parcels from the Air Force for the construction of homeless housing. According to the terms of the LBA, the City would proceed with one of two options upon further discussion with the two Providers: 1) implement the proposed homeless housing program on the Onizuka AFS site, or, 2) transfer their claims to the City’s Armory site and construct a substantially equivalent housing program at this off-site location and provide a total of $4.1 million in City Housing Mitigation Funds to each Provider ($8.2 million total).

To facilitate the LRA’s vision for reuse of the area south of the VA’s claim and to expedite homeless housing construction elsewhere at current construction costs, the LRA agrees to advance pre-construction development funds to assist in the development plans for the “Armory” site at 620 E. Maude. The conceptual plans for the
Armory site include 68 low-income family apartment flats by MidPeninsula Housing Coalition and 56 low-income efficiency studio units by Development Corporation for a total of 124 dwelling units, an increase from the 96 total units proposed in the amended NOIs. On-site parking will be provided at grade with a concrete podium above, which will include open courtyard areas and three levels of housing. The overall height of the project will be four stories. The proposal for the Armory site is subject to further discussions between the City of Sunnyvale and the providers and approval of land use entitlements, lease and regulatory agreements.

**Foothill-De Anza Community College District (District)**

The LRA received notification that the District was interested in the land at the Onizuka AFS. Since the LRA was reconsidering alternative land uses, the District submitted a NOI as required under BRAC process expressing interest in the site for an Education Center. Confirmation of the site for this use was subject to the District completing a “request for offers” process, which was concluded in July 2011. On August 8, the District Board endorsed the Onizuka AFS site as the preferred location for a permanent Education Center, which would be relocated from the City of Palo Alto. In the meantime, District staff engaged in discussions with the Department of Education (DOE) to prepare a Public Benefit Conveyance (PBC) application, which was recently submitted to DOE for preliminary review. The PBC application is for an approximately nine acre site, which the District is hopeful will be approved by DOE as a no-cost education PBC. A final Notice of Intent was submitted to the City of Sunnyvale on September 1, 2011.

The District is requesting a parcel consisting of approximately 9.15 acres. The parcel is currently improved with approximately 550,000 square feet of obsolete improvements that have been utilized by the Air Force since the mid 1960’s. The District intends to completely demolish all improvements on the site and construct a new 55,000 square foot, two-story instructional facility with surface parking for approximately 556 cars and a 16,000 square foot campus courtyard as part of the first phase of the development of the site. The second phase (long-term) would include the construction of new 50,000 square foot, two-story building and new four-story parking garage. The Onizuka AFS site will serve as a permanent home for the Educational Center and will replace the existing facilities at the Cubberley site located within the City of Palo Alto.
The District has been seeking a permanent location to replace the Educational Center that is currently located at the Cubberley Community Center, which is approximately 5 miles southwest of the Onizuka AFS site. The District has rented space at Cubberley Community Center since 1984 and currently utilizes approximately 60,000 square feet at that location to serve 4,000 students each quarter. The Cubberley site is limited by space and the facility is in poor condition. The Cubberley Community Center occupies 36 acres in Palo Alto and is a converted 1955 high school site.

District Overview

For more than 50 years, the District has demonstrated excellence and innovation in academic programs and student services. As one of the largest community college districts in the United States, the Foothill-De Anza Community College District provides credit classes for about 43,000 students per quarter. The colleges are active members of the League for Innovation in the Community College, a national consortium of leading two-year institutions. District colleges include the following:

- Foothill College is located at 12345 El Monte Road in Los Altos Hills, California 94022. The 122-acre campus was founded in 1957 and offered its first classes in 1958. Foothill College has an enrollment of 13,000 students and operates out of approximately 60 buildings located on the campus. The original campus design received the Honor Award in 1962 from the American Institute of Architects. The college is accredited by the Western Association of Schools and Colleges. Foothill is also accredited by the American Dental Association Council of Dental Education, American Medical Association Council of Medical Education and Federal Aviation Administration.
De Anza College is located at 21250 Stevens Creek Boulevard, in Cupertino, California 95014. The 112-acre campus was founded in 1967 and operates out of approximately 70 buildings. De Anza College has an enrollment of 17,000 students. De Anza College is accredited by the Accrediting Commission for Community and Junior Colleges of the Western Association of Schools and Colleges. Several community resources operate at the De Anza campus including the Flint Center, Euphrat Museum of Art, Fujitsu Planetarium and California History Center. Popular majors include: Accounting, Animation, Automotive Tech, Business, Child Development, Computer Applications and Office Systems, Environmental Studies, Film/Television, Graphic Design, Intercultural Studies, Manufacturing and Design Technology, Nursing, Paralegal Studies, and Technical Communications.

The Middlefield Education Center was founded in 1984 and is located in the Cubberley Community Center at 4000 Middlefield Road, Palo Alto, California 94303. Foothill College operates the Middlefield Education Center which serves a student population of 4,000 and operates out of approximately 60,000 square feet of rented space in the former Cubberley High School. The City of Palo Alto leases the space to Foothill for approximately $1 million per year. The facilities are obsolete and have significant deferred maintenance. Popular courses include: Accounting, Astronomy, Emergency Medical Technician (EMT), Paramedic, Pharmacy Technician, Child Development, Computer, Technology, Information Systems, and Language.

**Site Selection**

The Educational Center at the Cubberley site currently offers several vocational and career programs (EMT, Paramedic, Pharmacy Technology, Child Development), as well as all general education curriculum needed to complete an AA or AS degree and/or transfer to a four-year college. Foothill staff, faculty and administrators provide student services, instruction and opportunities similar to those on the main campus in Los Altos Hills. It is anticipated that these same services will continue and actually be enhanced with regional partnerships with area education institutions.

The District conducted a district-wide effort in February 2011 to find a permanent home for the Cubberley site. Of the proposals received, the Onizuka AFS site met all of the criteria used by the District in assessing potential sites. This included the following:
- Location - central to freeways and employment
- Accessibility by public transportation (bus and/or light rail)
- Parking availability
- Potential for growth (additional square footage and parking as programs or partners are added)
- Affordability for development and usage

The Onizuka AFS meets all these criteria and more. The site is ideal for access from two freeways, is on the light rail line, has plenty of parking and has a unique historical significance in the area that will be preserved and highlighted.

The District held an election on June 6, 2006 for the issuance and sale of general obligation bonds of the District for various purposes in the maximum amount of $490,800,000. As per the most recent Bond Measure Report, $38,000,000 was allocated for acquisition and construction of the new Educational Center. Of the $38,000,000 allocation, the District has spent $1,190,570 leaving a balance of $36,809,430. The total development budget is currently estimated at $36,737,237 for the Onizuka AFS site.

The LRA and the District will enter into an agreement that outlines the terms for LRA support of an Education Center as a preferred use in the amended Onizuka AFS Redevelopment Plan. The agreement will outline the expectations of the District to pursue an education PBC for the approximately nine-acre site and proposed Education Center in conformance with the City’s Moffett Park Specific Plan and Redevelopment Plan.
4. PUBLIC INVOLVEMENT

OUTREACH EFFORT AND PUBLIC COMMENT

The LRA initiated outreach strategies to encourage broad community and stakeholder participation in building the consensus for LRA decisions in planning the reuse of Onizuka AFS. A key institution in the LRA’s outreach program was the establishment of the Onizuka AFS CAC in April 2006. Throughout the planning process the CAC acted as an ongoing advisory body to the LRA. The CAC consisted of 14 members representing residents, public agencies and private sector interests.

In April 2006, the LRA formulated the Onizuka AFS 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 included a web site and outreach to homeless service providers, public benefit-eligible entities and other stakeholders who might wish to participate in the federally mandated Notice of 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 LRA and the CAC. An objective of these communications was to encourage a community-based consensus on a vision for the civilian reuse of the Onizuka AFS.

The BRAC Communication Plan

The City designed the BRAC Communication Plan to keep the public informed and to encourage public participation in the community reuse planning process. Under the plan, BRAC Project staff formulated content, implemented ongoing communications and maintained a comprehensive listing of specific communications deliverables. BRAC staff responsibilities included:

- **News Releases:** News releases in anticipation of key decision meetings, key outreach, significant decisions or actions.

- **Fact Sheets:** Fact sheets and “Overview Project Plans” inform public officials and area residents. Quarterly articles for City newsletters were prepared 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. KSUN slides announced the LRA’s and CAC’s key decision meetings.

- **Onizuka AFS BRAC Web pages**: (Onizuka.inSunnyvale.com) The Onizuka AFS web pages contain comprehensive information about the Onizuka AFS 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 AFS BRAC Web pages as a comprehensive resource for area residents and others interested in Onizuka AFS disposition. The BRAC program notified interested parties of Web page updates. Community outreach and education features found on the BRAC Web pages are highlighted below:

<table>
<thead>
<tr>
<th>Event Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>LRA Reviews Amended Redevelopment Plan</td>
<td>Fall 2011</td>
</tr>
<tr>
<td>LRA Initiates an Amendment to the Redevelopment Plan for Educational or Public Park Use, Emergency Services Use and Expanded VA site</td>
<td>Spring 2011</td>
</tr>
<tr>
<td>LRA Reviews Alternative Land Uses</td>
<td>Winter and Spring 2011</td>
</tr>
<tr>
<td>LRA Reviews Auto Center Refinement Study and Determines Auto Retail Center to be Infeasible</td>
<td>Fall 2010</td>
</tr>
<tr>
<td>LRA Approves Redevelopment Plan for Auto Retail Center as Preferred Use for Economic Development Conveyance</td>
<td>Winter 2008</td>
</tr>
<tr>
<td>Onizuka Citizens Advisory Committee, City Commissions Weigh in on Reuse</td>
<td>Fall 2008</td>
</tr>
<tr>
<td>Onizuka AFS Reuse Planning Update</td>
<td>Summer 2008</td>
</tr>
<tr>
<td>Sunnyvale Analysis Begins on Onizuka AFS Reuse Options</td>
<td>Winter 2008</td>
</tr>
<tr>
<td>Onizuka AFS Reuse Planning Moves Forward</td>
<td>Summer 2007</td>
</tr>
<tr>
<td>Sunnyvale to Select Reuse Options for Onizuka AFS</td>
<td>Spring 2007</td>
</tr>
<tr>
<td>Onizuka AFS Redevelopment Update</td>
<td>Winter 2007</td>
</tr>
<tr>
<td>Community Meets to Help Plan Onizuka AFS Future</td>
<td>Fall 2006</td>
</tr>
<tr>
<td>Sunnyvale Community Encouraged to Participate in Onizuka AFS Redevelopment Plan</td>
<td>Summer 2006</td>
</tr>
</tbody>
</table>
Onizuka AFS Closure          Spring 2006
Onizuka AFS To Be Closed     Fall 2005
DOD Moves To Close Onizuka AFS Summer 2005

- **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 AFS property (published not more than 30 days after declaration of surplus status.)

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

- **Posting of Public Meeting Notices, Minutes and Reports**: Provided legal meeting notices, agendas, and minutes and posted these per statute and according to Brown Act regulations to the City’s Onizuka AFS Web pages and, as appropriate, City Council.

- **Neighborhood Association Liaison**: Provided content and schedules to the City’s Community Outreach Coordinator to include in communications to community residents.

- **Onizuka AFS Redevelopment Hotline**: Dedicated an Onizuka AFS 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.

- **Sunnyvale Auto Dealers**: Coordinated site visits and feasibility study with local auto retailers in Sunnyvale.

- **Moffett Park Business Association**: City representative attend monthly meetings, keeping local business association informed of the progress of the Onizuka AFS closure and land use alternatives.

**PUBLIC MEETINGS, NOTICES AND REPORTS**
The primary venue for public input regarding the Onizuka AFS property was the project’s policy guiding body, the LRA, and the CAC, 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 AFS project also made recommendations to the LRA in 2008. In March 2011, the LRA determined that the original Auto Retail Center was infeasible and initiated amendments to the Redevelopment Plan to focus on a preferred educational use and an alternative park use at the site.

The BRAC Communication Plan strictly follows the City’s statutory meeting, agenda and posting requirements which comply 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 AFS-related recommendations and comments 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 LRA for Onizuka AFS. 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 AFS’s redevelopment. LRA members are listed below:

**Assignment/Member**
- Authority Chair (Vacant)
- Authority Vice Chair Otto Lee
- Authority Member Melinda Hamilton
- Authority Member Jim Griffith
- Authority Member Christopher R. Moylan
- Authority Member Anthony Spitaleri
- Authority Member David Whittum
- Former Authority Members
  - Authority Member Ron Swegles
  - Authority Member John Howe

**Onizuka AFS LRA Executive Committee**
- Authority Chair (Vacant)
- Authority Vice Chair Otto Lee
Assignment/Member
Authority Member Christopher R. Moylan

Citizen’s Advisory Committee: One key step in the early planning process was the establishment of a CAC representing residents and diverse stakeholders within the community. The CAC provided advisory recommendations to the LRA throughout the planning process and development of the 2008 Redevelopment Plan. CAC members are listed below:

Assignment/Member
LRA Chair, Ron Swegles, Chair
Community Representative, Dean Chu, Vice Chair
LRA Member, John Howe
Mountain View City Council, Nick Galiotto
Organized Labor, Raymundo Ferdin
Sunnyvale Business, Thom Bryant
Sunnyvale Business, Howard Chuck
Sunnyvale Education, Glenn Evans
(Preceded in the position by Geoffrey Kiehl)
Sunnyvale Education, Nancy Newkirk
Homeless Assistance Volunteer, Sarah Wasserman
Community Representative, Robert Lopez
Community Representative, Josephine Lucey
Community Representative, Charles Rogers
Community Representative, Cynthia Cotton
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 AFS’s historic significance. The commission was specifically charged with reviewing and making recommendations regarding landmark sites. Comments were forwarded to the LRA in the December 2, 2008 staff report. Recommendations from the Heritage Preservation Commission were further addressed in the Environmental Assessment (May 2011) prepared by the Air Force for the closure of
the Air Force Station. The recommendations resulted in the evaluation of the site structures, documentation of the programs conducted at the site, formal historic survey, integration of an interpretive display within the lobby of the VA building to commemorate the role of Onizuka AFS in the Cold War era, and relocation of the Challenger Memorial to the VA property. City staff also requested the Air Force to retain on satellite antennas for possible future use or incorporation into the site as an artifact. In addition, the LRA participated in the Section 106 process which included consultation with the Air Force, Veteran Administration and California SHPO. No further review was required by the Heritage Preservation Commission, due to completed environmental review and concurrence with SHPO.

**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 AFS land reuse options and the CAC recommendations. The comments of the commission and the public who spoke at the hearing were forwarded to the LRA for consideration at the December 2, 2008 and December 9, 2008 meetings. The Planning Commission conducted a public hearing on September 26, 2011 to discuss and receive public comments on the Amended Onizuka AFS Redevelopment Plan. Similarly, comments were received and forwarded to the LRA 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 AFS web site, Onizuka.inSunnyvale.com. LRA meeting agendas and minutes are also noted on the City Council pages of the City’s web site. Appendix A of this plan contains a listing of community outreach activities including a comprehensive listing of Onizuka AFS–related public meetings.
PLAN REVIEW, COMMENT, AND ADOPTION

Draft Amended Onizuka AFS Redevelopment Plan: Availability for Public Review and Comment

Meetings of the LRA, the LRA Executive Committee and the CAC on the Redevelopment Plan met all statutory notice requirements and provided opportunity for public participation. The CAC held ten public meetings with opportunity for public comment at different stages in the preparation of the Redevelopment Plan for community input. Pursuant to the Public Meeting Schedule and Communication Plan above, the key steps in the BRAC and Redevelopment Plan process were and have been posted on the Onizuka AFS Web page for presentation and discussion at public hearings. Following the adoption of the 2008 Redevelopment Plan, the LRA publicly noticed all LRA meetings during the review of the Auto Center Refinement Study and alternative land uses. The Planning Commission will review the Draft Amended Onizuka AFS Redevelopment Plan on September 26, 2011, which provides opportunity for public comment regarding the amendments to the previously approved Redevelopment Plan.

Adoption of the Final Amended Onizuka AFS Redevelopment Plan

The Draft Redevelopment Plan, which is consistent with the LRA action of March 1, 2011, was posted to the LRA’s Onizuka AFS BRAC Web page (Onizuka.inSunnyvale.com) on approximately September 23, 2011, two weeks prior to LRA’s October 4, 2011 public hearing. Notification of the September 23, 2011 Planning Commission meeting and the October 4, 2011 LRA meeting was mailed to properties within 300 feet and all interested parties.
5. CONCEPTUAL LAND USE ALTERNATIVES

LAND USE FACTORS

The adopted 2008 Redevelopment Plan took into consideration the Homeless Housing Claims and the Veterans Administration Claim at the site. The land use options studied in the Plan included an Auto Retail Center, High Quality Hotel and Conference Center and Class A Office/Research and Development use and were dependent on the relocation of the VA’s claim and finding an alternative site for the housing claims. The preferred land use alternative for the site was the Auto Retail Center.

The feasibility of the preferred land use was further studied in 2009-2010 and discussion with the VA continued as the closure of Onizuka AFS moved forward. Further discussions in 2010 determined that the VA was unable to find an alternative site to meet their program needs and budget constraints. The feasibility study of the Auto Retail Center concept began in 2009, which accounted for the VA claim at the site. The feasibility study found that the Auto Retail Center concept could be feasible. However, due to market conditions and the constrained land area, support from local auto dealers diminished. In October 2010, the LRA determined that the Auto Retail Center was infeasible and directed staff to study alternative land uses. In March 2011, the LRA initiated the amendment of the Redevelopment Plan to consider the following uses with emphasis on possible PBC uses:

- Educational Use (Alternative)
- Public Park/Sports Complex Use (Alternative)
- Expanded Site for Veterans Administration Office Use
- Homeless Housing Program on consolidated area for MidPeninsula Housing Coalition and Charities Housing Development Corporation
- Possible Transfer of Homeless Housing Program to City-owned “Armory” Site
- City of Sunnyvale Emergency Services (Fire Station #5 expansion)

LRA PREFERRED REUSE: EDUCATIONAL USE AND EMERGENCY SERVICES

The LRA has identified an Educational Use for the land to the south of the VA claim and Emergency Services for the land north of the VA claim as the preferred reuse options. In deciding the recommended land use for the Redevelopment Plan the LRA considered several important elements of a land use decision that would create the greatest
benefit for the Sunnyvale community. Figure 5-1 indicates the locations of the preferred land uses.

The educational use emerged as the best overall reuse option for an approximately nine acre area south of the VA claim, based on the following: 1) the site’s freeway accessibility; 2) light rail accessibility; 3) location and adjacency to supportive industries; 4) compatibility with current Zoning; and 4) ways to minimize additional peak traffic congestion at the Mathilda Avenue entryway to Moffett Park. The Emergency Services use for an approximately one-acre parcel immediately north of the VA site and adjacent to existing Fire Station #5 would allow the existing Fire Station site to be expanded from .72 acres to approximately 1.75 acres. The additional area will provide for a training space for personnel and equipment which does not currently exist, and allow for multi-agency and multi-apparatus training evolutions. These considerations resulted in selection of the educational and emergency services uses as the preferred land uses for the site.
Figure 5-1: Preferred Onizuka Land Uses

<table>
<thead>
<tr>
<th>Ref</th>
<th>Name</th>
<th>Acres</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Emergency Services</td>
<td>1.03</td>
</tr>
<tr>
<td></td>
<td>VA with expansion</td>
<td>4.41</td>
</tr>
<tr>
<td></td>
<td>Educational Use</td>
<td>9.56</td>
</tr>
<tr>
<td></td>
<td>Combined Housing claims/Educational Use</td>
<td>4.60</td>
</tr>
</tbody>
</table>

Preferred Land Uses
Redevelopment Plan: Onizuka Air Force Station
**Educational Use**

The District has indicated the need for the 9.56 acres site to accommodate the relocation of the existing Cubberley in Palo Alto. The NOI indicates that the District anticipated constructing a new 55,000 square foot, two-story instructional facility with parking for approximately 556 cars, and a 16,000 square foot campus courtyard. Long-term goals for the site include the addition of a second new 55,000 square foot, two-story building and new four-story parking structure for the site. The District will request that the land be conveyed through a no-cost PBC which will be sponsored by the DOE. Conveyance of the land will include educational use only encumbered (restrictions) on the land.

The District has also indicated interest in the additional 4.6 acres requested by the housing providers. This area could provide unencumbered land for the District to use for franchise or profit generating uses. This may include a bookstore, food court, or other collaborative business related uses within the 4.6 acre area.

The proposed first phase would be at FAR of 13 percent, which is well within the maximum FAR of 35 percent allowed by the Moffett Park Specific Plan. Based on the long-term goals of the District, the total FAR would be approximately 26 percent. Educational uses are allowed through the review of a Special Development Permit (SDP) within the Moffett Park Industrial Zoning. Although a SDP would be required for private development, it will not be required for the District as their Board has elected to act independently of the local zoning standards. This is a typical practice of most school districts. Uses not related to school activities would be subject to the City’s Zoning requirements. The LRA will negotiate specific terms for redevelopment, including administrative review rights, with the District.

**Emergency Services**

The Department of Public Safety has indicated the need for additional land for Fire Station #5 and area for additional safety training. The Project will increase the useable space at Fire Station #5 from .72 acres to approximately 1.75 acres. The additional area would provide for a training space for personnel and equipment which does not currently exist, and allow for multi-agency and multi-apparatus training evolutions. The training is not limited to only Sunnyvale personnel, but may also include Community
Emergency Response groups such as Sunnyvale Neighbors Actively Prepared (SNAP) and other Community-based groups and regional agencies. The direct benefits will include, but are not limited to, enhanced training opportunities in a geographic area of the City which do not currently exist. Emergency Service uses are consistent with the Moffett Park Specific Plan and permitted without review within the Moffett Park Industrial Zoning.

Acquisition of the land for Emergency Services would be completed through a PBC and the sponsoring Federal Agency would be the Federal Emergency Management Agency (FEMA). The City would request a no-cost conveyance through FEMA. The land would be restricted to emergency uses and minor improvements as outlined the PBC and the City would have to coordinate timelines to install any noted improvements such as fencing to secure the area.

**Consolidated Homeless Housing Site**

If the LRA elects to transfer the proposed homeless housing projects to the Armory site, the housing claim area located at the Onizuka AFS site would be allowed to be developed with uses which includes, but is not limited to, possible education-related uses complementary to the Education Center. Development on the site will be allowed a maximum FAR of 35 percent as per the Moffett Park Specific Plan with ability to consider 10 percent floor area bonus if the development complies with the City’s Green Building Program. Redevelopment of the site will exclude intensive office uses that would generate significant AM/PM peak hour traffic as determined by City.

**Alternative Land Use: Public Park/Sports Complex**

The Department of Community Services has identified a need for additional athletic fields in the community for organized sports. The park area would serve the Moffett Park area and the community at large. The amount of land designated for this use should be the largest available. The alternative would require the homeless housing projects to be relocated to the Armory site. The resulting total area available for the public park/sports complex would be approximately 14.15 acres. It is anticipated that the area could accommodate a minimum of four multi-use fields, bathroom facilities and a concession/maintenance building. Figure 5-2 illustrates the alternative land use for the site.
Figure 5-2: Alternative Onizuka Land Uses

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<tr>
<th>Ref</th>
<th>Name</th>
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</tr>
<tr>
<td></td>
<td>Combined Housing claims/Park Use</td>
<td>4.60</td>
</tr>
</tbody>
</table>
Acquisition of the land for a park use would be through a PBC for a public park/sports complex, which would be sponsored by the National Park Service (NPS) and the land acquisition costs would start at a 50% reduction with a possible no cost conveyance. The City would have to demonstrate the need, operational and financial capability to develop and maintain the park, suitability of the site for park use, and a description of the proposed park utilization, including a site plan and development time line. NPS will evaluate the PBC based on the financial feasibility of the proposal.

The public park/sports complex and its associated costs may either be funded by the City or the City may work with a private developer/vendor to finance, construct and operate the sports complex. Due to the extensive amount of funding needed for demolition, site preparation and development, the City will need to consider supplementing these costs with park dedication in-lieu fees. Funding allocation for a sports complex will most likely require deferring or delaying funding of other projects and will depend on the acquisition costs of the site (possibly no cost or a significantly reduced cost).

**Consolidated Homeless Housing Site – Alternative**

If public park/sports complex is implemented and the LRA elects to transfer the proposed homeless housing projects to the Armory site, the housing claim area located at the Onizuka AFS site would be incorporated into the public park/sports complex to provide a larger area for the alternative land use.
6. IMPLEMENTATION

BALANCING HOMELESS ASSISTANCE AND COMMUNITY NEEDS

The preferred educational use, with implementation of the LBAs that the LRA has negotiated with the Providers, balances the need of the homeless assistance with the need of the community for redevelopment of the Onizuka AFS site to allow uses that provide services for the community. The HAS that the LRA will submit to HUD with this Plan complies with HUD’s requirements for balancing homeless needs and community needs.

The LRA balances the needs of the homeless by approving both Provider NOIs on Onizuka AFS for a combined total of 4.6 acres. If the LRA chooses to assist the housing providers in relocating the proposed projects to the Armory site, it will provide a site much better suited for housing due to its proximity to transit and other services. In addition, the Armory site location will allow a greater variety of housing units and affordability levels, which will better serve the community.

DEMOLITION OF EXISTING FACILITIES

Redevelopment of the Onizuka AFS site would require demolition of all the existing buildings on the areas specified for educational or park use. Demolition will seek to maximize recycling, including sale of scrap steel. The high cost of the required demolition represents an extraordinary burden that impacts development feasibility, as well as the value that the Air Force can expect to receive from the site.

ENVIRONMENTAL INVESTIGATION AND REMEDIATION

Transfer of the property from the Air Force and its subsequent redevelopment has been evaluated by the Air Force and a Finding of No Significant Impact has been issued. Furthermore, the preferred land use was one of the many uses considered during the California Environment Quality Act (CEQA) review and determined to be a use that is compatible with the surrounding area. Redevelopment of the site will require a supplemental environmental review pursuant to CEQA and it is recommended that additional soil sampling and environmental site assessment may be recommended as
part of the review. In addition, Onizuka AFS’s structures, because of their age, are expected to contain significant amounts of asbestos and lead-based paint, and potentially PCB’s and other solvents. This will need to be remediated as part of the demolition work, with responsibility falling upon the future property owners or developers of the Onizuka AFS parcels.

**PLANNING REQUIREMENTS**

The preferred land uses (education use and emergency services) and alternative land use (Park/Sports Complex) are both included as planned uses in the Moffett Park Specific Plan. The Specific Plan supports educational, office, emergency services and park uses either permitted “as of right” or through the review of a Special Development Permit. A Guiding Principle of the Specific Plan is “to provide strategic retention and attraction of business and private investment” and a Specific Plan Objective is “to allow for balanced development that minimizes environmental and fiscal impacts to the City.” The proposed Educational Center or park/sports complex would provide greater opportunities for the community and would provide further support for the surrounding Moffett Park business community.
7. RECOMMENDED CONVEYANCE AND DISPOSITION STRATEGY

PUBLIC BENEFIT CONVEYANCES

Upon approval of the Onizuka AFS Redevelopment Plan by the LRA, the District and the City of Sunnyvale Department of Public Safety will submit requests for no-cost PBC to the sponsoring federal agency (Department of Education for education use and the Federal Emergency Management Agency for fire station site expansion). The sponsoring agency will review the applications and render a decision on the requested PBCs and, if an agreement is reached, convey the property to the respective parties. If the education use PBC is not implemented, the City of Sunnyvale will pursue a public park PBC through the Department of the Interior, National Park Service (sponsoring federal agency).

DISPOSITION STRATEGY

The LRA proposes a disposition strategy with the following elements:

- No-cost PBC to the 1.03 acres to the City of Sunnyvale Department of Public Safety for emergency services and training area.
- No-cost PBC of the 9.56 acres to the District for an Educational Center to replace the Cubberley site in Palo Alto.
- The Providers accept the land requests at Onizuka AFS through a homelessness conveyance and the two Providers implement the proposed homeless housing program on the Onizuka AFS site;

  OR

- The homeless housing providers will relocate the proposed projects to the City’s Armory site and construct a substantially equivalent housing program at this off-site location and a total of $4.1 million in City funds be provided to each Provider ($8.2 million total) and land area located at the Onizuka AFS site will be transferred to the LRA.
- Park Alternative: If the District is not able to receive approval of the PBC or the project is not feasible, the LRA would move forward with solicitation of park development requests and prepare PBC application to submit to the National Park Service to acquire the land at a reduced or no-cost conveyance.
## APPENDIX

### PUBLIC MEETING SCHEDULE

The following meetings were held for public involvement during preparation of the redevelopment plan.

<table>
<thead>
<tr>
<th>Date</th>
<th>Meeting and Agenda</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 10, 2006</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>- Resolution Requesting that the Department of Defense Recognize the Sunnyvale City Council as the Local Redevelopment Authority for Onizuka Air Force Station – City Report</td>
</tr>
<tr>
<td>April 6, 2006</td>
<td>The Department of Defense (DoD) recognizes the City of Sunnyvale as the Local Redevelopment Authority (LRA) for Onizuka Air Force Station.</td>
</tr>
<tr>
<td>April 11, 2006</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>- 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</td>
</tr>
<tr>
<td></td>
<td>- 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</td>
</tr>
<tr>
<td>Date</td>
<td>Meeting and Agenda</td>
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<tr>
<td>May 16, 2006</td>
<td>The LRA approves the Onizuka LRA reuse planning process and the advertisement requesting NOIs.</td>
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<tr>
<td></td>
<td>• <em>Convene the Onizuka Air Force Station Local Redevelopment Authority (LRA) to Approve the Onizuka LRA Reuse Planning Process and to Approve the Draft Advertisement Requesting Notices of Interest in Surplus Onizuka Property – LRA Report</em></td>
</tr>
<tr>
<td>June 15, 2006</td>
<td>The LRA Executive Committee appoints CAC members.</td>
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<tr>
<td></td>
<td>• <em>Onizuka Air Force Station (AFS), Citizen’s Advisory Committee (CAC) Recruitment – LRA Report</em></td>
</tr>
<tr>
<td>June 28, 2006</td>
<td>The LRA publishes advertisements in the <em>San Jose Mercury News</em> and <em>Sunnyvale Sun</em> soliciting NOIs from state and local governments, homeless services providers and other parties interested in the property.</td>
</tr>
<tr>
<td>June 29, 2006</td>
<td>The CAC convenes its first special meeting with an opportunity for public comment to begin to advise the Local Reuse Authority in planning for civilian reuse.</td>
</tr>
<tr>
<td>July 1, 2006 through September 13, 2006</td>
<td>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.</td>
</tr>
<tr>
<td>July, 25, 2006</td>
<td>The LRA delegates determination of Evaluation Criteria for Homeless Service Providers submitting NOIs to the Onizuka LRA Executive Committee</td>
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<tr>
<td></td>
<td>• <em>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</em></td>
</tr>
<tr>
<td>August 23, 2006</td>
<td>Tour conducted of the Onizuka AFS site with the CAC, entities considering NOI submittals, and Sunnyvale Heritage Preservation Commission.</td>
</tr>
<tr>
<td>Date</td>
<td>Meeting and Agenda</td>
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<td>--------------------</td>
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</tr>
<tr>
<td>August 24, 2006</td>
<td>The CAC convenes a special meeting with an opportunity for public comment to review homeless service evaluation criteria.</td>
</tr>
<tr>
<td></td>
<td>• Determining Information Required of Homeless Services Providers Submitting Notices of Interest in the Onizuka Air Force Station Site – CAC Report</td>
</tr>
<tr>
<td>August 29, 2006</td>
<td>The LRA Executive Committee specifies information to be provided by entities submitting NOIs for Onizuka AFS.</td>
</tr>
<tr>
<td></td>
<td>• Determining Information Required of Homeless Services Providers Submitting Notices of Interest in the Onizuka Air Force Station Site, LRA Report #06-006</td>
</tr>
<tr>
<td>September 13, 2006</td>
<td>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 conduct a workshop for homeless assistance providers considering submission of NOIs.</td>
</tr>
<tr>
<td></td>
<td>• Onizuka Air Force Station Base Realignment and Closure (BRAC) Process – PowerPoint Presentation</td>
</tr>
<tr>
<td></td>
<td>• Instructions for Completing A Notice of Interest, Onizuka Air Force Station, Local Redevelopment Authority – PowerPoint Presentation</td>
</tr>
<tr>
<td>October 4, 2006</td>
<td>The Sunnyvale Heritage Preservation Commission holds a study session on the historic significance of Onizuka Air Force Station.</td>
</tr>
<tr>
<td></td>
<td>• Information Report: Preliminary Assessment of the Historic Significance of Onizuka Air Force Station – City Report</td>
</tr>
<tr>
<td>October 4, 2006</td>
<td>The CAC conducts a second Onizuka site tour with entities considering NOIs.</td>
</tr>
<tr>
<td>October 25, 2006</td>
<td>The CAC convenes a special meeting with an opportunity for public comment 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.</td>
</tr>
<tr>
<td>Date</td>
<td>Meeting and Agenda</td>
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</tr>
<tr>
<td>December 5, 2006</td>
<td>Two nonprofit housing agencies submit NOIs for acreage to construct housing units.</td>
</tr>
<tr>
<td>December 13, 2006</td>
<td>The CAC convenes a special meeting with an opportunity for public comment to review goals for Onizuka’s civilian reuse.</td>
</tr>
<tr>
<td>January 25, 2007</td>
<td>The CAC convenes a special meeting with an opportunity for public comment to provide recommendations to the LRA on the conditions of property and the two NOIs submitted by homeless service agencies.</td>
</tr>
<tr>
<td>January 30, 2007</td>
<td>The LRA convenes a study session to review and give input on the two NOIs received.</td>
</tr>
<tr>
<td>March 21, 2007</td>
<td>The CAC convenes a special meeting with an opportunity for public comment to recommend to the LRA that five reuse options be further analyzed.</td>
</tr>
<tr>
<td>March 27, 2007</td>
<td>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.</td>
</tr>
<tr>
<td>May 8, 2007</td>
<td>The LRA selects LRA Officers and Executive Committee Members.</td>
</tr>
<tr>
<td>Date</td>
<td>Meeting and Agenda</td>
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<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>May 30, 2007</td>
<td>The CAC convenes a special meeting with an opportunity for public comment to review homeless housing issues to prepare for balancing the needs of the homeless with community needs for economic and other development.</td>
</tr>
<tr>
<td></td>
<td><em>Onizuka Air Force Station: Homeless Housing Notice of Interest, Deficiency Correction Phase, and Alternative Site Strategy (Information Only) – City Report</em></td>
</tr>
<tr>
<td>June 12, 2007</td>
<td>The LRA reviews the alternative site strategies for the Onizuka site and initiation of NOI deficiency correction phase.</td>
</tr>
<tr>
<td></td>
<td><em>Onizuka Air Force Station: Homeless Housing Notice of Interest, Deficiency Correction Phase, and Alternative Site Strategy (Information Only) LRA Report #07-004</em></td>
</tr>
<tr>
<td>June 15, 2007</td>
<td>The LRA Executive Committee reappointments Citizen’s Advisory Committee members.</td>
</tr>
<tr>
<td></td>
<td><em>Appointment of Onizuka Air Force Station Citizen’s Advisory Committee Members, LRA Report #07-005</em></td>
</tr>
<tr>
<td></td>
<td><em>Onizuka Air Force Station (AFS), Citizen’s Advisory Committee (CAC) Recruitment – City Report</em></td>
</tr>
<tr>
<td>September 19, 2007</td>
<td>The CAC convenes a special meeting with an opportunity for public comment to review and comment on the alternative site analysis and path forward for reviewing NOIs.</td>
</tr>
<tr>
<td></td>
<td><em>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</em></td>
</tr>
<tr>
<td>November 19, 2007</td>
<td>The CAC convenes a special meeting for homeless service providers to present their NOI projects.</td>
</tr>
<tr>
<td>January 24, 2008</td>
<td>The CAC convenes a special meeting with an opportunity for public comment to review and make recommendations on balancing the needs of the VA, Homeless and the Community.</td>
</tr>
<tr>
<td>Date</td>
<td>Meeting and Agenda</td>
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<td>------------------</td>
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</tr>
<tr>
<td>January 24, 2008</td>
<td>LRA Executive Committee makes appointments to the CAC.</td>
</tr>
<tr>
<td>January 24, 2008</td>
<td>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.</td>
</tr>
<tr>
<td>February 6, 2008</td>
<td>Joint CAC/LRA meeting and tour of low/income and homeless housing similar to NOI proposals at Onizuka.</td>
</tr>
<tr>
<td>February 12, 2008</td>
<td>The LRA reviews the proposed path forward and balancing the needs of Veterans Affairs, homeless and the Community at Onizuka AFS.</td>
</tr>
<tr>
<td>March 27, 2008</td>
<td>The CAC convenes a special meeting with an opportunity for public comment to review and unanimously accept Technical Report on Analysis and Feasibility of Conceptual Reuse Options.</td>
</tr>
<tr>
<td>April 29, 2008</td>
<td>The LRA Executive Committee appoints member to the CAC.</td>
</tr>
<tr>
<td>June 24, 2008</td>
<td>The LRA reviews proposed terms of agreement with homeless service providers that have submitted Notices of Interest in surplus property at Onizuka AFS.</td>
</tr>
<tr>
<td>Date</td>
<td>Meeting and Agenda</td>
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<td>-------------------</td>
<td>-----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>July 16, 2008</td>
<td>The CAC convenes a special meeting with an opportunity for public comment to review consultant land use analysis and make recommendation to the LRA.</td>
</tr>
<tr>
<td></td>
<td>• Proposed Terms of Agreement with Homeless Service Providers that have Submitted Notices of Interest in Surplus Property at Onizuka Air Force Station – LRA Report #08-002</td>
</tr>
<tr>
<td>July 28, 2008</td>
<td>The Sunnyvale Planning Commission comments on Land Reuse for the Onizuka Air Force Station.</td>
</tr>
<tr>
<td></td>
<td>• Request for Recommendation of Land Re-Use for Onizuka Air Force Station – CAC Report</td>
</tr>
<tr>
<td>August 6, 2008</td>
<td>The Sunnyvale Heritage Preservation Commission reviews consultant’s historic analysis report and makes a recommendation to the LRA.</td>
</tr>
<tr>
<td></td>
<td>• Preliminary Assessment of the Local Historic Significance of Onizuka Air Force Station – City Report</td>
</tr>
<tr>
<td>August 26, 2008</td>
<td>The LRA selects LRA Officers and Executive Committee Members.</td>
</tr>
<tr>
<td></td>
<td>• Selection of LRA Officers and LRA Executive Committee Members, LRA Report #08-003</td>
</tr>
<tr>
<td>September 16, 2008</td>
<td>The LRA convenes a closed session to discuss method of conveyance of Surplus Federal Property; Price and Terms of Payment.</td>
</tr>
<tr>
<td>September 30, 2008</td>
<td>The LRA convenes a closed session to discuss method of conveyance of Surplus Federal Property.</td>
</tr>
<tr>
<td>September 30, 2008</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>• Onizuka LRA Study Session Discussion</td>
</tr>
<tr>
<td>October 14, 2008</td>
<td>The LRA convenes a public hearing to Adopt Public Hearing Dates for the Onizuka Air Force Station (AFS) Reuse Plan.</td>
</tr>
<tr>
<td>Date</td>
<td>Meeting and Agenda</td>
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<tr>
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</tr>
<tr>
<td>November 18, 2008</td>
<td>The LRA holds a study session on the Draft Onizuka AFS Reuse Application.</td>
</tr>
<tr>
<td>December 2, 2008</td>
<td>The LRA convenes a public hearing to review the Onizuka AFS Reuse Application.</td>
</tr>
<tr>
<td>December 9, 2008</td>
<td>The LRA adopts Onizuka AFS Redevelopment Application</td>
</tr>
<tr>
<td>February 2009</td>
<td>Preparation and LRA review of the Onizuka Auto Center Refinement Study.</td>
</tr>
<tr>
<td>August 11, 2009</td>
<td>The LRA selects LRA Officers and Executive Committee Members.</td>
</tr>
<tr>
<td>August 11, 2009</td>
<td>The LRA reviews project activities underway since the LRA’s approval of the December 9, 2008 Redevelopment Plan.</td>
</tr>
<tr>
<td>January 26, 2010</td>
<td>The LRA approves contract award to Basile Baumann Prost Cole &amp; Associates to refine the Auto Center concept and prepare a business plan for an economic conveyance of Onizuka AFS.</td>
</tr>
<tr>
<td>Date</td>
<td>Meeting and Agenda</td>
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<td>------------------</td>
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</tr>
<tr>
<td>August 31, 2010</td>
<td>The LRA holds a study session to review the results of the Onizuka Auto Center Refinement Study.</td>
</tr>
<tr>
<td></td>
<td>* Award of Contract to Refine the Auto Center Concept and Prepare a Business Plan for Economic Development Conveyance of the Onizuka Air Force Station (F0910-36), LRA Report #10-001</td>
</tr>
<tr>
<td>September 28, 2010</td>
<td>The LRA selects LRA Officers and Executive Committee Members.</td>
</tr>
<tr>
<td></td>
<td>* Selection of LRA Officers and LRA Executive Committee Members, LRA Report #10-002</td>
</tr>
<tr>
<td>September 28, 2010</td>
<td>The LRA holds public hearing on the Onizuka Auto Center Refinement Study. Discussion is carried over to the October 5, 2010 meeting.</td>
</tr>
<tr>
<td></td>
<td>* Onizuka Auto Center Refinement Study and Economic Development Conveyance Process, LRA Report #10-003</td>
</tr>
<tr>
<td>October 5, 2010</td>
<td>The LRA continues the September 28, 2010 public hearing on Onizuka Auto Center Refinement Study and determines that it is infeasible due to site configuration and lack of interest from local dealers. LRA initiates further study of alternative land uses.</td>
</tr>
<tr>
<td></td>
<td>* Auto Center Refinement Study and Economic Development Conveyance Process, (continued from September 28, 2010), LRA Report #10-003</td>
</tr>
<tr>
<td>February 8, 2011</td>
<td>The LRA holds a study session to discuss Public Benefit Conveyance options for Onizuka Air Force Station.</td>
</tr>
<tr>
<td></td>
<td>* Alternative Land use Options for Onizuka Air Force Station including Possible Public Benefit Conveyances (PBC), City Report</td>
</tr>
<tr>
<td>March 1, 2011</td>
<td>The LRA holds a joint public hearing with the Sunnyvale City Council to review land use options for Onizuka, including possible Public Benefit Conveyance uses</td>
</tr>
<tr>
<td>Date</td>
<td>Meeting and Agenda</td>
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<tr>
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</tr>
</tbody>
</table>
| September 26, 2011 | Planning Commission reviews the amended Redevelopment Plan.  
|                  | - Insert report title info here.                                                                                                                                 |
| October 4, 2011  | The LRA convenes a public hearing to review the amendments to the 2008 Onizuka AFS Redevelopment Application.  
|                  | - Insert report title info here.                                                                                                                                 |
ACKNOWLEDGEMENTS

The following persons and organizations are greatly appreciated for their significant contribution to the Redevelopment Plan (2008) and to the Amended Redevelopment Plan (2011).

**City of Sunnyvale**

**Sunnyvale City Council**
- Mayor Melinda Hamilton
- Vice Mayor Jim Griffith
- Councilmember Otto Lee
- Councilmember Christopher R. Moylan
- Councilmember Anthony Spitaleri
- Councilmember David Whittum

**Former Councilmembers**
- Councilmember Ron Swegles
- Councilmember John Howe

**Planning Commission**
- Glenn Hendricks, Chair
- Gustav Larsson, Vice Chair
- Bo Chang
- Maria Dohadwala
- Arcadi Kolchak
- Brandon Sulser
- Nick Travis

**Former Commissioners**
- Dianne McKenna
- Harriet Rowe
- Larry Klein
- Charles Hungerford

**DOD, Office of Economic Adjustment**
- Gary Kuwabara, Western Regional Director
- Robert Hertzfeld, Project Manager
- Amanda Leiker Fagan, Project Manager

**Heritage Preservation Commission**

**Redevelopment Plan, 2008**
- Chair, Jeanine Stanek
- Vice Chair, Nancy McDonough
- Frenchie Marsolais
- David Squellati
- Nirmala Vaidyanathan
- Amrit Verma

**Onizuka Citizens Advisory Committee**

**Redevelopment Plan, 2008**
- LRA Member, Ron Swegles, Chair
- Community Representative, Dean Chu, Vice Chair
- LRA Member, John Howe
- Mountain View City Council, Nick Galiotto
- Organized Labor, Raymundo Ferdin
- Sunnyvale Business, Thom Bryant
- Sunnyvale Business, Howard Chuck
- Sunnyvale Education, Glenn Evans
  (Predecessor: Geoffrey Kiehl)
- Sunnyvale Education, Nancy Newkirk
- Homeless Assistance Volunteer, Sarah Wasserman
- Community Representative, Robert Lopez
- Community Representative, Josephine Lucey
- Community Representative, Charles Rogers
- Community Representative, Cynthia Cotton
DOD, Office of Economic Adjustment
Anthony Gallegos, Western Regional Director
Amanda Leiker Fagan, Project Manager
Robert Hertzfeld, Project Manager

LRA Consultant Team
Auto Center Refinement Summary Report,
August 2010
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Brain Dowling, Senior Associate

Onizuka Air Force Station Local Redevelopment Authority Redevelopment Plan, December 9, 2008
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David Shiver, Principal
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George R. Schlossberg, Partner

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Suzanne Ise, Housing Officer
Ernie DeFrenchie, Affordable Housing Manager
Terilyn Anderson, BRAC Project Assistant

Office of the City Attorney
David Kahn, City Attorney
Robert Boco, Assistant City Attorney

Public Works
Kent Steffens, Director of Public Works
Mark Rogge, Assistant Director

Finance
Grace Leung, Finance Director
Drew Corbett, Budget Manager
Lisa Sandigo, Accountant
ONIZUKA AIR FORCE STATION, SUNNYVALE, CALIFORNIA
HOMELESS ASSISTANCE SUBMISSION

ONIZUKA AIR FORCE STATION (AFS)

HOMELESS ASSISTANCE SUBMISSION

ONIZUKA AIR FORCE STATION
LOCAL REDEVELOPMENT AUTHORITY (LRA)
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ONIZUKA AIR FORCE STATION, SUNNYVALE, CALIFORNIA
HOMELESS ASSISTANCE SUBMISSION

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 APS 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**

<table>
<thead>
<tr>
<th></th>
<th>Unsheltered</th>
<th>Sheltered</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Individuals</td>
<td>213</td>
<td>150</td>
</tr>
<tr>
<td>2. Persons with Families</td>
<td>0</td>
<td>11</td>
</tr>
<tr>
<td>3. Total Persons</td>
<td>213</td>
<td>161</td>
</tr>
</tbody>
</table>

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 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)

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

Part 1: Homeless Population (b)

<table>
<thead>
<tr>
<th></th>
<th>Sheltered</th>
<th>Transitional Housing</th>
<th>Unsheltered</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Families with Children</td>
<td>77</td>
<td>167</td>
<td>21</td>
<td>265</td>
</tr>
<tr>
<td>Number of Persons in Families with Children</td>
<td>238</td>
<td>704</td>
<td>66</td>
<td>1,008</td>
</tr>
<tr>
<td>Number of Persons in Households without Children (c)</td>
<td>840</td>
<td>321</td>
<td>4,917</td>
<td>6,078</td>
</tr>
<tr>
<td>Total</td>
<td>1,078</td>
<td>1,025</td>
<td>4,983</td>
<td>7,086</td>
</tr>
</tbody>
</table>

Part 2: Homeless Subpopulations (d)

<table>
<thead>
<tr>
<th></th>
<th>Sheltered</th>
<th>Unsheltered</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Chronically Homeless</td>
<td>195</td>
<td>2,075</td>
<td>2,270</td>
</tr>
<tr>
<td>b. Seriously Mentally Ill</td>
<td>408</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Chronic Substance Abuse</td>
<td>402</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. Veterans</td>
<td>283</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. Persons with HIV/AIDS</td>
<td>5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>f. Victims of Domestic Violence</td>
<td>149</td>
<td></td>
<td></td>
</tr>
<tr>
<td>g. Unaccompanied Youth (Under 18)</td>
<td>17</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Number of Beds</th>
<th>Current</th>
<th>Under</th>
<th>Unmet</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Inventory</td>
<td>Development</td>
<td>Need (a)</td>
</tr>
<tr>
<td>Individuals</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Emergency Shelter</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Transitional Housing</td>
<td>8</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Permanent Supportive Housing</td>
<td>0</td>
<td>0</td>
<td>155</td>
</tr>
<tr>
<td>Total</td>
<td>8</td>
<td>0</td>
<td>157</td>
</tr>
<tr>
<td>Families with Children</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Emergency Shelter</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Transitional Housing</td>
<td>10</td>
<td>0</td>
<td>8</td>
</tr>
<tr>
<td>Permanent Supportive Housing</td>
<td>0</td>
<td>0</td>
<td>40</td>
</tr>
<tr>
<td>Total</td>
<td>10</td>
<td>0</td>
<td>48</td>
</tr>
</tbody>
</table>

Part 1: Homeless Population (b)

<table>
<thead>
<tr>
<th>Sheltered (c)</th>
<th>Emergency Shelter</th>
<th>Transitional Housing</th>
<th>Unsheltered</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Families with Children (d)</td>
<td>0</td>
<td>3</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>Number of Persons in Families with Children</td>
<td>0</td>
<td>11</td>
<td>4</td>
<td>15</td>
</tr>
<tr>
<td>Number of Persons in Households without Children (a)</td>
<td>145</td>
<td>8</td>
<td>181</td>
<td>334</td>
</tr>
<tr>
<td>Total</td>
<td>145</td>
<td>19</td>
<td>185</td>
<td>349</td>
</tr>
</tbody>
</table>

Part 2: Homeless Subpopulations (f)

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

Notes:
(a) Unmet need derived from the number of beds under development and the number of 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.
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.).

<table>
<thead>
<tr>
<th>Subpopulation</th>
<th>Sheltered</th>
<th>Unsheltered</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chronically Homeless</td>
<td>15</td>
<td>77</td>
</tr>
<tr>
<td>Seriously Mentally Ill</td>
<td>32</td>
<td>0</td>
</tr>
<tr>
<td>Chronic Substance Abuse</td>
<td>38</td>
<td>0</td>
</tr>
<tr>
<td>Veterans</td>
<td>22</td>
<td>0</td>
</tr>
<tr>
<td>Persons with HIV/AIDS</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Victims of Domestic Violence</td>
<td>12</td>
<td>0</td>
</tr>
<tr>
<td>Youth</td>
<td>1</td>
<td>0</td>
</tr>
</tbody>
</table>

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 MPH 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 MPH 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 MPH 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.

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 MPHC 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

\(^3\) U.S. Conference of Mayors, 1998.
Subpopulations” are inserted below and contain Sunnyvale’s 2009 estimate of the homeless population, available shelter and housing units and service gaps. The data sources 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.

**Housing Gap Analysis Chart for City of Sunnyvale**

<table>
<thead>
<tr>
<th></th>
<th>Current Inventory</th>
<th>Unmet Need/Gap*</th>
<th>Under Development</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Individuals</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beds</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Emergency Shelter</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Transitional Housing</td>
<td>8</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Permanent Supportive Housing</td>
<td>0</td>
<td>155</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>8</td>
<td>157</td>
<td>0</td>
</tr>
<tr>
<td><strong>Persons in Families with Children</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beds</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Emergency Shelter</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Transitional Housing</td>
<td>10</td>
<td>8</td>
<td>0</td>
</tr>
<tr>
<td>Permanent Supportive Housing</td>
<td>0</td>
<td>40</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>10</td>
<td>48</td>
<td>0</td>
</tr>
</tbody>
</table>

*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 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.
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

<table>
<thead>
<tr>
<th>Project Name &amp; Location</th>
<th>Targeted Resident Group</th>
<th>Number of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arbor Terrace, 753 South Fair Oaks Avenue</td>
<td>Families</td>
<td>174</td>
</tr>
<tr>
<td>Aster Park, 1059 Reed Avenue</td>
<td>Families</td>
<td>95</td>
</tr>
<tr>
<td>Borregas Court, 101 West Weddell Drive</td>
<td>Singles, families</td>
<td>193</td>
</tr>
<tr>
<td>Carroll Inn, 174 Carroll Street</td>
<td>Singles (including single parents with one child)</td>
<td>120</td>
</tr>
<tr>
<td>Crescent Terrace, 130 Crescent Avenue</td>
<td>Seniors</td>
<td>48 48 (48 BMR)</td>
</tr>
<tr>
<td>Eight Tress, 183 Acalanes Drive</td>
<td>Families</td>
<td>24</td>
</tr>
<tr>
<td>Fair Oaks Plaza, 660 Fair Oaks Avenue</td>
<td>Seniors</td>
<td>124</td>
</tr>
<tr>
<td>Fairways, 1269 Poplar Avenue</td>
<td>Families</td>
<td>40</td>
</tr>
<tr>
<td>Grove Garden Apartments, 243 Buena Vista Avenue</td>
<td>Families</td>
<td>220</td>
</tr>
<tr>
<td>Homestead Park Apartments, 1637 Sunnyvale-Saratoga Road</td>
<td>Families</td>
<td>211</td>
</tr>
<tr>
<td>Klee Court – 1230 Klee Court</td>
<td>Seniors</td>
<td>5</td>
</tr>
<tr>
<td>Life's Garden, 450 Old San Francisco Road</td>
<td>Seniors</td>
<td>208</td>
</tr>
<tr>
<td>Morse Court, 825 Morse Avenue</td>
<td>Families</td>
<td>35</td>
</tr>
<tr>
<td>Moulton Plaza, 1601 Tenaka Place</td>
<td>Families</td>
<td>66</td>
</tr>
<tr>
<td>Orchard Gardens, 245-251 Weddell Drive</td>
<td>Families</td>
<td>62</td>
</tr>
<tr>
<td>Pacific Plaza, 785 Reseda Drive</td>
<td>Families</td>
<td>38</td>
</tr>
<tr>
<td>Pace Meadows, 862 Helenbeek</td>
<td>Disabled</td>
<td>6</td>
</tr>
<tr>
<td>Plaza De Las Flores, 233 Carroll Street</td>
<td>Seniors, Disabled</td>
<td>101</td>
</tr>
<tr>
<td>Socorro, 1533 Socorro</td>
<td>Seniors</td>
<td>5</td>
</tr>
<tr>
<td>Stoney Pines, 267 W. California Ave</td>
<td>Disabled</td>
<td>23</td>
</tr>
<tr>
<td>Wolfe Road, 1675 S. Wolfe Road</td>
<td>Seniors</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total 1,802</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1,375</td>
</tr>
</tbody>
</table>

### Below Market Rate Rental Units in Sunnyvale as of September 2011

<table>
<thead>
<tr>
<th>Project Name and Location</th>
<th>Number of BMR Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Encinal Place, 604 S. Fair Oaks Avenue</td>
<td>2</td>
</tr>
<tr>
<td>Villa del Sol, 355 E. Evelyn Avenue</td>
<td>11</td>
</tr>
<tr>
<td>Cherry Orchard Apartments, 250 W. El Camino Real</td>
<td>30</td>
</tr>
<tr>
<td>Copley Square, 979 Pinto Palm Terrace</td>
<td>5</td>
</tr>
<tr>
<td>Kensington Place Apartments, 1220 N. Fair Oaks Avenue</td>
<td>16</td>
</tr>
<tr>
<td>Magnolia Lane, 117 S. Mary Avenue</td>
<td>3</td>
</tr>
<tr>
<td>Renaissance Apartments, 718 Old San Francisco Road</td>
<td>24</td>
</tr>
<tr>
<td>Tamarind Square, 1160 Morse Avenue</td>
<td>12</td>
</tr>
<tr>
<td>Via, 621 Tasman Drive</td>
<td>43</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>146</strong></td>
</tr>
</tbody>
</table>

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 is 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
- 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 Fall 2008
  Weigh in on Reuse
- 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 Summer 2006
  Reuse Plan
- 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 positing 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

<table>
<thead>
<tr>
<th>Assignment/Member</th>
<th>Date of Last Appointment</th>
<th>Term Expiration</th>
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<tr>
<td>Authority Chair Ron Swegles</td>
<td>8/26/08</td>
<td>8/26/09</td>
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<tr>
<td>Authority Vice Chair John Howe</td>
<td>8/26/08</td>
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<tr>
<td>Authority Member Otto Lee</td>
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<tr>
<td>Authority Member Anthony Spitaleri</td>
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<tr>
<td>Authority Member Melinda Hamilton</td>
<td>4/6/06</td>
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<tr>
<td>Authority Member Christopher Moylan</td>
<td>4/6/06</td>
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<tr>
<td>Authority Member David Whittum</td>
<td>1/8/08</td>
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Onizuka Local Redevelopment Authority (LRA) Executive Committee

Authority Chair Ron Swegles
Authority Vice Chair John Howe
Authority Member Christopher Moylan

- **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:

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

**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
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


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*
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 6.6, 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
ATTACHMENT C

Legally Binding Agreement (HAS Exhibit 4)
ATTACHMENT D

District Agreement
ATTACHMENT E

Foothill-DeAnza Community College District NOI for Onizuka AFS Site
September 1, 2011

City of Sunnyvale
Sunnyvale City Hall
456 W. Olive Ave.
Sunnyvale, CA. 94086

Dear Mayor Hamilton and Council Members,

As you know, the Board of Trustees of the Foothill-De Anza Community College District at the meeting of Aug. 8, 2011, identified the Onizuka Air Force Station in Sunnyvale as the district’s preferred location for the permanent home of its education center. After several years of searching, the district has concluded that Onizuka is an ideal location for Foothill-De Anza to continue to provide essential and innovative educational services to our local communities for many years into the future.

In addition to Onizuka’s excellent location, history and the opportunity to use the public benefit conveyance process, important considerations in the board’s decision were Sunnyvale’s expressed interest in having the district locate within the city and the outstanding professionalism and collaborative approach demonstrated by the city staff and other members of the community.

We are excited about the opportunities the Onizuka property offers for partnerships with other colleges, universities and community organizations, and for mutually beneficial collaborations with local companies.

I speak confidently for Foothill-De Anza in saying that we look forward to enjoying a long and productive relationship with the city of Sunnyvale. On that note, I am pleased to submit to the Sunnyvale City Council, acting as the Local Redevelopment Authority, Foothill-De Anza’s notice of interest in acquiring property at the Onizuka Air Force Station.

Sincerely,

Linda M. Thor, Ed.D.
Chancellor
ORGANIZATIONAL PROFILE

1. **Legal name of non-profit institution requesting use of property at Onizuka Air Force Station:**

   Foothill-De Anza Community College District

2. **Complete address and telephone number of applicant:**

   Foothill-De Anza Community College District
   12345 El Monte Road
   Los Altos Hills, CA. 94022
   (650) 949-6100 – Chancellor’s Office

3. **Name and title and email of contact person:**

   Linda Thor, Chancellor
   thorlinda@fhda.edu (copy to executive assistant toyoharadonna@fhda.edu)

4. **Name and title of person(s) authorized to complete purchase and execute agreements (attach copy of legal authority):**

   Linda Thor, Chancellor
   thorlinda@fhda.edu (copy to executive assistant toyoharadonna@fhda.edu)

5. **Statement regarding whether applicant is state, political, sub-division of state or private non-profit, tax exempt organization under Section 501(C)(3) of 1986 Internal Revenue Code. If applicant is a private not-for-profit entity, attach a copy of the IRS recognition of its section 501(C)(3) exemption status.**

   Foothill–De Anza Community College District is a state non-profit.

6. **A copy of the document showing statutory or legal authority under which the applicant is authorized by law to acquire and hold title to property or to lease property.**

   SEE EXHIBIT “A”

7. **Organizational information:**

   a. **A description of the organization, year founded, brief history, major accomplishments and organizational goals:**
The Foothill-De Anza Community College District is a publicly funded educational organization in Silicon Valley that serves approximately 70,000 students a year at two colleges, an education center, and through distance education.

The mission of the Foothill-De Anza Community College District is student success. We accomplish this by providing access to a dynamic learning environment that fosters excellence, opportunity and innovation in meeting the diverse educational and career goals of our students and communities.

The district offers basic skills, university transfer and workforce preparation, as well as lifelong learning opportunities. About 45 percent of Foothill-De Anza students are age 25 or older. The vibrant multicultural community created by its students, faculty and staff reflects the region's characteristically diverse mix of ethnic, cultural, educational and professional backgrounds.

Foothill-De Anza has the third largest enrollment in credit courses among the 72 districts that make up the California Community Colleges. It offers approximately 300 degree and certificate programs and its two colleges have among the highest university transfer rates in the state.

Foothill-De Anza has educated more than one million students since the district was formed on January 15, 1957, following several months of study by citizens groups and the California Department of Education. Foothill College offered its first classes on September 15, 1958, at a former grammar school in Mountain View. The college opened its new master-planned campus in Los Altos Hills in September 1961, and in 1967, the district opened a second master-planned campus, De Anza College in Cupertino, to meet the community's growing demand for higher education.

The district is a significant social, cultural and economic force in Silicon Valley. Foothill-De Anza's longstanding commitment to excellence and opportunity is recognized globally, one reason its colleges rank No. 3 and No. 11 among community colleges in the United States for hosting international students. The district is one of only 19 colleges and districts nationally to serve on the board of the League for Innovation in the Community College.
b. A listing of all principals in the organization and any proposed on-site program managers who would participate in management activities of any proposed program. Provide appropriate credentials, as well as a description of previous related experience:

Linda M. Thor, chancellor
Judy Miner, president, Foothill College
Brian Murphy, president, De Anza College
Kevin J. McElroy, vice chancellor, business services
Dorene Novotny, vice chancellor, human resources and equal opportunity
Frederick W. Sherman, vice chancellor, technology
Charles E. Allen, executive director, facilities, operations and construction management
Denise Swett, associate vice president

Biographies:

Linda M. Thor
Chancellor

Dr. Linda M. Thor joined the Foothill-De Anza Community College District in February 2010, succeeding Martha J. Kanter, who now serves as U.S. under secretary of education.

As the district’s chancellor, her goals include keeping the focus on student success while dealing with California’s budget crisis; ensuring that district facilities are modern and effective learning spaces; providing for integrated planning; maintaining community connections; enhancing the district’s state and national reputation; and returning the district to a leadership role in technology.

Dr. Thor was president for 20 years of Rio Salado College in Arizona’s Maricopa Community College District. Under her leadership, the college became known for innovation in effectively using technology to serve working adults and providing accelerated learning programs. Enrollment increased 252 percent during her tenure.

She assumed her first presidency in 1986, when she took over the struggling West Los Angeles College in the Los Angeles Community College District and turned the college around during her four-year tenure. Before that she had served as the district’s senior director of occupational and technical education, director of high technology centers
and services, director of communications services and public information officer.

Active at the national level, Dr. Thor serves on the boards of the League for Innovation in the Community College and the Community College Baccalaureate Association; the executive council of the WICHE Cooperative for Educational Technologies (WCET); and is a member of the Leadership Circle of the American College & University Presidents Climate Commitment. U.S. Secretary of Education Arne Duncan appointed her one of 15 higher education leaders to serve on the Committee on Measures of Student Success.

She currently serves locally on the boards of Joint Venture: Silicon Valley Network; the University Associates-Silicon Valley Board of Governors; and the NOVA Workforce Board of Silicon Valley, which addresses the workforce investment needs of the region. She also holds membership on the Peninsula Clergy Network Community Advisory Board, American Leadership Forum Silicon Valley Class XXIII and the Telecommunications and Technology Advisory Committee for the California Community Colleges Chancellor's Office.

Chancellor Thor holds a bachelor’s degree in journalism from Pepperdine University; a master of public administration degree from California State University, Los Angeles; and a doctor of education degree in community college administration from Pepperdine University.

**Judy C. Miner**
**President, Foothill College**

Dr. Judy Miner began work in 2007 as president of Foothill College. Her vision for her presidency is “excellence through inclusion.” She has integrated planning and budgeting, making the process more inclusive and transparent to achieve the college’s strategic initiatives.

President Miner has been an administrator with the Foothill-De Anza Community College District since 1988. Before becoming Foothill's president, she oversaw instructional and student support services at De Anza College, completing her nearly 19-year tenure there as vice president of instruction.

Dr. Miner has been a higher education administrator since 1977 and worked in the California Community Colleges since 1979, when City College of San Francisco named her dean of admissions and records. She
worked in the California Community Colleges’ Chancellor’s Office as a special assistant to the vice chancellor of student services, overseeing implementation of matriculation requirements, and as program coordinator for the Transfer Center Pilot Program. At De Anza College, she served as an instructor, dean, provost, vice president and interim president.

President Miner currently serves on the board of the Council for Higher Education Accreditation, which coordinates accreditation activities in the United States, and the American Council on Education’s Commission for the Advancement of Racial and Ethnic Equity. She has a doctor of education degree in organization and leadership, with a concentration in education law, from the University of San Francisco. She earned a bachelor’s degree, summa cum laude, in history and French at Lone Mountain College in San Francisco, where she also earned a master’s degree in history.

The new Education Center’s day-to-day management and operations would be under the guidance of President Miner. Dr. Miner has supervised Foothill’s off-campus center, Middlefield Campus, since the commencement of her presidency in 2007.

Brian Murphy
President, De Anza College

Dr. Brian Murphy has been president of De Anza College since 2004. A key focus of his presidency is preparing students to be active, involved citizens committed to transforming their communities. This vision led to the creation of De Anza’s Institute for Community and Civic Engagement. In 2006, President Murphy spearheaded a participatory strategic planning process for the college with input from faculty, staff and students. This effort generated four campus initiatives in the areas of student outreach, individualized attention to student retention and success, cultural competence and community collaborations.

Dr. Murphy served for 12 years as executive director of the San Francisco Urban Institute at San Francisco State University. Among other positions, he was chief consultant to the California Legislature’s reviews of the Master Plan for Higher Education and the community college reform process in the late 1980s. He recently served as a member of the Commission on the Future, formed by the Community College League of California to develop a plan to increase community college access and
completion in California. He participates actively as a leader in the American Democracy Project.

Dr. Murphy has taught political theory and American government at San Francisco State University, Santa Clara University and the University of California, Santa Cruz. He earned a bachelor’s degree from Williams College and master’s and doctorate degrees from the University of California, Berkeley, all in political science.

Kevin J. McElroy
Vice Chancellor, Business Services

Kevin McElroy began work as vice chancellor of business services in August 2010. He brings to the district 21 years experience as vice president for administrative services at Coastline Community College in California’s Coast Community College District.

Vice Chancellor McElroy is known as a consensus builder who works successfully in the shared governance environment. He has extensive knowledge and experience managing budget and finance, real estate transactions, facilities planning and construction management.

Vice Chancellor McElroy is responsible for overseeing all business policies and procedures for Foothill-De Anza, providing leadership in strategic planning and advising the chancellor and Board of Trustees on fiscal matters. As Coastline’s administrative vice president, his responsibilities included supervising non-instructional support services, serving as chief financial officer, managing real estate and facilities transactions, and developing community partnerships. Before joining Coastline, he was supervisor of fiscal affairs at Golden West College, also in the Coast district.

Vice Chancellor McElroy holds a master’s degree in public policy administration from California State University, Long Beach, and a bachelor’s degree in public administration from San Diego State University. He attended community college at Orange Coast College.

He is active in the Association of College Business Officials for community college business officers, and has served on committees for similar regional and national groups.
Dorene Novotny  
Vice Chancellor, Human Resources and Equal Opportunity

Dorene Novotny has been vice chancellor of human resources and equal opportunity since February 2008. She emphasizes customer service, creative problem solving, and efficiency and effectiveness guided by the values of integrity and ethical conduct.

Vice Chancellor Novotny has 28 years experience in human resources administration, including 17 years in higher education. She came to Foothill-De Anza from Washington’s Tacoma Community College, where she was associate vice president for human resources for nine years and a member of the leadership team. Her work as a creative problem-solver and pioneer for change in diversity recruitment and retention at Tacoma was recognized in 2005 when the College and University Professional Association for Human Resources gave her the Excellence in Human Resource Management Award for the Northwest Region.

She has held human resources management positions with the Tacoma Pierce County Health Department, University of Missouri-Columbia, Missouri Department of Revenue and the University of Missouri-St. Louis.

Vice Chancellor Novotny leads all aspects of Foothill-De Anza’s human resources function, including policy development, labor negotiations and employee relations, recruitment, benefits, personnel processing, staff development, classification and compensation and human resources information system implementation.

She completed coursework for a master’s degree in industrial and organizational psychology from Western Kentucky University and is currently enrolled in a master of business administration program with Columbia Southern University. She has a bachelor’s degree from Northeast Missouri State University and an associate’s degree from Kirkwood Community College in Iowa. She holds certifications in negotiations, mediation and conflict resolution, and employee-relations law.

Frederick W. Sherman  
Vice Chancellor, Technology

As chief technology officer since 2006, Dr. Fred Sherman provides the vision and leadership for planning and implementing the district’s information and learning technologies. He also supervises institutional research.
Dr. Sherman is leading Foothill-De Anza's effort to replace its technology infrastructure and oversees technology planning and design for new and refurbished buildings as part of the district's extensive bond program. He has launched a 15-year program to replace the district's computers and is managing the implementation of a new educational information system (ERP) for finance, human resources and student services, which is proceeding on time and on budget. He led the planning effort for the recent revision of the district's Strategic Plan.

Vice Chancellor Sherman’s focus is using technology to enhance student access and retention. The California Community College Chief Information Systems Officers Association recognized his work by presenting him with the 2010 Campus Technology Innovator in Technology Planning Award.

Over the past 18 years, Dr. Sherman has served in executive roles for California’s Butte-Glenn, Victor Valley and Barstow community college districts. While at Butte-Glenn, he led the team that supported distance education programs though the California Virtual Campus for the California Community Colleges system. He also directed the California Community Colleges Technology Center, which provides technology services for the digital infrastructure of community colleges throughout the state. Prior to that, he worked for 13 years as an engineering manager for commercial technology programs at General Dynamics Corp.

Vice Chancellor Sherman holds a doctorate degree in management information systems and a master of business administration degree in financial/econometric analysis from Claremont Graduate University; a master’s degree in systems management from the University of Southern California; and a bachelor’s degree in military science from the U.S. Military Academy at West Point. He served as an officer in the U.S. Army, retiring as a lieutenant colonel.

Charles E. Allen
Executive Director, Facilities, Operations and Construction Management

Since 2007, Executive Director Charles Allen has provided leadership for Foothill-De Anza’s extensive construction and renovation program and guided environmental sustainability efforts, including energy conservation policies and projects.
His background includes four years as a deputy bond program manager in private industry, overseeing a $350 million bond program for a large public high school district, and 12 years as chief project manager for the Lawrence Berkeley National Laboratory, where he built a record of effective leadership in all aspects of project planning, execution and conflict resolution.

He retired as a commander of the Civil Engineer Corp. after a 20-year career in the U.S. Navy managing multiple large-scale operations responsible for facility planning, design and construction in the western United States.

Executive Director Allen oversees more than $400 million in construction projects funded through the district’s Measure C bond program. He is known for finding creative solutions to challenges and forging productive working relationships internally and externally. In an effort to avoid litigation and minimize costs associated with change orders, he initiated a lease-leaseback approach for two of the Foothill-De Anza’s most significant construction projects. He also spearheaded creation of a sustainability plan for the district that sets annual goals.

Executive Director Allen holds a master’s degree in civil engineering from the University of Illinois and a bachelor’s degree in science and engineering from the U.S. Naval Academy.

Denise Swett
Associate Vice President, Middlefield Campus & Community Programs

Dr. Denise Swett will be the manager of the education center. She has supervised Middlefield Campus since 2007. She was the vice president of student services at Cañada College, dean of students at Chabot College and a manager in student life at the University of San Francisco. In addition to managing Middlefield Campus, Associate Vice President Swett also supervises career and technical education grants, the Workforce Innovation Partnership and the Silicon Valley Community Collaborative as well as high school and Regional Occupational Program (ROP) classes and articulation, college-wide professional development and campus emergency preparedness. She holds a doctor of education degree in organization and leadership from the University of San Francisco and master of public administration and bachelor of science degrees from San Jose State University.
The current team at Middlefield Campus in Palo Alto serves 4,000 students each quarter in a variety of vocational, transfer and general education programs. Approximately 120 instructors teach classes at Middlefield Campus.

**Additional education center staff:**

The current Middlefield Campus staff would move to the new site and manage all operations and services. Staff members include:

- Judi McAlpin, M.A., campus supervisor
- Charlie McKellar, M.A., program coordinator II
- Al Guzman, B.S., student services coordinator
- Hao Pham, B.S., admissions & records coordinator
- Alexandra Duran, M.A., project director & outreach coordinator
- Michael Almasi, B.S., computer lab technician,
- Josephine Christensen, B.A., financial aid coordinator

Additionally, Foothill - De Anza is in discussion with partner Mission College regarding location of a Mission College supervisor or administrator at the education center.
c. An organizational chart for the organization and a roster of the current Board of Directors:

Foothill-De Anza Community College District

Board of Trustees

1 Lisa Tow
Chancellor

Ilan Levy
President
De Anza College

Judy Miller
President
Foothill College

Central Services

Kevin Meister
Vice Chancellor
Business Services

Carolyn Nowak

Fred Sherman
Vice Chancellor
Technology

Sheryl Alexander
President
Foundation

Bertha Sider
Director
Budget/Compliance

Marsha Kiley
Director
Human Resources

Jeronimo Ortega
Associate Chancellor, Development

Carson Redmond
Director, Fiscal Services

Marsha Walls
Director, Environmental Health & Safety

Christian Allen
Director, Student Affairs

Dorothy Bowser
Director, Info Systems

Nancy Rychlik
Director, Systems & Technology

Andrew Jadavon
Director, Safety

Tina Armstrong
Vice Chancellor
Campus Security

Art Hinzels
Director, Bond

Frank Nunez
Director, Facilities

Leslie Lyon
Vice Chancellor

3/25/11
Foothill – De Anza Community College District
Board of Trustees:

Pearl Cheng, president
Joan Barram, vice president
Betsy Bechtel
Laura Casas Frier
Bruce Swenson

**Board member biographies:**

**Joan Barram**

Joan Barram was appointed in 2009 to fill a vacancy created when Hal Plotkin resigned to join U.S. Under Secretary of Education Martha J. Kanter in Washington as a senior advisor. She currently serves as the board’s vice president. Trustee Barram has had a 20-year association with the Foothill-De Anza Community College District. She served for nearly a decade on the board of the Foothill-De Anza Foundation, which raises philanthropic support for the district’s students and colleges. She is a longtime member of the advisory council of the Euphrat Museum of Art at De Anza College, and was a member of the "Yes on Measure C" Campaign Committee, which supported passage of the district's 2006 bond measure. Her record of public service includes the Cupertino Union School District Board of Education, where she was elected to three terms; the boards of EdSource and the California School Boards Association; Women of Silicon Valley; and the program committee of the Silicon Valley Community Foundation. Trustee Barram holds a bachelor's degree in biology from Wheaton College. Her term on the Board of Trustees expires in 2012.

**Betsy Bechtel**

Betsy Bechtel was elected in 2003 and brings a strong background in education, government and business to the board. Her previous public service includes nine years on the Palo Alto City Council, where she served terms as mayor and vice mayor. After earning bachelor's and master's degrees in speech pathology from Stanford University, she joined the Peace Corps and taught school in Ecuador. She became a sixth grade teacher in San Jose upon her return to the United States. Trustee Bechtel worked on staff for a member of the Santa Clara County Board of Supervisors for five years before going into banking. She worked as a vice president at Citibank for 15 years and later, a vice president at J.P. Morgan. Her extensive community service has included leadership positions in the League of Women Voters,
Palo Alto Rotary Club, YMCA of the Mid-Peninsula, the Los Altos and Palo Alto Chambers of Commerce and the Committee for Green Foothills. She is a senior fellow of the American Leadership Forum. Her term expires in 2012.

Pearl Cheng

Pearl Cheng, a program manager for education initiatives at United Way Silicon Valley, was appointed in 2008 to complete the term of a former board member who was elected to the California State Assembly. Her work at the United Way includes helping children and their families achieve their potential through education. In 2009 she was elected to the Board of Trustees without opposition, and currently serves as its president. Trustee Cheng served for eight years on the Cupertino Union School District Board of Education and held leadership positions with the Santa Clara County School Boards Association. She has served on the De Anza Commission, an auxiliary of the Foothill-De Anza Foundation that represents De Anza College in the community. She worked for many years at the NASA Ames Research Center, achieving the position of associate director for management operations in information sciences and technology. She holds a master's degree in mechanical engineering from Stanford University and a bachelor's degree in engineering from the University of Iowa. Her term expires in 2014.

Laura Casas Frier

Laura Casas Frier was appointed in 2005 to fill a vacancy created by the death of a board member. She grew up in a working-class immigrant community, paid her way through college and earned a bachelor's degree in political science from California State University, Northridge. After receiving a law degree from Santa Clara University, she worked as a claims representative for an international commercial liability carrier. Trustee Casas Frier has served on a school site council and in the Sixth District PTA. She is active on the boards of the California Community College Trustees and Children Now, a national organization that works to make children the top public policy priority. She also serves as a founding board member of ALearn, which offers programs to help students become the first in their family to go to college. Before her appointment as a trustee, Trustee Casas Frier served on the board of the Foothill-De Anza Foundation, which raises philanthropic support for the district's students and colleges. She stood for election in 2007 with no opposition. Her term expires in 2012.
Bruce Swenson

Bruce Swenson was elected to the Board in 2005. A mathematics instructor at Foothill College for more than two decades, Trustee Swenson subsequently served as dean of the college’s Physical Science, Mathematics and Engineering Division. He retired as Foothill’s vice president of instruction and educational resources in 1999 and has remained active in the district. Before his election to the board, he served as a member of the Foothill Commission, one of the two college-specific auxiliary organizations that represent the Foothill-De Anza Foundation in the community and raise funds for the colleges. Trustee Swenson holds a doctorate degree in education from the University of California, Berkeley, a master’s degree in mathematics from the University of Wisconsin and a bachelor’s degree in mathematics from Stanford University. His term expires in 2014.

8. A copy of the Bi-Laws and Articles of Incorporation as appropriate:

Foothill-De Anza does not have bylaws and articles of incorporation. It is a public community college district funded by the state of California. It has extensive board policies which can be found at http://www.fhda.edu/about_us/board/policy

9. The NOI shall include a release, executed by the Executive Director or President of the Board of Directors that states:

SEE EXHIBIT “B” for executed release

PROPOSED PROGRAM

1. A complete description of the proposed project and programs:

a. Include in the description the proposed project and the services to be provided within the facility. If you are proposing a combination activity, explain all aspects of these activities. If the project involves activities that will involve various user groups, describe all of the uses of the building/facility and estimates for percentage of time and space needs projected for use by each user group. If your project includes a community facility which has more than one public service activity conducted within it, then you must provide the approximate square
footage that each program will take up within the facility and provide complete information for each of the following areas for each public service.

The vision for the education center is to provide career pathways and education and employment ladders in areas of high employability. Programs will be offered in a variety of formats including traditional year-long coursework and accelerated academies leading to certifications that provide "gateways" to higher level training programs or retraining for adults.

An example of this kind of career pathway:

Emergency Medical Technician (EMT) training is offered in a nine-month format as well as an eight-week accelerated summer academy. Certified EMTs can continue to Foothill's paramedic training program on site at the education center. Certified paramedics can continue to Mission College's firefighter training program on site. Students may also choose to complete an associate in arts or associate in science degree at the education center and transfer to a four-year college or university to pursue baccalaureate, master's or doctor of medicine degrees.

To maximize facility usage, Foothill has invited community partners, such as Catholic Charities of Santa Clara County and NOVA Workforce Board to have satellite offices at the education center to provide services in numerous areas that would blend with the educational opportunities at the center.

An example of this kind of collaboration is Foothill's Geriatric Home Aide Certificate Program, which prepares students to be in-home care providers. Foothill currently offers this program in partnership with Catholic Charities in San Jose and would offer it on site at the new center. Students who complete this certification could then move into gerontology or other allied health programs offered at the center, such as EMT training.

Preliminary discussions would support an estimate of about 1,000 square feet for each partner for office and services space. We anticipate classroom space that would be flexible to serve multiple functions and use of mobile and wireless technology in lieu of designated computer labs.
In an effort to provide holistic and well-rounded programs, the district plans to build a fitness center with exercise machines and an exercise room for wellness activities such as yoga, Pilates and aerobic exercise.

It is also our intention to incorporate a facility use/rental program so that the community can use center space for meetings and activities when it is available.

b. Environmental Clearance: Please indicate the anticipated level of National Environmental Policy Act (NEPA) environmental clearance.

The city of Sunnyvale has indicated that the Air Force has made a determination of “Finding Of No Significant Impact” (“FONSI”) relative to NEPA.

For California Environmental Quality Act clearance, an Initial Study will be prepared to determine the appropriate CEQA action.

2. A detailed assessment of the need of the proposed program:

a. Problem Description: Describe the serious problem that exists if this project and/or service are not available and/or increased. Describe how the need for increased services was determined. Include a description of all other current facilities or services in the region and identify issues that restrict their ability to address the problem:

Foothill-De Anza Community College District has been seeking a permanent location for its off-campus center for several years. The district has rented space at Cubberley Community Center in Palo Alto since 1984 and currently utilizes approximately 60,000 square feet at that location to serve approximately 4,000 students each quarter.

Middlefield Campus at the Cubberley Community Center currently offers several vocational and career programs (EMT, paramedic, pharmacy technology, child development) as well as all general education curriculum needed to complete associate degrees and/or transfer to a four-year university.

Cubberley Community Center is a converted 1955 high school site. We are limited by space and the poor facility condition due to extreme budget constraints that have resulted in the owner's deferral of several million dollars of needed maintenance.
Foothill staff, faculty and administrators provide student services, instruction and opportunities that are similar to those offered on the main Foothill College campus in Los Altos Hills. It is anticipated that these services would continue and be enhanced through a planned partnership with Mission College. We will propose sharing of student services such as admissions, registration, financial aid, counseling and outreach as partners rather than separate entities.

Of the many potential sites that Foothill-De Anza has considered for a permanent center in recent years, the property at Onizuka meets all the top-priority criteria the district applies when assessing a potential site:

- Location central to freeways and employment
- Accessibility by public transportation (bus and/or light rail)
- Parking availability
- Potential for growth (additional square footage and parking as programs or partners are added)
- Affordability for development and operation

Onizuka Air Force Station meets all these criteria and more. The site has access from two freeways and the light rail line, plenty of parking and a unique historical significance in the area that the district would preserve and highlight.

b. Explain how and to what extent the proposed project and services will solve the problem. Quantify the current and proposed levels of service and identify how many persons will be served. Include in your description any surveys of intended beneficiaries regarding their needs and the impacts of not having the project and services; surveys or records of existing service levels needs showing the number of people served and turned away (unmet demand) due to inadequate facilities of services:

Moving the Foothill College education center to the Onizuka Air Force Station site would provide a permanent location for the center and all its classes, programs and services. It also has the added benefit of supporting the participation of community partners. Using a partnership model will provide the surrounding community with tremendous opportunities to attend classes and programs offered by the colleges and receive services from community partners, all at one location.
Additional programs, certifications, vocational training and career pathways would be developed and offered with partner collaboration. Seamless provision of services creates new opportunities for students of all ages and backgrounds. Though the involvement of community partners, resources are maximized and services are not duplicated.

c. Include a statement that applicant does not currently possess real estate suitable for the proposed program. Describe why this site is suitable and/or accessible for the proposed project and/or its programs:

The Foothill-De Anza district does not currently own any property or facilities that are suitable for a permanent site for the educational center. The Onizuka Air Force Station site is highly suitable due to its location, accessibility, capacity for growth, historical significance and affordability.

d. Provide a detailed timeline and description of the activities necessary to complete the proposed project and provision of services:

SEE EXHIBIT “C” for Schedule

BUILDING OR PROPERTY NECESSARY TO CARRY OUT PROGRAM

1. A narrative description of the requested facilities, land, buildings, improvements, easements and related equipment. (describe by building number and include an illustrative map):

Foothill-De Anza requests use of Parcel C as shown on Exhibit F. The parcel consists of approximately 9.15 acres with approximately 550,000 square feet of obsolete improvements that have been utilized by the U.S. Air Force since the mid-1960s. It is the intention of Foothill-De Anza to demolish the existing improvements, while preserving selected historically significant features, and to construct a new 55,000 square foot, two-story instructional facility with parking for approximately 500 cars.

SEE EXHIBIT “D”

2. Is the applicant requesting a deed transfer? Would the applicant agree to the Redevelopment Authority owning the property and buildings and leasing such properties to the applicant at no cost?

Yes, the applicant is requesting a deed transfer.
3. **Indicate what land use and zoning requirements or entitlements are anticipated as necessary in order to implement the proposed project/program at the site:**

The proposed use of the site is anticipated to be consistent with the land use and zoning requirements of the re-use plan to be approved by the Onizuka Local Redevelopment Authority. Foothill-De Anza Community College District would be the lead agency for all matters relating to land use and CEQA. The Division of the State Architect would oversee the plan check and permitting of the building process.

4. **Indicate whether existing buildings will be used and fully describe any new construction or rehabilitation that is anticipated on the site necessary for program implementation:**

The applicant intends to demolish all existing buildings and construct new education facilities and surface parking as outlined in the attached exhibit E.

**ORGANIZATIONAL CAPACITY**

*Provide evidence that the management team is capable of successfully developing and operating any proposed project and services will be examined. The applicant must demonstrate a record of past performance and experience with similar projects and/or programs, viability, and financial and administrative solvency and stability based on the following:*

1. **A general description of past performance and experience implementing similar projects and programs to those proposed:**

For more than 50 years, Foothill-De Anza has demonstrated excellence and innovation in academic programs and student services. As one of the largest community college districts in the United States, Foothill-De Anza provides credit classes for over 40,000 students per quarter. The colleges are active members of the League for Innovation in the Community College, a national consortium of leading two-year institutions. In the past decade, the district has successfully managed numerous major capital projects funded with approximately $740 million in community-approved general obligation bonds.
Foothill College:

Year Founded: 1957
First Classes Offered: Sept. 15, 1958
Campus Size: 122 acres
Enrollment: 16,898 (Fall Quarter 2010, Credit Courses)
Accreditation: Accredited by the Western Association of Schools and Colleges; the American Dental Association Council of Dental Education; American Medical Association Council of Medical Education; and Federal Aviation Administration

Degrees and Certificate Programs: 133

De Anza College:

Year Founded: 1967
Campus Size: 112 acres
Enrollment: 23,760 (Fall Quarter 2010, Credit Courses)
Accreditation: Accredited by the Western Association of Schools and Colleges

Degrees and Certificate Programs: 169

Middlefield Education Center:

Year Founded: 1984
Location: Cubberley Community Center, Palo Alto
Enrollment: 4,000 (included in Foothill College total)

2. A list of all projects/properties owned or managed by the applicant including:

a. Development name, address, and telephone number and name of on-site manager:

Foothill College
12345 El Monte Road
Los Altos Hills, CA 94022
(650) 949-6100
Charles Allen, executive director of facilities & operations
De Anza College
21250 Stevens Creek Blvd.
Cupertino, CA 95014
(408) 864-8327
Charles Allen, executive director of facilities & operations

Middlefield Campus (at the Cubberley Community Center)
(Leased from the City of Palo Alto since 1984)
4000 Middlefield Road
Palo Alto, CA 94303
(650) 949-6950
Denise Swett, associate vice president of Middlefield Campus
b. Photos demonstrating exterior and interior physical condition of buildings;
Foothill College
Architectural Awards
Community College Facility Coalition, Award of Merit for the Physical Sciences & Engineering Center, 2009; American Institute of Architects, Honor Award, 1962, Award of Merit, 1963, Special Commendation 1980; *Progressive Architecture Magazine*; Design Award
De Anza College
Architectural Awards

Energy Efficiency Partnership Program for Higher Education Buildings, Best Overall Sustainable Design for Mediated Learning Center, 2010; Center for the Built Environment, Livable Building Award for Kirsch Center for Environmental Studies, 2007; American Institute of Architects, Honor Award for De Anza College campus, 1969
c. Supportive services provided at each site;

Extensive student support services are provided at the college and center sites. These include admissions, records and registration; financial aid; academic counseling; health and psychological services; tutoring; library services; and computer labs. In addition food services, a bookstore and student activities and events are also provided.

d. Years managed/owned;

<table>
<thead>
<tr>
<th>Institution</th>
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</tr>
</thead>
<tbody>
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<td>Foothill College</td>
<td>1957 (54 years)</td>
</tr>
<tr>
<td>De Anza College</td>
<td>1967 (44 years)</td>
</tr>
<tr>
<td>Middlefield Campus</td>
<td>1984 (27 years)</td>
</tr>
</tbody>
</table>

e. Audited financial statements for last two years on each site.

See EXHIBIT “F” for audited financial statements for 2009-2010
See EXHIBIT “G” for audited financial statements for 2008-2009

These audited financial statements can also be founded at http://business.fhda.edu/finance/financialreports

3. Plans for the expansion of the organization to meet an increased demand for the proposed programs. Identify any organizational adjustments needed to implement the proposed programs including number of staff required with job titles and descriptions:

The current staff would move to the new site and manage all operations and services. The staff includes:

Denise Swett, Ed.D., associate vice president (4 years)
Supervise all programs, services and facilities

Judi McAlpin, M.A., campus supervisor (14 years)
Manage all day-to-day operations for programs, services and facilities

Charlie McKellar, M.A., program coordinator II (10 years)
Manage budget, coordinate special programs and noncredit classes

Al Guzman, B.S., student services coordinator (16 years)
Provide on-site student support services and services to faculty for classroom instruction

**Hao Pham**, B.S., admissions & records coordinator (8 years)
Provide registration assistance for all students

**Alexandra Duran**, M.A., project director & outreach coordinator (8 years)
Provide outreach and retention support for students

**Michael Almasi**, B.S., computer lab technician, (8 years)
Supervise and maintain computer labs and equipment

**Josephine Christensen**, B.A., financial aid coordinator (8 years)
Provide financial aid assistance to students

4. **Provide a list of management functions that will be staffed at the project and whether those management functions will be provided by the applicant or contracted out to a third party. If contracted out, please provide information regarding the selection process for those management services and how often a site manager will visit the property:**

Applicant Foothill-De Anza Community College District would provide all educational center management functions as currently provided at the Middlefield Campus. The managing administrator would be housed on site at the center.

5. **For other than public agencies, the following information must be provided:**

Not applicable

a. Fully detailed and audited financial statement for the last two years (including copies of tax returns for the last two fiscal years) of the organization’s assets/reserves, liability, balances, make-up of current assets accounts receivable, balance of revenues and expenses and net worth. This report must include a balance sheet and income statement. If the applicant is a partnership or joint venture, individual financial statements must be submitted for each general partner or joint venture thereof. A full disclosure of whether any of the organization’s officer’s, principals or partners has declared bankruptcy in the last (5) years.
b. A disclosure as to whether any of the organization's officers, principals or partners has been convicted of a felony in the last five (5) years and the nature of the conviction.

c. A minimum of five (5) business references including names, addresses, telephone numbers and the nature and magnitude of the business association in each instance. These references must be persons or firms with whom you have transacted business during the past five (5) years.

d. A minimum of five (5) financial references including names, addresses and telephone numbers in each instance. It is required that two (2) of the five (5) references be banks or savings and loan institutions; also indicate the type of relationship.

FINANCIAL PLAN

Information in this plan will not be released to the public without written consent from the applicant. Prepare a financial plan for the specific building, property and/or program requested which shall include:

1. A development pro forma that identifies estimated costs associated with ensuring buildings and property that can be used for the proposed program. These costs shall include the cost of any needed construction to comply with local building codes, ADA requirements and to bring properties into conformance with design standards envisioned in the Reuse Plan. The costs of any proposed improvements, and costs associated with securing needed utility services. Soft costs such as architectural/engineering services, survey work, title services, legal services and government permit fees shall also be identified. In addition, any financing costs for said improvements shall be identified. A schedule for completion and financing of all improvements shall be provided.

SEE EXHIBIT "E"  – for the SITE PLAN for Phase 1 and for Phase 2

SEE EXHIBIT "H"  – for the DEVELOPMENT BUDGET for Phase 1
2. A five (5) year projected operating cash-flow analysis for the project/program which shall include: annual gross income (with sources of all income and revenue producing operations for the program identified), a complete breakdown of expenses (including, as applicable, vacancy costs, utility costs, maintenance costs, management fees, security costs, capital and operating reserves, salaries and benefits, insurance, real estate taxes, other expenses (postage, collections, training, supplies, etc.), net operating income before debt service and depreciation, debt service, net operating income after debt service and depreciation:

SEE EXHIBIT "I" - for the OPERATING BUDGET

3. Provide a detailed statement of the source of anticipated funding to establish the program operations, describe the level of funding commitment, including a statement that funds are currently available or when they will become available for expenditure to carry out the proposed program:

If the proposed program contemplates major development costs and funds are not currently available, identify plans and sources of funds to carry out the proposed program and development.

The source of general operational funding for the education center will be state and local revenue received from serving students at the new center. Expenses needed to fund operations will be budgeted as part of the Foothill College operating budget, as under the current education center arrangement. Foothill college funds the operation of the existing education center at Cubberley Center from its General Fund budget allocation received from the state of California. The education center at Cubberley has been in operation for more than 20 years and has a solid history of attendance for the high-demand programs offered by the college. Because these same high-demand programs would be relocated to the new education center planned for the Onizuka site, the college has complete confidence and a 20-year track record to assure similar or greater attendance at the new location.

The specific source of funding for Foothill College's General Fund, and consequently funding for its education center, is received from the state of California. This funding is part of the total funding provided for community colleges under the SB 361 funding formula. Community college funding is approved as a part of the California state budget each fiscal year and will be immediately available to support the new center when completed.
Funding for the community college system has been very stable over the last 30 years or more. Allocation is based on the numbers of full-time-equivalent students served and does not typically fluctuate up or down by more than 1 percent to 3 percent. Consequently, the Foothill-De Anza Community College District has been able to make very reliable plans for the scope and types of programs offered at the education center at Cubberley for the past 20 years. Although California is currently facing some very significant budget challenges, the Foothill-De Anza Community College District has prepared itself to adjust operational expenses as necessary and has more than adequate reserves to balance to any reduced state budget and continue serving the community with quality higher education. This same kind of stability and reliable funding will translate to the new center planned for the Onizuka site where student services for the next 20 years and beyond will be of paramount importance. The district plans to build a state-of-the-art center at Onizuka using funds designated as part of its Measure C bond program.

4. **Indicate whether the applicant is receiving federal, state or local grants or subsidies for programs they provide. If so, what percentage of total organization revenues relies on these grants?**

Although Foothill-De Anza Community College District regularly receives federal, state and local grants to support programs or provide start-up funding for new concepts, neither the colleges nor the current education center at Cubberley is dependent upon grants or subsidies for ongoing operations. As noted in the response to question #3, regular, ongoing operational funding for programs and service offered by the district is derived from the California state funding model for public education.
ONIZUKA CONCEPTUAL SITE PLAN

PHASE 2

- CONSTRUCT ADDITIONAL 55,000 GSF (38,000 ASF) BUILDING (2 STORY)
- CONSTRUCT 4 LEVEL PARKING GARAGE FOR 728 CARS (1 level subterranean)
- SURFACE PARKING FOR 372 CARS
- TOTAL PARKING = 1,100 CARS (10 per 1,000 sf)
CONCEPTUAL SITE PLAN - PHASE 1

ONIZUCA CONCEPTUAL SITE PLAN
PHASE 1

- DEMOLISH ALL IMPROVEMENTS ON 9.15 ACRES (approx. 550,000 sf)
- PREPARE SITE FOR DEVELOPMENT
- INSTALL REQUIRED SITE UTILITIES
- INSTALL CIRCULATION ROADS
- INSTALL OFFSITE IMPROVEMENTS TO INNOVATION WAY
- CONSTRUCT 55,000 GSF (38,000 ASF) INSTRUCTIONAL BUILDING (2 STORY)
- CONSTRUCT SURFACE PARKING FOR 556 CARS (10 per 1,000 sf)
- INSTALL 16,000 SF CAMPUS COURTYARD
- INSTALL SITE LANDSCAPING

Page 1 of 2
GOVERNMENT CODE
SECTION 50330-50335

50330. Whether governed under general laws or charter, a local agency may donate and grant to the Regents of the University of California, the Trustees of the California State University, or the governing board of a community college district real property that it owns as a site for university buildings and grounds, state university buildings and grounds, or community college buildings and grounds, as the case may be. A local agency may expend funds, incur indebtedness, and issue bonds for the acquisition of a site within or without its boundaries for the purposes of this section.

50330.4. For the purposes of Section 50330, a local agency may purchase land or options on land or contract for and make downpayments on land or options on land within or without its boundaries and make a gift of that land, option, or contract and downpayment to the Trustees of the California State University for development as a state university on condition that the entire gift shall revert to the local agency if the state university is not established on that site prior to a specific date designated by the local agency and the trustees and the acceptance of the gift by the trustees shall not obligate the expenditure of any state funds for the purchase or acquisition of land or for development on land unless the Legislature shall subsequently approve the obligation by appropriating funds for that specific purpose.

50331. A local agency may acquire and hold land within its boundaries for:
   (a) Developing and encouraging agricultural, horticultural, or botanical products.
   (b) Exhibiting such products.
   (c) Erecting, rebuilding, or furnishing historical museums and art galleries.
   Such land may be acquired by purchase or otherwise, or may be leased for a term not to exceed fifty years.

50332. By a four-fifths vote of its legislative body, a local agency may donate and convey, for fairground or exposition, park, playground, or recreational purposes, to the State or to the district agricultural association of the agricultural district in which the local agency is situated any land and buildings owned, held, or used by it, upon such terms as the local agency and the district agricultural association or the State agree. If the local agency received the land or buildings by donation or dedication, the agreement is subject to the covenants, conditions, and restrictions of the donation or dedication as to the use of the land and buildings, existing at the date of transfer from the local agency.
50333. Whether governed under general laws or charter, a local agency may donate and grant to the State real property which it owns within its boundaries as a site for public buildings and grounds. A local agency may acquire such real property by purchase or eminent domain proceedings in the name of the local agency. The title to such property may be taken in the name of the State or of the local agency and thereafter conveyed to the State. A local agency may expend its funds, incur indebtedness, and issue bonds for the acquisition of such sites.

50334. Whether governed under general laws or charter, a local agency may donate and grant to the United States real property which it owns within its boundaries as a site for post office and federal office buildings and grounds.
   A local agency may expend its funds, incur indebtedness, and issue bonds for the acquisition of such sites.

50335. The legislative body of a local agency may convey to any public corporation, or private corporation engaged in the public utility business, an easement to lay, construct, reconstruct, maintain, and operate water, sewer, gas or storm drain pipes or ditches, electric or telephone lines, and access roads used in connection therewith, over and upon any land belonging to the local agency, upon such terms and conditions as the parties thereto may agree. Nothing contained herein shall relieve a public utility from any franchise requirement imposed by any law, charter, or ordinance.
EXHIBIT B

RELEASE

The undersigned, Linda Thor, as the authorized representative of the organization, hereby provides its consent to the Onizuka Air Force Station LRA to release to members of the LRA and the LRA Evaluation Subcommittees (who shall not further release the information to the general public), any information regarding the capacity of Foothill-De Anza Community College District to carry out its program, a description of the organization, or its financial plan for implementing the program.

By: Linda Thor, Chancellor
Foothill-De Anza Community College District
<table>
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<td>FHDA - RFO - Final Site Selection</td>
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<tr>
<td>Dept. of Aeronautics (Submit / Review / Approve)</td>
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<tr>
<td>City Amend / Approve Re-Use Plan</td>
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<tr>
<td>City / FHDA - Negotiate MOU for 4.6 Acres</td>
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<tr>
<td>FHDA - Prepare PBC for DOE</td>
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<tr>
<td>DOE - Review and approval of PBC (8 acres)</td>
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<td>State Chancellor's Office Review</td>
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<td>CEQA Review</td>
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<td>Transfer Title Onizuka</td>
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<tr>
<td>Schematic Design / Design Development</td>
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<tr>
<td>Construction Documents / Working Drawings</td>
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<td>State Architect (ORS) Approval Process</td>
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<td>Preconstruction Services</td>
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<td>Guaranteed Maximum Price Determination</td>
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<td>Construction</td>
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<tr>
<td>Occupancy</td>
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Onizuka Air Force Station – Parcel Map
EXHIBIT "H"

FOOTHILL-DE ANZA COMMUNITY COLLEGE DISTRICT
ONIZUKA - PHASE 1 PROJECT DEVELOPMENT COST ESTIMATE
Date: May 12, 2015

DIRECT COSTS

<table>
<thead>
<tr>
<th>Site Development:</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Demolition</td>
<td>$3,203,044</td>
</tr>
<tr>
<td>Haz Mat Abatement</td>
<td>$1,773,600</td>
</tr>
<tr>
<td>Grading</td>
<td>$461,940</td>
</tr>
<tr>
<td>Parking (500 cars - surface parking)</td>
<td>$875,000</td>
</tr>
<tr>
<td>Roadways</td>
<td>$385,000</td>
</tr>
<tr>
<td>Innovation Way Restoration</td>
<td>$400,000</td>
</tr>
</tbody>
</table>

Subtotal Site Development $6,578,584

Utilities:

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<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Sanitary Sewer</td>
<td>$153,150</td>
</tr>
<tr>
<td>Storm Drain</td>
<td>$401,815</td>
</tr>
<tr>
<td>Fire Protection Water</td>
<td>$262,900</td>
</tr>
<tr>
<td>High Voltage Power</td>
<td>$727,200</td>
</tr>
<tr>
<td>Signal</td>
<td>$113,210</td>
</tr>
<tr>
<td>Domestic Water</td>
<td>$126,075</td>
</tr>
<tr>
<td>Natural gas</td>
<td>$116,300</td>
</tr>
<tr>
<td>Site Lighting &amp; Signage</td>
<td>$283,500</td>
</tr>
</tbody>
</table>

Subtotal Utilities $2,581,850

Building (38,000 sf (ASF) / $4,000 sf (GFS) x $445/sf) $16,910,000

Subtotal Building $16,910,000

Landscape (hardscape/softscape) $816,000

Subtotal Landscape $816,000

TOTAL DIRECT COST $28,502,434

INDIRECT COSTS

| Architecture & Engineering (Plans/Specs) | $2,120,195 |
| Architecture & Engineering - Project Oversight | $214,039 |

Subtotal A&E: $2,544,234

| Project Administration / Management (District Cost) | $265,324 |
| Division of State Architect Plan Check | $140,512 |
| Community College Plan Check | $75,721 |
| Preliminary soils test / geotech | $85,000 |
| Legal Fees/printing/advertisement | $50,000 |
| Constructibility Review | $10,000 |
| Haz Mat Survey/Monitoring/Clearance | $100,000 |
| Storm Water Pollution Program | $45,000 |
| Utility Engineer for coord/Interface with site utilities | $75,000 |
| Civil Engineering - Site | $125,000 |
| LEED | $25,000 |
| Testing and Inspection | $623,024 |
| Construction Management | $1,000,097 |

TOTAL INDIRECT COST $5,283,613

CONTINGENCY $2,650,243

TOTAL CONSTRUCTION COST $34,436,290

FF&E $1,200,000

TOTAL PROJECT COST $35,636,290 **

Footnotes:
* Does not include $707,802 of demolition, grading and hazardous materials abatement for Phase 2 land (4.6 acres)
** Does not include cost of Phase 2 land purchase (4.6 acres) or Phase 2 development costs
APPENDIX I

ONIZUKA EDUCATIONAL CENTER
ESTIMATED OPERATING BUDGET

OPERATING COSTS

Staffing: $1.7M 7 FTE Classified, 1.5 FTE custodian, 1 FTE management, PT security

Utilities: $120K/year

Supplies: $165K/year operating budget for instructional and administrative needs

Maintenance and Operations: $275K/year including grounds, facilities, custodial and contracts

Estimated Total: $2.26M

REVENUE

State Funding for Center $1.1M/year

State Apportionment $3M (based on enrollment and attendance)

Estimated Total: $4.1M