



Santa Clara Community Working Group Meeting

Date of Meeting: February 11, 2021 (4:00 p.m. to 5:00 p.m.)

Location: Zoom

Attendees:

Members in Attendance: Luke De Vogelaere, Jonathon Evan, Jack Morash, and Christian Pellechia

Members not in Attendance: Curtis Leigh, Ron Miller, Eddie Truong, John Urban, and Ana Vargas-Smith

Other Speaker Attendees: Bernice Alaniz (VTA), Gretchen Baisa (VTA), Lori Severino (City of San José), and John Tu (City of San José)

Project Team in Attendance: Kate Christopherson (VTA), Joseph Clayton (VTA), and Erica Roecks (VTA)

Project Team not in Attendance: N/A

Meeting Agenda:

- Welcome and Introductions
- Follow-up Items
- CWG Member Report Out
- Government Affairs
- Phase II Update
- Community Outreach
- Diridon Station Area Update
- Review Action Items and Next Meeting Dates

Follow-Up Items:

- City of San José's Housing Department to provide more detailed information regarding affordable housing requirements and deed restrictions in the Diridon Station Area – *included in this meeting summary*

Comments, Issues and Questions	Response
Follow-Up Items	
No questions or comments.	
CWG Member Report Out	
South Bay Historic Railroad Society has been closed for about a year. However, have been communicating project information through conversation and email.	Comment noted.
The Old Quad Neighborhood Association has been monitoring VTA's Santa Clara BART station developments and communicating these to their members.	Comment noted.
Government Affairs	
No questions or comments.	
Phase II Update	
How does the Request for Industry Feedback (RFIF) compare to the Request for Qualifications (RFQ) process?	The RFIF is for getting a pulse on the general approach to contracting and for obtaining feedback from industry leadership. Getting early information from industry experts helps VTA develop the contracting processes to make sure it is on the right path in regard to the procurement process. That feedback has helped VTA determine how to package future contracts and has resulted in some slight changes on what elements were included in each package.
Community Engagement	
No questions or comments.	
Diridon Station Area Update	<i>This update and the responses below were provided by representatives of the City of San José.</i>
Is the 25% housing deed restriction at build out for each project or is that an average across all projects in the area?	The 25% goal is for 25% of all housing in aggregate to be deed-restricted to serve extremely low-income up to moderate-income households at the time of buildout of the Station Area. Included in the 25% is newly-built deed-restricted affordable housing, existing deed-restricted affordable housing, and any existing market-rate housing that may be acquired with subsidy to preserve it which becomes deed-restricted affordable housing. Individual affordability requirements for each new development are driven by our Inclusionary Housing Ordinance.
How does the City assess its progress toward the 25% goal since it will change over time and the 15% per project is already challenging?	The City will track progress towards the goal annually and report progress to the public. The City expects that the affordability will occur in several ways: market-rate residential projects including units with a 15% affordability requirement through

	<p>Inclusionary; development of subsidized affordable developments (there are already a number of affordable units in the pipeline); preservation of some existing affordable apartments in the area; and, potentially, the acquisition of existing buildings with subsidy to create newly-restricted affordable housing. There are approximately 660 restricted affordable units in the pipeline at this time.</p>
<p>Are all these affordable housing units affordable in perpetuity or do the deed restrictions expire at some point?</p>	<p>If Council approves proposed changes to Inclusionary Housing Ordinance, restrictions for rental developments would be 99 years. Subsidized affordable rental housing has restrictions between 55 and 99 years, depending on the details of each deal and its sources. If the units are financed by the City or the County, a public entity will own the land therefore preserving the units into perpetuity. Any restricted affordable homeownership housing would need to have restrictions of at least 45 years per State law under Inclusionary; however, if the documents allow a share of equity to the owner at the time of sale, unit sales would result in termination of the affordability restrictions before the 45-year period is up unless a different program were developed. At this time, we expect mostly rental developments in this area. We are also exploring a deed-restricted affordable program and a land trust model that would preserve the affordability of for-sale homes.</p>
<p>Can the City confirm that Google is required to provide onsite affordable housing within their area?</p>	<p>The development agreement will lay out how Google is complying with the inclusionary agreement and will be publicly available soon.</p>

Next CWG Meeting: May 13, 2021, 4:00 PM, Zoom

Prepared by: Kate Christopherson (VTA)

Concurred by: Joseph Clayton (VTA)

Distribution: CWG Members
Project Team
City & Public Agency Staff
Distribution List