

-----Original Message-----

From: Jim Flanegin [<mailto:jflanegi@pacbell.net>]
Sent: Wednesday, April 06, 2005 4:40 PM
To: 'City Manager' (MANAGER@ci.santa-clara.ca.us)
Subject: RE: BAREC update- SB 472, Low Income Housing Slated for SixAcres

Ms. McCarthy,

Thank you for your reply to my letter. I would like to make several points in response to your response:

1. Nowhere in SB472 is there language stipulating that the six acres is to be used for senior housing. Although this is the apparent intent, what happens down the road when affordable senior housing is no longer deemed as desirable as the 'very low, low and moderate income' housing, for anyone, stipulated in the bill? Very imprecise legislation in my opinion.

2. In 2002 the City of Santa Clara commissioned a report on the need for housing in the city, and it was specifically concluded that BAREC was not needed for that purpose, which leads me to my third point:

3. You state that "The senior housing is consistent with the project discussed at several City Council meetings over the past year and a half."

To be exact, there have been just two public City Council meetings with regard to BAREC (though many more behind closed doors). In both cases, the overwhelming choice of those you and the City Council serve, the CITIZENS of the City of Santa Clara, was to maintain BAREC as it is now, agriculturally zoned Open Space.

Where the members of the City Council got the idea that they could blithely ignore the preferences of those that elected them I don't know. The additional tax burden for services will be borne by us. The additional profits from development on the other hand will not be shared with us. This does not sound like democracy at work to me.

I see SB472 as an attempt to contravene the zoning process for this land, and to open it up essentially to a land grab by real estate developers.

Sincerely,

Jim Flanegin
136 Douglane Avenue
Santa Clara, CA

-----Original Message-----

From: City Manager [<mailto:MANAGER@ci.santa-clara.ca.us>]
Sent: Wednesday, April 06, 2005 3:12 PM
To: <"Jim Flanegin"; <
Cc: <
Subject: RE: BAREC update- SB 472, Low Income Housing Slated for SixAcres

Dear Mr. Flanegin,

Your email to the Mayor and Council was received and the City Manager's Office has been asked to provide the following information. The six acres mentioned in SB 472 are for a 165-unit affordable senior housing project, specifically earmarked for senior citizens. The purpose of the bill is to allow the City's Redevelopment Agency to purchase the land from the State at a reasonable cost below fair market value. The State and the City had nearly finalized a purchase agreement at the time urgency legislation was adopted on August 16, 2004 (SB 1102), which precluded the sale of State surplus land at less than fair market value.

SB 472, graciously sponsored by Senator Alquist at the City's request, would allow the City and the State to complete their previously negotiated agreement so that the senior housing project can move forward. The senior housing is consistent with the project discussed at several City Council meetings over the past year and a half.

I hope that this information is helpful to you and that you will share it with others who may have questions or concerns about SB 472. Please let me know if I can answer any additional questions.

Sincerely,

Carol McCarthy
Deputy City Manager