

Q&A Report, 313 Swift Street, Community Meeting

| # | Question | Asker Name | Answer | Answer Name |
|---|---|----------------|---|-------------|
| 1 | just want to let you know that i'm a neighbor and I approve of the project. I have to leave for another meeting | Pauline Seales | Thank you. We appreciate your feedback and participation. | Tim Maier |
| 2 | Supportive of this idea! Wondering and concerned about all the spillover and "self-detouring" traffic onto quiet, nearby streets. Some of us know this well from school days past, especially the twice-daily "John Street 500"(via Chace, Wanzer and Delaware). Wondering how the West Cliff revision plans may amplify traffic impacts... Could we have a "hotline" to address neighborhood issues quickly as they're discovered? Concerned about parking being inadequate... | Gary Whizin | Thanks for your feedback. Please note that the project site is subject to State Assembly (AB) 2097 and is not required to provide any parking; however, the project design currently incorporates a proposal for approximately 127 parking spaces. The West Cliff Drive plan is not directly related to the proposed project. | Tim Maier |
| 3 | Will full time Classified workers who make \$16/ hr (the starting wage for some positions in the district) be able to afford the units on their salary? | Ruth DiMarzio | Deferring to school district staff. Based on the project description provided thus far, the units will be offered at 50% to 60% of the market rate. | Tim Maier |
| 3 | Will full time Classified workers who make \$16/ hr (the starting wage for some positions in the district) be able to afford the units on their salary? | Ruth DiMarzio | These units will be much more affordable than other rentals. | Kris Munro |
| 4 | Will tenants be evicted if they leave their job? | Ruth DiMarzio | Again, deferring to school district staff for details here; however, compliance with all State and other law will be required. As currently stated, top priority for units will be provided to SC City schools; if openings allow, other non-educator staff may be eligible for application for the units | Tim Maier |
| 4 | Will tenants be evicted if they leave their job? | Ruth DiMarzio | It will be a requirement to be employed by the district to live in the educator housing project. This will be a part of the rental agreement. | Kris Munro |
| 5 | Pauline, thank you for your support of the project, | Jim Monreal | | |
| 6 | To Gary's concerns, is anyone able to "walk" to work onsite or in general where will the traffic being heading in the morning? What % do you expect to use their bike to go to their destination of the tenants...realistically.....? | CandaceB | We have run a lot of internal surveys of employees and found that many have stated a preference for walking/biking to work if they are able to live within the City of Santa Cruz. Bike parking is also something employees have indicated as a priority, and we're optimistic that the proximate to multiple schools and the Rail Trail will allow for a lot of people to commute without a car. | Sam Rolens |
| 6 | To Gary's concerns, is anyone able to "walk" to work onsite or in general where will the traffic being heading in the morning? What % do you expect to use their bike to go to their destination of the tenants...realistically.....? | CandaceB | The site is served by public sidewalks and bicycle infrastructure and will include connections from the interior of the site to surrounding properties. A traffic impact memorandum will be required to be provided as part of the project application; that document will include information regarding the expected vehicular traffic-related and parking-related impacts. | Tim Maier |
| 7 | 1. What percent of total eligible educators and staff will be able to live here. 5%, 10%, 50%. | Paul | Deferring to school district staff for any estimates. | Tim Maier |
| 7 | 1. What percent of total eligible educators and staff will be able to live here. 5%, 10%, 50%. | Paul | We have a little over 800 employees who would be eligible. About 150 employees have expressed an interest in being considered. | Kris Munro |
| 8 | Who will select the fortunate people who get to live here. Will selection criteria be public. | Paul | Details of the eligibility programming have not yet been submitted and would generally be required to be submitted with a formal application (the application has been currently submitted as a Preapplication). | Tim Maier |

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| 8 | Who will select the fortunate people who get to live here. Will selection criteria be public. | Paul | If we have more applicatns than we have spaces, then we are planning to employ a lottery system rather than set criteria or giving any administrative body the ability to make those determinations - we believe a lottery is the most fair system | Sam Rolens |
| 9 | 1) Is this land protected from future sale? Or can the City/district sell it someday without cities approval (for example)? 2) What happens if/when units are undersubscribed? Are they rented to the general community? At market rates? How is that managed ? | Gary Whizin | The District plans to maintain ownership. The District would have to follow an extensive State process to sell the property. It would not be in the District's interest to do so. If the project was not fully rented, we have discussed offering units to our partner districts. There are six other school districts in the county that feed into our high schools. It will be managed by a property management company. | Kris Munro |
| 10 | Will these buildings be the tallest in the area including the industrial buildings? What is the height at the peak? Is there any concern about shadowing on surrounding residents...? I do not see any but asking in case. | CandaceB | live answered | Sam Rolens |
| 11 | Will you remove the two ugly metal boxes about 4 feet tall that house electrical equipment, they are located a few feet from the sidewalk on Swift St. They are on Swift St. in front of the two modular buildings. | Terra Hangen | Thanks for your question. The boxes in question will be evaluated as part of the project design if located within the bounds of private property. If found to be utilities within the public right-of-way, such infrastructure may be required by public utiliites (PG&E or the like) | Tim Maier |
| 12 | When will the project build begin? | Stephanie | live answered | Sam Rolens |
| 13 | Is it possible for WPENS to remain in the building at 313 Swift? I know that they are not being demoed and we believed our location was temporary but wondering if we are able to petition to remain either during construction or even after? | Erin Hohengarten | Unfortunately, it will not be safe or suitable to operate on-site during construction. With large vehicles and storage of materials on the site, it really wouldn't be possible for WPENS to remain once ground is broken and the construction process begins in earnest. | Sam Rolens |
| 14 | How is this project being funded? Will it involve an increase in property taxes? | Anonymous Attendee | Part of Measures K & L will fund the project. The remainder will be a loan that will be covered by rent payments. | Kris Munro |
| 15 | If the units are unfilled will they offered to the public for sale or rent? | Anonymous Attendee | The units will be offered to educators in our partner districts. We don't anticipate vacancies. Other districts who have build educator housing have been filled and have waiting lists. | Kris Munro |
| 16 | How many EV stations? | CandaceB | Candace, this is a great question. The state of California has stringent requiremensts for minimum number of electric vehicle charging stations, and the project design will be providing at least this amount of state code required EV stalls. Thank you! | Zachary Gong EHDD |
| 17 | Are there good role model/examples of a California project "like this" in a neighborhood "like this" you can direct our attention to? (Thx) | Gary Whizin | There are a lot of similar projects in development, but one project we looked at pretty closely was the Jefferson Union development in Union city - https://www.juhsd.net/domain/587 . | Sam Rolens |
| 18 | If you effect the parking too much then the easement to the Cafe parking lot would be in question. | CandaceB | | |
| 19 | There is no mention of solar being included in this project. Are there any plans for pv on rooftop of buildings or overhead parking structure? | Rhonda | live answered | Sam Rolens |

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| 20 | Great idea about unbundling parking costs with units! Unless I misunderstood, I want to register my strong concern about a right-turn only egress from the project on Swift Street. That would be funneling *all* traffic onto quiet neighborhood streets (and right past a school, and towards a natural area). It should be the opposite—get vehicles to Delaware and Mission and prevent percolation into the neighborhood. No? Will we have a real chance to provide input on micro issues like this? (Thx) | Gary Whizin | live answered | Sam Rolens |
| 21 | No too little parking would encourage people to use the other parking lot. | CandaceB | Candace, this makes sense -- the project goal is to provide a number of parking stalls to render the project "fully contained"...meaning that all residents can comfortably park on the site and not need to locate parking elsewhere (street parking, at the Cafe, etc.) | Zachary Gong EHDD |
| 22 | yes thank you. | CandaceB | | |
| 23 | If there will be done sort of community liaison group, that would be great. | Gary Whizin | live answered | Sam Rolens |
| 24 | What is it, 50%, 60%, or 70% as Sam Rollins suggested - For % of market rate | Rhonda | As submitted, it will be 50-60% of market rate. | Christopher Roach |
| 25 | Random question but are there any plans to increase the metro route 20 (goes to downtown/UCSC) frequency to promote sustainable transit. (currently runs every hour.) Could this be discussed with METRO? | Gavin Roth | live answered | Sam Rolens |
| 26 | Will this project have any impact on Sgt. Derby Park? | Ted Benhari | live answered | Sam Rolens |
| 26 | Will this project have any impact on Sgt. Derby Park? | Ted Benhari | It will not affect the park, other than potentially to have a more established walking path from Swift into the park along the housing complex | Sam Rolens |
| 27 | Low-income would be 50% and the AMI chart for 2023 says that number for 1 person is 92500 and for 2 is 105700...So do not see 16/hour worker couples able to afford... AMI charts going up 10% per year..in last 5 years. https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2023.pdf | CandaceB | live answered | Zachary Gong EHDD |
| 28 | What's the population estimate, 300+? How many school-age residents do you expect and...where will they go to school, and is that part of the district's capacity planning for 2027? | Gary Whizin | live answered | Sam Rolens |
| 29 | Are there still no income guidelines for eligibility? If you have two incomes can both incomes be used to determine eligibility? | Rhonda | live answered | Sam Rolens |
| 30 | Will residents be allowed to sublet or will that be restricted? | Gary Whizin | live answered | Sam Rolens |
| 31 | If you consider very low income the wage for 1 is 57650 and 2 people 65900. Consider some very low income units...has that been considered? | CandaceB | live answered | Sam Rolens |
| 32 | It won't let me unmute | Gary Whizin | | |
| 33 | Appreciate the opportunity to ask questions... Idea of "community liaison" above was to proactively establish a good dialog... this is a good start, what about something ongoing? | Gary Whizin | live answered | Sam Rolens |