



# Frequently Asked Questions

## WHAT IS THE CORE COMPANIES?

The Core Companies is a trusted real estate development and construction firm with 35 years of experience delivering multi-family, market-rate, and affordable housing throughout the Bay Area. This expertise is enhanced by the integration of our two key business teams—Core Development and Core Builders—who work closely to provide innovative design/build solutions for both public and private projects.

## WHAT IS AGRIHOOD?

Agrihood is a vibrant mixed-income, multigenerational community located in the heart of Santa Clara. It combines affordable and market-rate housing with a 1.7-acre urban farm, open spaces, and local retail—reimagining the connection between agriculture and urban living. Agrihood is rooted in community input and the city's agricultural heritage, and its already home to seniors, veterans, and other residents in 165 newly completed affordable homes.

## WHAT ARE THE PROPOSED AGRIHOOD TOWNHOMES?

An empty lot remains in the center of Agrihood, waiting for more housing. Like many pre-pandemic projects, rising interest rates, construction costs, and operating expenses have forced the project team to rethink the 160 market-rate rental units originally planned to fill the site.

To keep the vision of Agrihood alive and avoid leaving the site vacant for years to come, The Core Companies is proposing a revised plan: 44 for-sale townhomes—offering attainable homeownership opportunities for younger or mid-career couples and families who want to build a life in Santa Clara.

## HOW DOES THE DESIGN REFLECT THE COMMUNITY'S INPUT AND VISION?

The vision for Agrihood was shaped over years of community conversations beginning in 2015. From the start, residents emphasized the need for a welcoming, mixed-income environment that honors Santa Clara's farming legacy. As a result, Agrihood includes a central farm and plaza, open gathering spaces, a mix of housing types, and walkable access to public transit and local amenities.

## WHAT EFFORTS WERE MADE TO GATHER PUBLIC INPUT ON THIS PROJECT?

Between 2015 and 2019, Core hosted numerous public meetings, design workshops, and community events to gather ideas, answer questions, and shape the project in partnership with residents. The final design and community goals reflect feedback from hundreds of Santa Clarans over multiple years.

## WHAT IS THE DESIGN OF THE OPEN SPACE, FARM, AND PLAZA? WHO OWNS IT AND WHO PAYS FOR ITS MAINTENANCE?

Agrihood includes a public-facing urban farm, a central plaza, and open space for gatherings, wellness activities, and produce distribution. These areas are designed to be accessible, inclusive, and functional for residents and the broader community. Maintenance is managed through a combination of private property management and community partnerships, ensuring long-term care and programming.

## HOW IS ACCESS TO THE FARM DETERMINED, AND WHO GETS TO PARTICIPATE?

The farm is designed to serve residents of Agrihood, and the broader Santa Clara community. Participation is coordinated through nonprofit partners and program

operator Farmscape, which helps run programming, distribute produce, and manage volunteer opportunities. The focus is on wellness, nutrition, and community engagement.

### **WHO DISTRIBUTES OR SELLS THE PRODUCE GROWN ON THE LAND?**

Fresh produce from the farm is primarily distributed to affordable housing residents, particularly seniors. Additional surplus may be shared through community markets, donation programs, or local food partners. The goal is not profit, but food equity and accessibility.

### **HOW ARE PARKING AND TRAFFIC BEING MANAGED TO MINIMIZE IMPACTS TO NEARBY NEIGHBORS?**

Agrihood includes 376 structured parking spaces and is located within walking distance of two VTA stations, encouraging car-free and transit-friendly living. Site design prioritizes walkability, biking, and minimal traffic flow through surrounding residential areas. Future updates, like the townhome phase, will maintain these priorities and follow all city transportation requirements.

### **HOW MANY UNITS ARE AFFORDABLE, AND WHAT INCOME LEVELS DO THEY SERVE?**

Agrihood includes 165 affordable homes, already completed and occupied, which serve a range of income levels. These homes prioritize low-income seniors, veterans, and residents needing permanent supportive housing, helping address Silicon Valley's urgent housing needs.

### **WILL THERE BE MORE HOUSING ADDED TO AGRIFOOD?**

Yes! To keep the vision of Agrifood alive and avoid leaving the site vacant for years to come, The Core Companies is proposing a revised plan: 44 for-sale townhomes in place of the originally-planned 160 market-rate rental units—offering attainable homeownership opportunities for younger or mid-career couples and families who want to build a life in Santa Clara.

### **WHAT ARE THE NEXT MAJOR MILESTONES?**

Agrihood has filed an application for approval of the townhomes in May 2025. Please visit our Project Updates and Timeline page for more information.

### **WHEN DID RESIDENTS MOVE IN, AND WHEN WILL FUTURE PHASES OPEN?**

Residents of the affordable units began moving in in September 2023. The proposed townhome phase is currently under review. If approved, those homes could begin construction as early as 2026.

### **WHEN WAS THE COMMUNITY FARM LAUNCHED, AND HOW IS IT CURRENTLY USED?**

The urban farm is already active, providing fresh produce to residents and supporting wellness, nutrition, and educational programming. Community engagement and cultivation efforts will expand as new phases of Agrihood are completed.

### **WHERE CAN I FIND MORE INFORMATION?**

Visit our website's News and Project Updates sections for construction updates, community events, and the latest news. You can also sign up for our email list or follow us on social media for timely updates.

Please visit us today at [www.agrihood-sc.com](http://www.agrihood-sc.com).