



Leadership Board

Ron Gonzales, Chair
*Hispanic Foundation
of Silicon Valley*

Janice Jensen, Vice Chair
*Habitat for Humanity
East Bay/Silicon Valley*

Kevin Zwick, Treasurer
Housing Trust Silicon Valley

Kathy Thibodeaux, Secretary
KM Thibodeaux Consulting LLC

Shiloh Ballard
Silicon Valley Bicycle Coalition

Bob Brownstein
Working Partnerships USA

Christine Carr
Silicon Valley Bank

Rahul Chandhok
San Francisco 49ers

Katie Ferrick
LinkedIn

Amie Fishman
*Non-Profit Housing Association
of Northern California*

Javier Gonzalez
Google

Poncho Guevara
Sacred Heart Community Service

Jan Lindenthal
MidPen Housing

Jennifer Loving
Destination: Home

Mary Murtagh
EAH Housing

Chris Neale
The Core Companies

Andrea Osgood
Eden Housing

Kelly Snider
Kelly Snider Consulting

Jennifer Van Every
The Van Every Group

Staff

Leslye Corsiglia
Executive Director

TRANSMITTED VIA EMAIL

January 19, 2018

Honorable Mayor Gillmor and Members of the City Council
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA

Re: January 19-20, 2018 City Council Goal Setting Retreat

Dear Mayor Gillmor, Vice Mayor Caserta, and Councilmembers Davis, Kolstad, Mahan, O’Neill and Watanabe:

Silicon Valley at Home (SV@Home) is the voice of affordable housing in Silicon Valley, representing a broad range of interests, from leading employers who are driving the Bay Area economy to labor and service organizations, to nonprofit and for-profit developers who provide housing and services to those most in need.

On behalf of our members, we thank you for the opportunity to provide comments on the Council’s goals. In light of our region’s acute affordable housing crisis, **SV@Home strongly recommends that the Council take actions to increase the City’s stock of affordable and moderate-income homes and achieve a better jobs-housing balance in 2018.** We urge the Council to:

- **Finalizing the city’s inclusionary zoning requirements update to conform with state law**
- **Identify city-owned and other public land and partner with a non-profit developer to build affordable housing**
- **Adopt a housing focused El Camino Real Precise Plan to create pedestrian-friendly sustainable mixed-use communities**
- **Approve the senior housing project on the Bay Area Research and Extension Center (BAREC) property, and other mixed-income housing projects**

The City of Santa Clara has the second highest jobs-housing imbalance in Santa Clara County with close to 3 jobs available for each worker. It is also important to note that while 13 percent of the jobs in the City pay very low wages, less than 5 percent of the City’s housing stock is affordable to these workers.

When fully built out in four to five years, the City Place Project will add as many as 30,000 new jobs to Santa Clara. And while the development will also include up to 1,680 new homes, these units are far fewer than what is required for the City to adequately house its current and future workers.

To address this, SV@Home recommends the following near-term actions to increase the City's stock of both affordable and market rate housing:

Finalizing the city's inclusionary zoning requirements update to conform with state law. We commend the City for undertaking proactive community outreach on updating the inclusionary zoning requirements for both home ownership and rental units to conform with AB 1505 or the 'Palmer Fix'. **We urge the Council to continue to prioritize updating inclusionary requirements in 2018.**

Identify surplus city-owned and other public land and partner with a non-profit developer to build affordable housing. The Office of Housing and Supportive Services has embarked on the process of implementing Measure A. **We strongly urge the Council to identify land, including any publicly-owned opportunity sites, for developments that can leverage Measure A bond funding.**

Adopt a housing focused El Camino Real Precise Plan to create a pedestrian-friendly sustainable mixed-use community. The El Camino Precise Plan is a golden opportunity to boost the city's housing stock. Coupled with retail along this transit corridor, you have the opportunity to create a mixed-income, transit-oriented sustainable community. **We strongly urge the Council to adopt a housing heavy El Camino Real Precise Plan to increase the city's housing stock and create a sustainable community.**

Approve the senior housing project on the Bay Area Research and Extension Center (BAREC) property, and other mixed-income housing projects. The Core Companies has proven to be a good community partner for the City of Santa Clara, and their proposal for senior affordable housing on the BAREC property, located at 90 Winchester Boulevard will help the City reach its affordable housing goals. **We urge the Council to approve this project, which will serve a significant aging population in Santa Clara.**

Again, thank you for the opportunity to provide feedback. We welcome any questions you may have regarding the above recommendations. Furthermore, we thank you for your leadership and service to improve the City of Santa Clara for all its residents. We look forward to working with you in 2018 and beyond to create a more vibrant and equitable city.

Sincerely,



Pilar Lorenzana
Deputy Director