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TRANSMITTED VIA EMAIL (szarnowitz@losgatosca.gov)

August 2, 2018

Mayor Rob Rennie and members of the Town Council
110 E. Main Street
Los Gatos, Ca 95030

Dear Mayor Rennie, Vice Mayor Leonardis and Town Council Members Jensen, Sayoc, and Spector:

Re: August 8, 2018, Town Code Amendment A-18-001 (Affordable Housing Overlay Zones)

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

On behalf of our members and coalition partners, we strongly urge the Town Council to undertake the following actions:

- **Maintain the 5 Affordable Housing Overlay Zone sites as is in Chapter 29 of the Zoning Ordinance.**
- **Continue to rely on diverse strategies to meet their RHNA allocation rather than putting too much weight on any one strategy or development to address the affordable housing needs of the community.**

We commend the work that both the Council and Staff have done to date to establish affordable housing strategies in Los Gatos. The 5 AHOZ sites have the capacity to produce a total of 428 units towards the RHNA goal. By decreasing the AHOZ to as single site, this number drops to 148 units. Historically, Los Gatos struggles to meet RHNA goals. **The Town must continue to be proactive in providing increased opportunities for affordable housing over the minimum requirements.**

Honorable Mayor Rennie and Members of the Town Council

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The median home sales price in Los Gatos is now \$1.8b million and median rent for all properties in the Town, including all unit sizes, was a staggering \$5,200 a month (Trulia, August 2018). With these high housing prices, it is challenging for workers from all industries to find housing that meets their needs, and is affordable.

Housing is a regional concern and all communities need to take action to meet the housing needs of their residents and workers. In the current Regional Housing Needs Allocation (RHNA) cycle (2015 to 2023), the Town has permitted a total of 80 units, representing less than 13% of its share of housing. **Maintaining AHOZ sites as an affordable housing opportunity is of critical importance, helping to ensure that Los Gatos addresses its own housing needs.**

Thank you for your consideration. We appreciate the opportunity to provide feedback and would be happy to respond to any questions that you may have.

Sincerely,



Pilar Lorenzana, Deputy Director

