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TRANSMITTED VIA EMAIL

September 26, 2018

Honorable Mayor Tate and Members of the City Council
Morgan Hill City Hall
17575 Peak Ave.
Morgan Hill, CA 95037

Dear Mayor Tate, Mayor Pro Tempore Constantine, and Councilmembers Carr, Jachimowicz, Robinett, and Spring:

RE: Item 9: In-lieu Housing Fee

SV@Home works to increase housing opportunities in Santa Clara County for people who live on our streets to those who work for our leading employers. Our membership represents a broad range of interests, from leading employers who drive the Bay Area economy, to labor and service organizations, to local government agencies, to nonprofit and for-profit developers who provide housing and services to those most in need.

On behalf of our members, we write today to thank the City for moving forward with an Inclusionary Housing Ordinance (IHO) that increases affordable housing opportunities for Morgan Hill residents. The City of Morgan Hill has already made great progress towards the development of affordable homes, with one out of every eight homes in the City with long-term affordable deed restrictions.

To guide cities in the development of IHO ordinances, we have prepared the attached set of best practices that ensure that inclusionary housing requirements are feasible for developers, while also supporting established affordable housing goals. These best practices recognize that not all developments are the same, and that by offering alternative compliance measures it creates flexibility for developers and the City to respond in ways that can lead to more overall affordability.

One alternative compliance measure is an in-lieu fee option. The recommended fees are comparable to fees established by neighboring jurisdictions, and **we are supportive of the staff's recommended fee levels.**

Thank you for the opportunity to provide our input.

Sincerely,



Pilar Lorenzana
Deputy Director

Attachment: SV@Home Inclusionary Housing Ordinance Best Practices