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TRANSMITTED VIA EMAIL

April 4, 2017

Honorable Mayor Emily Lo and Members of the City Council
City of Saratoga
13777 Fruitvale Avenue
Saratoga, CA 95070

Re: April 5, 2017 City Council Meeting Agenda Item 3.4 - Housing Nexus Study

Dear Mayor Lo, Vice Mayor Bernald, and Councilmembers Cappello, Kumar, and Miller:

Silicon Valley at Home (SV@Home) is a policy and advocacy nonprofit whose mission is to drive the creation of affordable housing for a more vibrant and equitable Silicon Valley. We represent 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 thank the City of Saratoga for participating in the County-Wide Nexus Study and collaborating with the Silicon Valley Community Foundation and other Santa Clara County jurisdictions to develop a countywide solution to our shared housing affordability crisis.

We believe that affordable housing impact fees for both residential and non-residential development will provide the City with much-needed resources to contribute to the creation more affordable housing. Since 2008, Santa Clara County has lost approximately \$130 million of funding for affordable housing, and we face the threat of further loss of federal dollars with the President's proposal to cut the HUD budget by \$6 billion. At the same time, the median rent on a two-bedroom apartment in Santa Clara County has risen to \$2,959 (Zillow, February 2017). It is thus incumbent upon local jurisdictions to take action toward generating new resources for affordable housing at the local level, and we thank you for your leadership in ensuring that Saratoga does its part.

Your review of the Nexus Study at the April 5 Council meeting is an important first step, and we encourage you to move forward toward adopting housing impact fees for residential and non-residential development as soon as possible. **To this end, we recommend that you accept the Nexus Study and direct staff to proceed with analyzing the Nexus Study's findings and developing recommendations for a policy on housing impact fees for both residential and non-residential development.**

Honorable Mayor Emily Lo and Members of the City Council
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SV@Home hopes to support your efforts to adopt a strong housing impact fee policy and to work with you to build community support for the creation of thriving, sustainable, and affordable neighborhoods throughout the City. Again, thank you for your leadership on this issue and for the opportunity to provide input.

Sincerely,



Pilar Lorenzana
Deputy Director

