

TRANSMITTED VIA EMAIL

July 17, 2019

Honorable Mayor Sam Liccardo
 City of San Jose
 200 E. Santa Clara St,
 San Jose, CA 95112

Dear Mayor Liccardo,

Re: The Kelsey Ayer Station

After a thorough review through our project endorsement process, SV@Home gives its strong endorsement to The Kelsey's proposed mixed-income, mixed-ability development at 447 N. First Street.

The Kelsey's proposed 115-unit development would provide 89 new homes affordable to low- and very low-income families that earn between 20% and 80% of area median income. For one- person households, this means these homes will be available to individuals who make between \$20,500 and \$72,750 per year. Importantly, the proposed development includes 28 homes for people with developmental disabilities, an underserved population that lacks housing choices across the County.

The location of this development near Japantown/Ayer Station is well-planned. The studio apartments in particular are ideal for those working in employment centers like Downtown San Jose or North San Jose, allowing residents to commute by light rail and avoid contributing to traffic in the area. Ayer Station's location near Downtown provides easy access to local and express VTA bus lines, including the 66, 72, 73, 82, 181, 304, and 323. Transit-accessibility is helpful for all residents, but is especially important for the individuals with developmental disabilities who depend on transit.

The Kelsey team has completed substantial community outreach around the development, including hosting three community meetings prior to the City-required community meeting. In these meetings, the team has discussed key aspects of the development and its relationship to the neighborhood. The meetings included a general meeting in January, a walking tour focusing on neighborhood history in March, and a panel focused on transit and parking in April.

At 1.24, San Jose has a better jobs-housing balance than many other cities in the County. However, the City's low wage jobs-housing fit ratio is 4.45, indicating an urgent need for more affordable housing (source: [2015 LEHD Origin-Destination Employment Statistics](#)). With median rents for a two- bedroom home in San Jose at \$3,300 a month, a family would need to work 169 hours at San Jose's minimum wage of \$15 to afford the median rent (based on the 30% income standard). Affordable housing remains a pressing need in San Jose.

We urge you to support this development and approve it without delay when it comes before the Council.

Sincerely,



Leslye Corsiglia
 Executive Director
 SV@Home

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

Gina Dalma
 Silicon Valley Community
 Foundation

Katie Ferrick
 LinkedIn

Amie Fishman
 Non-Profit Housing Association of
 Northern California

Javier Gonzalez
 Google

Poncho Guevara
 Sacred Heart Community Service

Nathan Ho
 Silicon Valley Leadership Group

Janikke Klem
 Technology Credit Union

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