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The Core Companies

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Leslye Corsiglia
Executive Director

TRANSMITTED VIA EMAIL

August 31, 2018

Mayor Resnikoff and Members of the City Council
City of Campbell
70 N. First Street
Campbell, CA 95008

Dear Mayor Resnikoff, Vice Mayor Waterman, and Councilmembers Gibbons, Landry, and Cristina:

RE: Response to the 2017-2018 Santa Clara County Civil Grand Jury Report

We write today to thank the City for its timely response to the Santa Clara County Civil Grand Jury's request to address specific findings and recommendations that were included in its June report entitled "Affordable Housing Crisis: Density is our Destiny."

As the staff response catalogues, many of the findings are well known to the City, and many of the recommendations have already been integrated into policy. Most notably, Campbell has already prioritized inclusionary housing at 15% for all new development.

SV@Home supports two additional recommendations called out in the Grand Jury report:

1. One of the most important recommendations included in the Grand Jury Report is for cities to better coordinate their response to affordable housing, finding regional solutions where possible. We agree that no one city can respond to the housing crisis, and that partnership is needed to ensure success. **To that end, we urge the City to participate in the RHNA sub-region.**
2. Continued commercial development in Campbell increases the number of jobs as well as the unmet housing demand. One of the Grand Jury's recommendations called for the adoption of a Commercial Linkage Fee to fund affordable housing opportunities in the community. **We ask the Council to implement a CLF to help fund affordable housing in Campbell.**

Currently, the City has limited capacity to fund affordable housing development. While Campbell participated in the regional nexus study, the City has yet to act on this opportunity. The nexus study recommends a fee of between \$10 and \$15 per square foot and a \$5 to \$10 per square foot fee for all other non-residential development. As neighboring cities have found, it is possible to establish fees that can sufficiently fund

Honorable Mayor Resnikoff and Members of the City Council

August 31, 2018

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affordable housing while not deterring commercial development. Fees can be set at different levels for different commercial development types. In addition, fees can also be based on the size of a business to decrease the burden on small businesses.

We are all in this housing crisis together and all jurisdictions need to do their part. SV@Home stands ready to continue our work with Campbell to meet our shared commitments.

Sincerely,



Pilar Lorenzana
Deputy Director

