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TRANSMITTED VIA EMAIL

July 17, 2018

Mayor Steve Tate and members of the City Council
17555 Peak Avenue
Morgan Hill, CA 95037

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

Re: Inclusionary Housing Ordinance, Item 18, July 18, 2018

Silicon Valley at Home (SV@Home) is the voice of affordable housing in Silicon Valley. We advocate for policies, programs, land use, and funding that lead to an increased supply of affordable homes. SV@Home represents a broad range of interests, from leading employers who drive the Bay Area economy, to labor and service organizations, to nonprofit and for-profit developers who provide housing and services to those most in need, and more.

Inclusionary Housing Ordinances are a critical tool for addressing our region's severe housing crisis. In light of the passage of AB 1505 in the State Legislature, we commend the City for taking the initiative to establish an IHO that reflects many of the [best practices we recommend](#).

During the last Regional Housing Needs Allocation (RHNA) period, Morgan Hill met a third of its cumulative affordable housing responsibilities for very low-, low-, and moderate-income households while exceeding its market rate production by 200 percent. We would like to thank City Council for their continued hard work and dedication towards reaching these goals. It is important to build on this momentum and work towards meeting the housing needs of very low income households. The proposed IHO will allow the City to add to its existing stock of affordable homes and bring housing relief to many residents and workers in Morgan Hill.

On behalf of our members, we urge the Council to adopt and implement the draft IHO proposed by staff without delay.

We thank and commend staff for all their work on the IHO and for continuing to strive to bring equity through housing affordability in Morgan Hill. We look forward to partnering with you to create thriving, sustainable communities that welcome people from all walks of life.

Honorable Mayor Steve Tate and members of the City Council
Re: Inclusionary Housing Ordinance, Item 18, July 18, 2018
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Please let us know if we can provide you with any technical assistance or examples of best practices for IHOs from other jurisdictions.

Thank you for the opportunity to provide our input.

Sincerely,

A handwritten signature in black ink, appearing to read "Pilar", with a stylized flourish extending to the right.

Pilar Lorenzana
Deputy Director, SV@Home

