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Leslye Corsiglia
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TRANSMITTED VIA EMAIL

February 4, 2019

Mayor Roland Velasco and Members of the City Council
City of Gilroy
7351 Rosanna St
Gilroy, CA 95020

Dear Mayor Velasco, Mayor Pro Tempore Blankley and Council Members Tucker, Bracco, Leroe-Munoz, Tovar, and Marques:

Re: Item 9: Report on Interim Urgency Ordinance Prohibiting the Approval of Any Multi-Family Residential Development Projects in the City of Gilroy for a Period of 45 Days

Silicon Valley at Home (SV@Home) is the voice of affordable housing in Silicon Valley, representing a broad range of interests, from leading employers that drive the Bay Area economy, to labor and service organizations, to affordable and market-rate developers who provide housing and services to those most in need.

On behalf of our members we strongly urge the City Council to accept the staff recommendations for next steps regarding analysis of future multi-family residential development.

The challenges of housing affordability have reached crisis levels in our region. As the staff report documents, with a median income of \$81,694, rising local home prices, and median rents above \$3,000 a month, households in Gilroy are increasingly burdened by high housing costs. As is true in much of our region, the ranks of those strained by these increases, or priced out of local housing markets altogether, now reaches well into the local middle class, threatening the stability of our communities, local economies, and as the staff report documents, city services.

In the face of these challenges, Gilroy has seen significant development in the last few years, as is evident in the significant progress towards its Regional Housing Needs Assessment (RHNA) obligations for the current cycle – 2015-2022. What is also clear from the staff report is that there is still a real and pressing need for expanded affordable housing production, and while this need is experienced across populations, it is most extreme for those with the lowest incomes.

By adopting the staff recommendations, which seek to reduce barriers to production and propose a proactive approach to planning for housing in general and affordable housing in particular, Gilroy will be positioned to respond to these critical community needs. These recommendations include a review of the Residential Development

Ordinance and residential design standards to ensure that they are not posing undue restrictions, exploring ways that the General Plan process can make zoning adjustments to accommodate future growth, and considering how best to leverage available resources for affordable housing development, including those available through the Santa Clara County Measure A program.

We also know that the housing crisis is regional, and that no one city can solve it alone. Collaborative regional solutions are needed. We strongly recommend that Gilroy participate in the Santa Clara County RHNA Subregion, which offers the opportunity for sharing of information and experience, as well as possible coordination of affordable housing development strategies.

We commend the City for its past efforts to respond to the community’s housing needs and urge you to continue this leadership with your action today.

Sincerely,



Leslye Corsiglia
Executive Director

