

TRANSMITTED VIA EMAIL

February 4, 2019

Honorable Mayor Gillmor and Members of the City Council
 City of Santa Clara
 1500 Warburton Avenue
 Santa Clara, CA

Dear Mayor Gillmor, Vice Mayor Mahan, and Councilmembers Davis, Chahal, Watanabe, O'Neill, and Hardy:

On behalf of SV@Home and our members, we write today to express our support for the city staff and Community Advisory Committee (CAC) recommendation for a housing-rich El Camino Real Specific Plan, which seeks to balance potential growth at key nodes. We would like to thank city staff as well as the members of the CAC for their hard work on developing a proposal that moves Santa Clara forward.

Santa Clara, like many of its neighbors, has supported tremendous job growth without building enough housing to offset the dramatic increase in demand. This has created housing costs that have priced out many of the working people in our communities and destabilized the important balance in our City.

While recently Santa Clara has made important progress on commitments to building housing, it has continued to add job-creating office space as well. Every day many more people commute into Santa Clara, many over great distances, than live and work here. Our traffic problems are caused as much by our inability to produce local housing that keeps up with job growth, as it is by our population growth.

While we recognize that your meeting on Tuesday will focus on the recommended land-use option, and street alignments, we would like to highlight the importance of housing affordability to the future discussion of the ECR Specific Plan Area. We recommend that Santa Clara set an overall goal of 20% of new homes built throughout the El Camino Real Specific Plan be restricted as affordable to households making below \$125,000 per year, or 100% of the current Area Median Income. As part of this goal, the city should ensure that a minimum of 15% of new homes are within reach of families with incomes below \$100,000 per year (which is 80% of the Area Median Income, or

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“Low Income”), with an additional 5% targeted to households below 100% of area median income.

We urge the Council to include meaningful incentives to achieve this targeted affordability level and to create opportunities for the many in your community with incomes well below even these levels. Addressing the range of housing needs will require that city staff continue to pursue opportunities to support new developments that are 100% deed-restricted affordable. These developments can achieve deeper levels of affordability including providing homes for the members of the community who are experiencing homelessness.

High density housing options along El Camino Real, that include significant affordable options for our neighbors with a range of incomes and abilities, offer the promise of a vibrant mixed-use corridor and will be critical to addressing both housing and transportation needs in the future.

Sincerely,

A handwritten signature in blue ink, appearing to read "David K Meyer", is placed over a light gray rectangular background.

David K Meyer
Director of Strategic Initiatives

