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TRANSMITTED VIA EMAIL

July 24, 2017

Los Gatos Town Council
110 E. Main Street
Los Gatos, CA 95030

Dear Mayor Sayoc, Vice-Mayor Rennie, and Town Council Members Jensen, Leonardis, and Spector.

RE: North Forty Phase 1. Architecture and Site Application S-13-090, Vesting Tentative Map Application M-13-014.

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 and coalition partners, we thank you for holding hearings on the North 40 development and **strongly urge the Town Council to undertake the following actions:**

- **Set aside the denial of the North 40 Phase 1 (Project) application issued on September 1, 2016; and**
- **Reconsider the Project during the August 1, 2017 hearing as directed by the Santa Clara County Superior Court's order to do so under the provisions of the Housing Accountability Act (HAA).**

The North 40 Project will create an estimated 320 new homes, including 50 affordable homes for seniors, that will serve to partially mitigate Los Gatos' severe housing needs. Like the surrounding region, the Town of Los Gatos faces a housing crisis of epic proportions – 93 percent of the Town's workforce lives outside the community and more than 11 low-wage workers compete for each affordable home. The median home sales price in Los Gatos is now \$1.7 million and median rent for all properties in the Town, including all unit sizes, was a staggering \$4,900 a month (source: Trulia). With these high housing prices, even tech employees, with an average income of \$113,300, must pay significantly more than 30% of their income toward rent. **The Town must act decisively, swiftly, and consistently to increase its stock of affordable homes to mitigate the traffic and equity problems the community faces – and that effort begins with approving the North 40 Phase 1 project.**

Housing is a regional concern and all communities need to take action to meet the housing needs of their residents and workers. In the previous Regional Housing Needs Allocation (RHNA) cycle (2007 to 2014), the Town permitted a total of 228 units, representing 41% of its share of housing. Your support of this Project is of critical importance, helping to ensure that Los Gatos addresses its own housing needs.

Between 2010 and 2016, the Project underwent more than sufficient scrutiny through +100 public meetings and countless presentations to various community stakeholders, Town Committees, and Town Commissions. **To alleviate the existing lack of housing, we strongly urge you to approve the Project without delay.**

Thank you for your consideration. We appreciate the opportunity to provide feedback and would be happy to respond to any questions that you may have.

Sincerely,

Pilar Lorenzana, Deputy Director, **SV@Home**
Jeffrey Buchanan, Director of Public Policy, **Working Partnerships USA**
Jennifer Loving, Executive Director, **Destination: Home**
Kevin Zwick, CEO, **Housing Trust Silicon Valley**
Kyra Kazantzis, Directing Attorney, **Law Foundation of Silicon Valley**
Mathew Reed, Community Organizer, **Sacred Heart Community Service**
Michael Lane, Policy Director, **Non-Profit Housing Association of Northern California**
Ron Johnson, **Affordable Housing Network**
Steve Levy, Director, **Center for Continuing Study of the California Economy**

cc:

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