



Leadership Board

Ron Gonzales, Chair
Hispanic Foundation of Silicon Valley

Keri Lung, Vice Chair
MidPen Housing

Kevin Zwick, Treasurer
Housing Trust Silicon Valley

Kathy Thibodeaux, Secretary
KM Thibodeaux Consulting LLC

Shiloh Ballard
Silicon Valley Bicycle Coalition

Bob Brownstein
Working Partnerships USA

Amie Fishman
Non-Profit Housing Association of Northern California

Poncho Guevara
Sacred Heart Community Service

Janice Jensen
Habitat for Humanity East Bay/Silicon Valley

Jennifer Loving
Destination: Home

Chris Neale
The Core Companies

Andrea Osgood
Eden Housing

Kelly Snider
Kelly Snider Consulting

Jennifer Van Every
The Van Every Group

Staff

Leslye Corsiglia
Executive Director

■
95 South Market Street
Suite 810
San Jose, CA 95113
Tel: 408.977.7714
Fax: 408.438.3454
info@svathome.org
www.svathome.org

TRANSMITTED VIA EMAIL

August 6, 2016

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

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

RE: August 9, 2016: Town Council Meeting on North 40 Phase 1 Application

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.

We thank and commend the staff and Council for the thoughtful analysis and extensive engagement process that have resulted in a proposed mixed-use development that responds appropriately to the needs of the Town and its residents. The proposed community - with walkable retail, public open space, and a range of housing opportunities - will be a diverse and sustainable neighborhood that both provides important community amenities and responds to unmet housing needs.

On behalf of our members and coalition partners, we strongly urge the Town Council to grant approval to the North Forty Phase 1 (Project) application. The 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.

The median home sales price in Los Gatos is now \$1.6 million and median rent for all properties in the Town, including all unit sizes, was a staggering \$4,450 a month (source: Trulia). With these high housing prices, even tech employees, with an average income of \$113,300, must pay more than 30% of their income toward rent. And, it is much harder for other workers, both those working in the tech industry and those working in other fields, to afford these high rents.

Recent data produced by Working Partnerships shows that white-collar contract industry workers' earnings averaged \$53,200, and blue-collar contract industry workers' earnings averaged \$19,000. At a 30% of income standard, these households could afford rents of \$1,330, and \$475 respectively.

Housing is a regional concern. 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. The North 40 Project-- the culmination of many years of planning, countless opportunities to seek input, and careful review and thoughtful feedback from many stakeholders--will enable the Town to meet 43% (270 homes out of 619 homes required) of its share of housing growth for the current RHNA cycle (2015 to 2022). While this action will enable the Town to meet its goals for market-rate housing, the 50 senior units represent only a small percentage of the affordable homes needed, so more work must be invested to plan for and develop new homes for lower- and moderate-income families who work and live in our community.

Your support of this Project is of critical importance, helping to ensure that Los Gatos addresses its housing needs. Data collected by UC Davis shows that the Town has 11 low-wage workers competing for each affordable home. **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-Campo, Policy Director, **SV@Home**

Kevin Zwick, Executive Director, **Housing Trust Silicon Valley**

Poncho Guevara, Executive Director, **Sacred Heart Community Service**

Jennifer Loving, Executive Director, **Destination: Home**

Michael Lane, Policy Director, **Non-Profit Housing Association of Northern California**

Amanda Montez, Senior Director, **Silicon Valley Leadership Group**

Steve Levy, Director, **Center for Continuing Study of the California Economy**

Matt Vander Sluis, Program Director, **Greenbelt Alliance**

Charisse Ma Lebron, Director of Health and Policy, **Working Partnerships USA**

Sandy Perry and Ron Johnson, **Affordable Housing Network of Santa Clara County**

Mathew Reed and Anthony King, **Sacred Heart Housing Action Committee**

cc: Laurel Prevetti, Town Manager, manager@losgatosca.gov

Rob Schultz, Town Attorney, attorney@losgatosca.gov

Joel Paulson, Community Development Director, jpaulson@losgatosca.gov