

May 9, 2017

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Honorable Mayor Prochnow and Members of the City Council
City of Los Altos
1 North San Antonio Road
Los Altos, CA 94022

Re: May 9, 2017 City Council Meeting Agenda Item 7 - Affordable Housing Linkage Fees

Dear Mayor Prochnow, Vice Mayor Mordo, and Members of the Los Altos City Council,

Silicon Valley at Home (SV@Home) is a policy and advocacy nonprofit that is driving the creation of affordable housing for a more vibrant and equitable Silicon Valley. We represent a broad range of interests, from leading employers who drive the Bay Area economy, to labor and service organizations, to local government agencies, to nonprofit and for-profit developers who provide housing and services to those most in need.

On behalf of our members, we thank the City of Los Altos for participating in the County-Wide Nexus Study and collaborating with the Silicon Valley Community Foundation and other Santa Clara County jurisdictions to develop a countywide solution to our shared housing affordability crisis.

Adopting affordable housing impact fees for both residential and non-residential development will provide the City with much-needed resources to contribute to the creation more affordable housing. Since 2008, Santa Clara County has lost approximately \$130 million of funding for affordable housing, and we face the threat of further loss of federal dollars with the President's proposal to cut the HUD budget by \$6 billion. At the same time, the median rent on a two-bedroom apartment in Santa Clara County has risen to \$2959 (Zillow, February 2017). It is thus incumbent upon local jurisdictions to take action toward generating new resources for affordable housing at the local level, and we thank you for your leadership in ensuring that Los Altos does its part.

Your review of the Nexus Study at the May 9 Council meeting is an important first step, and we encourage you to move forward toward adopting housing impact fees for residential and non-residential development as soon as possible. **To this end, we recommend that you direct staff to prepare an ordinance requiring residential and commercial linkage fees.**

SV@Home hopes to work with you to ultimately adopt a strong housing impact fee policy and to build community support for the creation of thriving, sustainable, and affordable neighborhoods throughout the City. We thank you for your leadership throughout these impact fee discussions and for the opportunity to provide input.

Sincerely,



Pilar Lorenzana
Deputy Director