

2018 Santa Clara City Council and Mayoral Candidate Survey

Silicon Valley at Home (SV@Home) is an affordable housing policy and advocacy organization working to ensure housing affordability for all who work and live in Silicon Valley. As a candidate running for office, we invite you to participate in a survey regarding affordable housing. Responses to this survey will be shared widely with community members, and SV@Home members and partner agencies.

Please complete the survey by September 17th.

Email address *

Candidate name

Nancy Biagini

A. What are your housing priorities?

Housing that is affordable for: working families, teachers, students, veterans, developmentally disabled, low income and "priced out of the market" residents.

B. To date, Santa Clara has failed to meet any of its state mandated housing goals except for its market-rate housing goal. Earlier this year, the Legislature considered a proposal to allow higher default densities around transit stations in an effort to create more opportunities for housing and affordable housing across our neighborhoods. Do you support or oppose this type of state intervention around the housing crisis?

Support. State intervention, when worked in conjunction with Santa Clara, can help working solutions for affordable housing across neighborhoods, particularly when in conjunction with transit stations and bike/pedestrian trails. Santa Clara has streamlined the process for ADUs that also assist in the housing crisis.

C. Do you support and will you advocate for Measure-A funded projects in your jurisdiction? If yes, how will you work with your community to ensure support and acceptance of supportive housing for the homeless and families earning less than \$30,000 a year?

I do support and will advocate for Measure-A funded projects in Santa Clara. An example would be the recently approved Freebird project on San Tomas Expressway and Monroe here in my Santa Clara District 2 neighborhood. I would advocate for more projects of this type - that take seriously the concerns of neighborhoods and housing issues for the homeless, developmentally disabled and low to moderate-income households.

D. The Kylli Project on the former Yahoo site could bring up to 6,000 new homes in the area. How many homes do you think are appropriate as part of this redeveloped area? How many of these homes should be affordable to lower-income households? And how many of them should be affordable to moderate-income households?

As of August 1, 2018, Santa Clara increased to 10% of a development required for affordable housing - which is the case for the Kylli project. Ten percent or more should likewise be required for moderate-income households because of its potential proximity to transportation options. I also would advocate, under the current Bay Area housing crisis, these percentages should be increased. The number of homes must be related to the surrounding area - which is part of the reason for the gatekeeper policy in place in Santa Clara (see below for further on this policy).

E. Do you support or oppose fast tracked or streamlined permitting of residential or mixed-use development in Santa Clara? Please explain your response.

Support. Santa Clara must get ahead of the housing shortage in a way that makes sense for potential and current residents. A practical approach is that of mixed-used development - such as residential, retail and business development that is underway at the Santa Clara Square. The Rivermark development proves the viability of such mixed use development (residential and retail), Santa Clara Square takes it one step further by adding business development. When we can give residents, and potential residents, a place whereby they can park once, walk/bike to work, shopping, restaurants AND make it affordable we solve a multitude of problems as well as reducing our carbon footprint. Crucial is the gatekeeper process in place here that ensures, prior to approval, that the development meets the needs of Santa Clara and - critically - has the infrastructure necessary to support the development. It is a step in the right direction to improve Santa Clara's quality of life.

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