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*Executive Director*

**TRANSMITTED VIA EMAIL**

February 27, 2019

Ms. Ruth Cueto  
Department of Planning, Building, and Code Enforcement  
City of San Jose  
200 E. Santa Clara Street, 3<sup>rd</sup> Floor  
San Jose, CA 95113

Dear Ms. Cueto:

**Re: 1936 Alum Rock Mixed-Use Project –CP17-052**

On behalf of our members, SV@Home gives its enthusiastic support to the 100% affordable project proposed by Pacific West Communities at 1936 Alum Rock, which will provide 94 new affordable homes for low-income residents. We have thoroughly reviewed the 1936 Alum Rock development as part of our project endorsement process and found it up to our exacting standards. This housing development will address our housing crisis by providing deep levels of affordability for families, with homes ranging from 40% to 80% Area Median Income (AMI) and a large proportion of 2 bedroom units.

San Jose faces a serious housing crisis, with housing prices out of reach for a large percentage of the population, resulting in overcrowding, overpayment, increased homelessness, and gentrification and displacement. The lack of affordable homes threatens our quality of life and our economic competitiveness.

The affordable family housing provided by the 1936 Alum Rock development is an especially scarce and therefore crucial type of affordable housing. The ability for low income families to raise their children in an affordable living situation is extremely important to maintaining the diversity and vitality of San Jose's community.

Located in the Alum Rock NBD Urban Village, this development will assist the City in reaching its target of 25% affordability across the Urban Village Plan Area. The site is located on the VTA 23 line and just a 5-minute walk from the 22, 522, and 77 lines. Future residents will also benefit from access to regional transit via the coming Alum Rock/28<sup>th</sup> St BART station. The surrounding neighborhood has a variety of restaurants and shops, providing easy access to amenities within walking distance for future residents.

Pacific West is undertaking significant community outreach and working hard to listen to and respond to community concerns. They have taken bold steps to craft a transit-oriented affordable development that fits leading models of environmentally-conscious affordable design. We urge the City of San Jose to support this worthy development and work with Pacific West and the community to guide the development successfully through the entitlement process.

Sincerely,



Leslye Corsiglia  
Executive Director