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TRANSMITTED VIA EMAILNovember 13th, 2020

Honorable Mayor Fine and Members of the City Council
City of Palo Alto
250 Hamilton Avenue
Palo Alto, CA 94301

Dear Mayor Fine, Vice Mayor DuBois, and Councilmembers Cormack, Filseth, Kniss, Kou, and Tanaka,
RE: Item 9 – 788 San Antonio Road

On behalf of SV@Home and our members, we write today in support of Explore Real Estate's proposed 102-unit residential development at 788 San Antonio Road, as well as expanding the Housing Incentive Program to San Antonio Road. This development would provide 102 much-needed new homes in a well-situated commercial corridor with no displacement of existing residents. We are especially happy to see that the developer will be including 15% deed restricted affordable units at 80-100% and 100-120% AMI.

Despite the COVID-induced economic crisis, rents remain very high in Palo Alto. Per [RentCafe](#), the average rent for an apartment in Palo Alto is \$3,347 per month, a 4% increase compared to 2019. The city's extremely constrained housing supply remains a problem, with a severe jobs-housing imbalance that has a long history and has only grown over time. Siting housing on San Antonio has the potential to begin to address this issue.

Zoning for housing at 788 San Antonio and along the San Antonio corridor will also help Palo Alto meet its current Regional Housing Needs Assessment (RHNA) and anticipate future requirements. Proactively planning for housing on San Antonio represents the best exercise of local control over much-needed housing production and helps the city meet its Comp Plan goal of creating 300 units per year. Whatever the outcome of the next RHNA cycle, a conservative estimate is that Palo Alto will need to plan for at least 10,000 *additional new* homes, above and beyond the city's current cycle RHNA requirements. This development, and the extension of the housing incentive program to San Antonio, can help Palo Alto build and plan for much needed housing while exercising local control.

COVID-19, this summer's heat wave, and the fall's wildfires and smoke have further reinforced the importance of having a secure place to call home in troubled times. These 102 homes are an investment in a future beyond our current crises, as well as a response to the underlying housing crisis which exacerbates them all. While many things have changed, the need for housing has not, and we must continue to prioritize developments like this one as a solution to our housing crisis.

We urge the City Council to support this development and the extension of the Housing Incentive Plan to San Antonio.

Sincerely,

David Meyer
Director of Strategic Initiatives
SV@Home