

10.7
cc 8/15/17

RECEIVED
San Jose City Clerk



2017 JUL 27 AM 9:31

5444 Thornwood Drive | San José, CA 95123
Phone: (408) 267-0411 | Fax: (408) 267-7150
www.sanjoseta.org | sjta_office@sjusd.org

May 22, 2017

Dear Ms. Chaffin,

Thank you for your considerable efforts to find and pilot a potential solution to the ongoing struggle of affordable housing for educators in San Jose.

As president of the largest teachers' union in Santa Clara County, I share your concerns. Every year, we lose teachers, counselors, nurses and other vital education personnel to places where their salaries can allow them to start families and own their own homes. As noted by the International Demographia International Housing Affordability Survey of 2017 (<http://www.demographia.com/dhi.pdf>), San Jose is the most "unaffordable" of America's urban centers. Despite this designation, the city of San Jose has done little to support the thousands of middle class employees who struggle to make this valley our home.

The San José Teachers Association is intrigued by your proposal to create a small-scale housing option for teachers in a mixed-use space. We know that land is precious and expensive, and your willingness to provide a rental/savings hybrid for public school educators is both generous and innovative. We fully support you taking this to the next step and seeing what we can learn.

Sarah, every year tens of thousands of children in San Jose benefit from the work of our talented, educated, and committed education professionals, and every year many of those professionals are forced to leave San Jose because of the failure to make this a place they can call home. Thank you for caring about this issue and thank you for your work on a solution.

We look forward to working with you.

Sincerely,

[Redacted Signature]

Jennifer Thomas
President
San José Teachers Association



CONGREGATION SINAI

1432 Willow Glen Avenue
San Jose, CA 95128
408.261.8713
fax 408.261.1316

RECEIVED
San Jose City Clerk

2017 JUL 27 AM 9:32

July 18, 2017,

Dear Councilmember Davis,

I am writing to strongly urge you to support Sarah Chaffin's proposal to build a mixed-use building on 2119 Lincoln Avenue that includes affordable housing for teachers.

I have been the Rabbi at Congregation Sinai in Willow Glen for ten years. Both my synagogue and my home are located in your district. When you were campaigning, you paid a visit to my home. My children were especially excited that a candidate took time to meet us. That visit was one of the reasons I voted for you.

One of the most distressing parts of being a Rabbi is hearing from people who are struggling to maintain their housing. Unfortunately, I have limited resources at my disposal to help them. It is even more frustrating when the person who cannot afford housing is a teacher who has dedicated his or her life to educating our children.

That is why I was so excited to learn about Sarah Chaffin's project to construct an apartment building that will offer affordable housing for teachers, along with a program to support their eventual home purchase. It is a creative solution that will not cost any taxpayer dollars. Furthermore, as a mixed-use plan, there will be businesses on the ground floor that will surely generate more jobs and taxes to the City of San Jose than the currently existing hair salon. Finally, a project like this could breath much-needed life into a blighted commercial strip.

Silicon Valley prides itself on being a center of innovation and creativity. This plan could become a model for meeting the need for affordable housing for teachers, as well as others who have dedicated their lives to public service. Instead of waiting for another property with the right zoning to appear, should we not embrace the plan – with its enthusiastic and capable founder – that is currently before us?

When this project is discussed at the August 8 City Council meeting, please support teacher housing in San Jose.

Thank you.

L'Shalom (in peace),


Rabbi Josh Berkenwald

cc: Sarah Chaffin, Mayor Sam Liccardo, Councilmembers Chappie Jones, Sergio Jimenez, Raul Peralez, Lan Diep, Magdalena Carrasco, Tam Nguyen, Sylvia Arenas, Donald Rocha, and Johnny Khamis



Willow Glen Neighborhood Association (WGNA)

RECEIVED
San Jose City Clerk

POSITION PAPER

2017 JUL 27 AM 9:32

Wednesday, July 19, 2017

Subject: Affordable Teacher Housing

Mayor Sam Liccardo, and San Jose City Council,

San Jose is Capital of Silicon Valley, and our tech and knowledge companies need more educated tech workers, entrepreneurs, and startups which are produced by the graduates of our local schools. We need students who develop and can be hired as workers and professionals in Silicon Valley like all the other globalized talent that's employed in our world-class city and its greater region.

Our very diverse multi-language families need great teachers to educate all of our children, not just children that are fortunate to attend better schools rather than the low performing schools.

The basis of great education for future well-paying employment opportunities starts in elementary school and continues through high school and beyond. Unfortunately, many of our children do not receive the needed education for better-paying jobs. So, San Jose is where Silicon Valley comes to find low-income service workers.

Currently, many teachers start their teaching careers in San Jose but leave for better-paying teaching and other jobs in the neighboring, wealthy local cities. Otherwise, they move to other California cities — if not other U.S. states — because they cannot afford to rent or buy a home, even in San Jose's lower income neighborhoods.

Our federal, state, and local governments do not have money to provide sufficient affordable teaching or entry level government employee housing; so, private individuals and companies are building teachers' housing in other cities.

San Jose provides tens of millions of dollars in tax subsidies to residential housing developers, as well as that our city makes exceptions to zoning and the city's general plan for cases of "public good". Likewise, the City of San Jose can benefit its residents by doing the same for private developers who are proposing a project for teachers and entry-level government employees. This project benefits the very persons who provide valuable services for our residents and our children; therefore, in that sense, this too is a "public good", especially when it has no (or very small) cost to the City of San Jose and its taxpayers.

The Willow Glen Neighborhood Association supports the San Jose Planning Commission recommendation to support Affordable Teacher Housing at 2119 Lincoln Avenue, File#439-08-059. We urge to City Council to approve this project.

Best,
Richard Zappelli, Board President, WGNA

RECEIVED
San Jose City Clerk

July 23, 2017

2017 JUL 27 AM 9:32

To the Honorable Mayor and Councilmembers of San Jose:

My name is Michael Tsai and I am the founder of South Bay YIMBY (Yes In My Back Yard), a community group focused on housing and transportation issues in the South Bay Area, especially San Jose.

I am writing this letter in support of Sarah Chaffin's proposal to create more affordable housing for educators in San Jose. While the technology boom has generated wonderful economic growth, at the same time it has had side effects like driving up the cost of housing, especially considering the limited supply of housing the Bay Area. Such costs are often borne by local public servants who have not seen their salaries grow in proportion to the cost of housing. As a result, more and more educators are increasingly unable to afford to live in the communities they serve, which puts sometimes puts more distance between them and the children they teach - figuratively and physically!

In situations like these, I believe it would be beneficial to try new approaches to the issue of teacher housing. If this plan is approved, we could also gain valuable insights from the experience that could potentially be applied to other areas where public servants are faced with housing unaffordability.

Again, I urge you to support the teacher housing project on August 8. In the meantime, please let me know if I can be a resource to you or provide more information.

Sincerely,

Michael Tsai
Founder
South Bay YIMBY (Yes In My Back Yard)





Willow Glen Neighborhood Association (WGNA)

POSITION PAPER

Wednesday, July 19, 2017

Subject: Affordable Teacher Housing

Mayor Sam Liccardo, and San Jose City Council,

San Jose is Capital of Silicon Valley, and our tech and knowledge companies need more educated tech workers, entrepreneurs, and startups which are produced by the graduates of our local schools. We need students who develop and can be hired as workers and professionals in Silicon Valley like all the other globalized talent that's employed in our world-class city and its greater region.

Our very diverse multi-language families need great teachers to educate all of our children, not just children that are fortunate to attend better schools rather than the low performing schools.

The basis of great education for future well-paying employment opportunities starts in elementary school and continues through high school and beyond. Unfortunately, many of our children do not receive the needed education for better-paying jobs. So, San Jose is where Silicon Valley comes to find low-income service workers.

Currently, many teachers start their teaching careers in San Jose but leave for better-paying teaching and other jobs in the neighboring, wealthy local cities. Otherwise, they move to other California cities — if not other U.S. states — because they cannot afford to rent or buy a home, even in San Jose's lower income neighborhoods.

Our federal, state, and local governments do not have money to provide sufficient affordable teaching or entry level government employee housing; so, private individuals and companies are building teachers' housing in other cities.

San Jose provides tens of millions of dollars in tax subsidies to residential housing developers, as well as that our city makes exceptions to zoning and the city's general plan for cases of "public good". Likewise, the City of San Jose can benefit its residents by doing the same for private developers who are proposing a project for teachers and entry-level government employees. This project benefits the very persons who provide valuable services for our residents and our children; therefore, in that sense, this too is a "public good", especially when it has no (or very small) cost to the City of San Jose and its taxpayers.

The Willow Glen Neighborhood Association supports the San Jose Planning Commission recommendation to support **Affordable Teacher Housing at 2119 Lincoln Avenue, assessor's parcel #439-08-059, and San Jose General Plan project file #GP17-005**. We urge the City Council to approve this project.

Best,
Richard Zappelli, Board President, WGNA

From: David Zappelli <[REDACTED]>
Sent: Sunday, August 6, 2017 3:04 PM
To: City Clerk
Cc: The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; Stakeholders SGV; Navarro, Jennifer; Garavaglia, Christina; David Zappelli
Subject: Letter pertaining to San Jose City Council Agenda for Tues 08 August 2017; Item 10.6 re. 2119 Lincoln Avenue

To: San Jose City Clerk,

From: Stakeholders for a Safe Green Village

Looking at the **City Council Agenda for Tuesday 08 August 2017**, I do not see the position paper from **Stakeholders for a Safe Green Village** included in the "letters from public", which should be listed in the section under item 10.6....

10.6 "General Plan Amendment: Early Consideration of a Privately-Initiated Land Use/Transportation Amendment from Neighborhood Community Commercial to Urban Residential on a site located approximately 82 feet northerly of Lincoln Court, on the east side of Lincoln Avenue (2119 Lincoln Avenue). "

In fact, **I believe that there should be several letters listed here**, but I only see two, which are those from the Willow Glen Neighborhood Association (WGNA), and the San Jose Teachers Association (SJTA).

I have copied and attached the documents in this email with the City Clerk's record of receipt (time stamp) on Monday 31 July 2017. The position paper from Stakeholders SGV is three pages.

You will also see the confirmation of receipt by email from Mayor Liccardo's office; but, **I would like to see it posted online for the public record before Tuesday's decision on August 8th.**

The receipt has also been confirmed by Dev Davis' office.

As an separate and additional concern, this item was originally suppose to be heard at 6:00 PM, of which countless San Jose and Santa Clara County residents expect to be present for the City Council's decision. All of these people expect to be heard by the mayor and city council members, as much as they expect to be treated with the proper respect and accommodations. Many of these people are on difficult schedules, take care of children, and some of them even have disabilities. An unexpected change of schedule is upsetting, and it makes things confusing, and difficult. It's my understanding that problem has already been addressed with the city clerk, the mayor and council members, and yet I would like to see the 6:00 PM

designation

confirmed.

Best,

David
Chairperson,
Stakeholders
Telephone
Email:

for

a

(408)

Safe

Green

Zappelli

Village

On Aug 1, 2017, at 4:27 PM, The Office of Mayor Sam Liccardo
<TheOfficeofMayorSamLiccardo@sanjoseca.gov> wrote:

David-

Thank you for your email to Mayor Liccardo. We'll make sure to pass along the information.

In the meantime, if there is anything else I can do to assist you, please do not hesitate to get in touch.

Pearl

Pearleen Sangha
Policy & Budget Analyst

On behalf of
The Office of Mayor Sam Liccardo

From: David Zappelli [mailto:[\[REDACTED\]](mailto:)]
Sent: Tuesday, August 1, 2017 11:16 AM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>
Cc: Stakeholders SGV <[REDACTED]> David Zappelli <[REDACTED]>
Subject: Stakeholders SGV in favor of "Support Teacher Housing" decision on Tues 08 August 2017; attached from Stakeholders for a Safe Green Village

Stakeholders for a Safe Green Village

Position Paper

On Support Teacher Housing

Monday 31 July 2017

[Copied in an attached PDF document, and pasted text below]

Mayor Liccardo & San Jose City Councilmembers,

San Jose, the nation's tenth largest city, is known as the "Capital of Silicon Valley" and even "America's richest city" In this region of technological expertise and innovation, it's education, research, and development that drives smart growth.

But, not everyone easily benefits from the vast wealth, know-how, and the opportunities that are available here. That's especially if they're not directly part of the tech sector economy.

How unaffordable has San Jose and the Silicon Valley region become FOR the rest of the population, and the area's supporting economies?

According to a popularly cited study by the Demographia International Housing Affordability Survey, "**San Jose is the most 'unaffordable major city' in the U.S. & one of most unaffordable in the entire world** – only behind Hong Kong, Sydney, Vancouver, & Auckland."

There's an ongoing challenge to our **core municipal services**, as well as the fundamental needs of our least wealthy citizens. Added to this dilemma, we are seeing an increasingly divided and unequal city. Education and teachers are now at the heart of that.

Teacher salaries in San Jose, Silicon Valley, and the San Francisco Bay Area region are not compensating for the general cost of living, and they are part of a less competitive sector of the economy that's not commercially based like the rest of the region's job market. The very teachers that guide us on the path to higher education, the higher skilled jobs, and the highest paying salaries are the ones that cannot afford to live in Silicon Valley themselves — independently.

Retaining a diverse teacher's Work force that can afford to live here is one way that we can help close the academic **achievement gap** and ensure sustainable development for our community. This helps develop the general population in our region and boost its **collaboration, creativity, and global competition**. This sustains our economy and workforce without having to expend ourselves with substantial **labor import and turnover**.

When the people that live here are the same people that are teaching here, educated here, and working here, that's how we develop a civic culture that's well rooted, world class, and an example of pride and leadership. Our citizens develop a profound sense of care and understanding of the community when the personal investment made in their education is realized in their daily lives. This way, the Capital of Silicon Valley truly embodies the *application* of learning and innovation.

In both public or private schools, even if we attract and recruit talent, we must retain it. Whether we choose private or public schools, it's the cost of land development; the building of new schools; and the quality of that education (in of itself) that are all becoming greater challenges.

The California Teacher's Association notes that "California is already ranked dead last (50th) in student-to-teacher ratios, and would need 100,000 additional teachers right now just to bring that ratio to the national average."

Opportunities to create strong neighborhoods with good schools — plus exceptional teachers and student bodies— varies between the city's districts. Commuting to the best schools across (or out of town) is not feasible for everyone. We need "missing middle housing" nearby our schools, where teachers work, and where they are close to the "main street" areas. The project by Support Teacher Housing maintains the San Jose Metropolitan area's status relative to the other major cities in our region, the state, and the nation.

This is a replicable model, niched right in the neighborhood itself, and servicing its connected area. *This is a more appropriate model for San Jose (and the county) because of our city's far reaching geography, its ever growing population, and its numerously diverse neighborhoods.*

San Jose's neighborhoods and districts are competing with each other; as well as with the other cities in our metropolitan area and region. Notwithstanding, we're responsible for the equal and balanced development of our neighborhoods, as much as for our upcoming youth, and our aging population.

According to the The National Education Association (NEA), there are four main factors affecting teacher recruitment over the next decade: (1) a shrinking teaching force; (2) a growing student population; (3) lack of diversity among teachers to match the diversity of students; (4) a need for teachers in specific types of schools, geographic locations, and subject areas. [[see here](#)]

Nationally, it's estimated that **half of our teachers will either retire or leave** in the next five to seven years, and the turnover factor is greater among newcomers. **The numbers are worse in urban areas.** [ibidem]

It's more than a question of how many teachers will leave, versus staying local in San Jose's neighborhoods and the metropolitan area. It's more of a growing realization that **many of teachers are leaving the state of California,altogether.**

Hypothetically, if a teacher's average salary is near \$70,000 in San Jose, then the take home pay after taxes is a mere \$50,000 by most estimates. (Indeed, some estimates are lower: \$45,000 to 57,000 salaries!) Where is the incentive and dignity of work in that? Where's the incentive to stay in San Jose, aside from the feasibility? Even if two teachers joined together, they still wouldn't be able to buy a home in San Jose, because the median 20% down-payment is

\$192,320. To add some perspective, “that’s median nationwide value of an entire house: \$192,500.” There’s less choice, diversity, and empowerment in that when a teacher would need to partner with someone who earns nearly double their own salary (or more), just to be able to buy a home here and to make the best of their life’s plan. [Mercury News, Jan. 16, 2017].

“**Only 1% of housing built since 2015 is for the Missing Middle** (ie. moderate income households) in the Silicon Valley.”, as pointed out in Sarah’s presentation at the Willow Glen Neighborhood Association - WGNA Board Meeting on 13 April 2017. Plus, “**88% of Silicon Valley’s residential units permitted thus far in the 2015-2023 RHNA cycle were in the Above Moderate** (120%+ of the Area Median Income) category.” [Source: Association of Bay Area Government (ABAG). Analysis: Silicon Valley Institute for Regional Studies. Regional Housing Need Allocation (RHNA)]

Unlike other proposals, Sarah’s model is genuine “Missing Middle” housing. It gives teachers the needed help to afford living here, approximate to where people choose to work, live, and relax. Complete and livable communities provide us the “**work-life balance**” of living free of the burdensome expense of long and difficult commutes; making for a decreased carbon footprint in the urban region; and, liberating us for social and participatory activities in the neighborhoods where we live. This is the desire of the younger **Millennial Generation**, as much as it falls into the “**aging in place**” mindset. In today’s world, as people age, couple-up, start families, and make lifetime plans, etc., they can use a **bolster or jump-start** to get on the right track towards sustaining themselves. It’s the **circle of life**, as we press on to invest and capitalize in the community, and even care for aging parents, etc.

The cause for Support Teacher Housing meets San Jose’s long term goals for the Envision 2040 general plan, & Economic Development. In view of the salaries that are less competitive and market driven —especially here in Silicon Valley — this fulfills a **regenerative need**. This plan is a **replicable** and **sustainable** teacher housing model that benefits San Jose’s core municipal services, and it’s on **privately owned land without expense to taxpayers and government funds**. This is innovative social entrepreneurship at work with green, high-quality, low-cost technology.

To the contrary, this is not a “**zero-sum game**”. San Jose and Santa Clara County should no longer be building in the traditional mindset of **urban versus suburban** communities, no more than it should be placing the **housing market against retail, or the commercial and jobs market**. This project recognizes the necessity for each of our neighborhoods to become dynamic, mixed, complete, and self-sustainable. It builds harmony.

The region is moving towards the “**New Urbanism**” paradigm. **Lincoln Avenue is the very axis on which the urban village and the main street commercial district is balanced.**

The city has already allowed new mid-rise buildings on Lincoln Avenue and the surrounding area, in addition to other land use exceptions that are made for the public good. Likewise, the City of San Jose can benefit its residents by doing the same for a small, private developers who are proposing a comparatively modest project for teachers and, possibly, entry-level government employees.

After all, this parcel — with its size, and its location — is more conducive to Sarah’s plan for a mixed use, multi-modal, complete and livable design. **This is more feasible than a forced and**

unconventional retail concept, which really has no guarantee of success and profitability, especially given the realities of the parcel, and this part of Lincoln Avenue's surrounding strip.

What's the sense of advocating for business and retail development in a community, if the very people that service the residents and the main economy cannot afford to buy, aside from meet their own basic needs? This is not just an unsustainable trend for teachers and the people that provide us our community's supporting services. It's also a problem for the people that rely on this labor, and these services, in order to maintain greater economic development.

Stakeholders for a Safe Green Village supports Sarah Chaffin's plan for affordable teacher housing at 2119 Lincoln Avenue, assessor's parcel #439-08-059, and San Jose General Plan project file #GP17-005. We urge Mayor Liccardo and the City Council to approve this project as it progressed with the San Jose Planning Commission's recommendation and support.

Best,

David J. Zappelli
Chairperson,
Stakeholders for a Safe Green Village (SGV)

[Received and recorded by the San Jose City Clerk on 2017 July 31 PM 2:38]

July 11, 2017

Dear Mayor Liccardo and City Council Representatives,

I am writing to implore you to approve the teacher housing project located at 2119 Lincoln Avenue in San Jose. The owner of this property is offering the City of San Jose a very unique opportunity to support teachers in a very meaningful way by making this property specifically designated for affordable teacher housing.

My name is Gina America and I was born and raised in Willow Glen and I now live in downtown San Jose with my husband and 13 and 14 year old daughters. I have a special connection and appreciation for all teachers as I have worked for San Jose Unified School District for 20 years as a Bilingual Substitute Teacher. My husband and I are also small business owners and have owned and operated several restaurants here in San Jose.

Teachers are the backbone of our community because without high quality teachers that live in our very own community we are doing a disservice to our students, parents and ultimately to our community as a whole. Our children spend many valuable years with their teachers and we should show our support and appreciation for them by supporting this project. The benefits of this project include but aren't limited to: allowing teachers to live in the community where they teach; require less commute time for teachers and give them more time in their classrooms; have housing that doesn't put a financial burden on our teachers, because teachers are underpaid in respect to the great value they provide to our families.

Let's approve this project and many more like this in the future and we can keep our teachers from moving out of the Santa Clara Valley. Housing is the major reason that many middle income earners leave this valley and we need to do whatever we can to keep our invaluable teachers. My next door neighbors are a young married couple and both are teachers and not to mention wonderful neighbors that are moving this very month to the San Luis Obispo area because they could afford to buy a house there and not here in San Jose. I truly feel a sense of loss because they are leaving our community.

In conclusion, I would really like to express how much I appreciate and value our teachers and I ask that the City of San Jose City Council also support our teachers by approving this project.

Sincerely,

[Redacted Signature]

Gina America

Cc: Sam Liccardo, Mayor, District 1 , District 2, District 3, District 4, District 5, District 6, District 7, District 8, District 9, District 10

From: John S. Leyba < >

Sent: Tuesday, August 8, 2017 12:09 AM

To: The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; Davis, Dev; District7; District8; District9; District 10; City Clerk

Subject: GP17-005 / 2119 Lincoln Avenue GP Amendment

Honorable Mayor and Councilmembers,

I cannot attend the council meeting Tuesday evening, August 8. However, I wanted to express concerns regarding the General Plan Amendment for 2119 Lincoln Avenue (GP17-005).

Our Buena Vista Neighborhood, approximately 2.5 miles away, has not taken an official position on this project although we opposed previous land-use designation / GP changes such as 320 Race Street (GP15-008) in the West San Carlos Street corridor. Much of WSCS resembles the subject stretch of Lincoln Avenue - many auto care shops and small businesses adjacent to residential blocks.

We all agree: working, contributing members of our community should have an opportunity to procure safe, decent, affordable housing. The question is, how do you as policy makers facilitate such transactions?

Personally speaking... About a dozen years ago, I worked on a teacher housing project as a board member for the Alum Rock Educational Foundation. I am familiar with the pieces that it takes to make such a project work. Knowing what I know, such a facility should really be built on institutionally-owned land, i.e. on school district or private school facilities, as the mayor's memo suggested. This is for the best financing and operational purposes. Despite a letter of support from the SJTA, the subject property is not institutionally-owned or developed land.

As I understand the GP process and land use designations, the city and the council can designate uses in very broad categories (residential, mixed use, commercial, industrial, etc.), but NOT particular tenants. Outside of school-owned facilities for employee use (such as Santa Clara Unified's Casa del Maestro), any promise of tenancy restriction is probably un-enforceable, legally dubious due to fair housing laws, and downright unfair: What about your own city staff, nurses, police, court clerks, non-profit staff, etc? Teachers definitely pull on our heart strings. I know this first hand — Mrs. Leyba teaches kindergarten! Still, any promise by a private property owner to privilege one type of worker over another could face legal challenges.

Further, if the property owner changes plans, or if for some reason the property changes hands, an Urban Residential parcel could end up as luxury condominiums or even a medical facility. Surely that is more than the neighbors or you might have in mind.

Neighborhood folks regularly ask you to please follow the General Plan. I'm asking you now to avoid changing it in a way that will have adverse consequences for our city, not to mention further politicize our land use and zoning decisions.

You are not deciding whether or not teachers deserve affordable housing. We all agree that they do. This GP Amendment is the wrong solution to a much larger problem.

Thank you for thoughtfully considering this matter.

Sincerely,

John S. Leyba, San Jose 95126

Board of Directors

Ron Gonzales, Chair
*Hispanic Foundation
of Silicon Valley*

Janice Jensen, Vice Chair
*Habitat for Humanity
East Bay/Silicon Valley*

Kevin Zwick, Treasurer
Housing Trust Silicon Valley

Kathy Thibodeaux, Secretary
KM Thibodeaux Consulting LLC

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Bob Brownstein
Working Partnerships USA

Christine Carr

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San Francisco 49ers

Katie Ferrick
LinkedIn

Amie Fishman
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Northern California*

Javier Gonzalez
Google

Poncho Guevara
Sacred Heart Community Service

Jan Lindenthal
MidPen Housing

Jennifer Loving
Destination: Home

Mary Murtagh
EAH Housing

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

Transmitted via email

August 7, 2017

Honorable Mayor Liccardo and Members of the City Council
City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo, Vice Mayor Carrasco, and members of the City Council,

Re: August 8, 2017 City Council Agenda Item 10.7 (2119 Lincoln Avenue)

On behalf of our members, SV@Home thanks you for your consideration of the proposed amendments to the City of San Jose's 2040 General Plan to amend the general land use/transportation diagram designation of the property located at 2119 Lincoln Avenue.

We are very supportive of innovative efforts that add to San Jose's stock of moderate-income homes. Teachers and other education professionals typically make too much money to qualify for traditional affordable housing but too little to afford market rate housing prices. Housing affordable to moderate income households—often called the “missing middle-- is especially hard to build, as there are few funding sources that target that population. To that point, during the last Regional Housing Needs Assessment (RHNA) cycle, San Jose only met 2% of its moderate-income housing goal.

San Jose is home to one of the most unaffordable housing markets in the nation, with the median price of a home now exceeding \$880,000 (source: Zillow), and average rental costs at \$2,853 a month (source: Rent Jungle). An elementary school teacher earning the median income of \$66,983 annually would need to spend more than 50% of their income on rent, and would not be able to purchase even the lowest-priced home. Retaining our competitive edge and maintaining our status as the innovation capital of the world is contingent on our ability to continue to house our teachers who educate our children and young adults.

SV@Home is encouraged by the proposal from the applicant, who has expressed the commitment to develop a residential development for teachers with reduced rents and without public subsidy, and requests that the City consider how this project might move forward. As always, we look forward to partnering with the City to develop housing for all our residents, including teachers and education professionals. Thank you for the opportunity to provide input.

Sincerely,



Pilar Lorenzana, Deputy Director, SV@Home

