

Sharon Goei

From: Rick Gosalvez <rick@siliconvalleyathome.org>
Sent: Monday, January 10, 2022 12:34 PM
To: Rich Tran; Carmen Montano; Evelyn Chua; Karina Dominguez; Anthony Phan; Housing
Cc: City Clerk; Mathew Reed; Sharon Goei
Subject: SV@Home Comment RE: Affordable Housing Ordinance (AHO) Updates
Attachments: SV@Home RE AHO Updates.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Dear Mayor Tran, Vice Mayor Montano, and Councilmembers Chua, Dominguez, and Phan,

On behalf of our members, we write today to provide comments regarding proposed changes to the rental inclusionary alternatives as part of the Affordable Housing Ordinance adopted by Council on June 19, 2018 (Ordinance No. 297).

SV@Home supports staff's recommendation to clarify language and definitions, as well as increase the number of alternative options developers can explore to help achieve and incentivize the creation of inclusionary rental housing on-site.

Offering additional options for new residential and mixed-use developments seeking to build more than 10-units, affords flexibility and improves a developer's ability to be responsive to the city's interests and priorities.

We support staff recommending ownership project standards that incentivize compliance with the affordable housing program as intended and encourage the city to clarify the acceptable mix of affordability as to not exceed 80% AMI. Creating such mechanisms will help ensure that applicants are able to submit compliant applications based on clearly defined and achievable objective standards. Crafting a viable mix of inclusionary options will help ensure that residents of Milpitas can have affordable housing choices throughout the city for years to come.

We would like to thank city staff for their extensive outreach to stakeholders and for working to bring this proposed ordinance before you. We would also like to thank the Council for your leadership on housing issues and look forward to working with you to address the housing crisis facing Milpitas and the surrounding community.

Sincerely,
Rick Gosalvez
Housing Production Senior Assoc.
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408.840.3169 | [Website](#) | [Facebook](#) | [LinkedIn](#) | [Twitter](#) | [Become a Member](#)

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January 7, 2022

Mayor Tran and City Councilmembers
City of Milpitas
455 E. Calaveras Blvd.
Milpitas, CA 95035

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and Phan,

RE: Affordable Housing Ordinance (AHO) Updates

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Sincerely,



Mathew Reed
Director of Policy