



Santa Clara County Housing Action Coalition



The Santa Clara County Housing Action Coalition is comprised of a broad range of organizations and individuals who have, as a common goal, the vision of affordable, well-constructed and appropriately located housing

Dear City of San Jose City Council,

On behalf of the Housing Action Coalition, I am writing to convey our support for The Ohlone, a transit oriented infill development located on the South West corner of West San Carlos and Sunol Streets in San Jose.

By way of reference, the Housing Action Coalition includes more than 100 organizations and individuals. Its goal is the production of well-built, appropriately-located homes that are affordable to families and workers in Silicon Valley. Organizations participating in the HAC include the Silicon Valley Leadership Group, the Home Builders Association, Greenbelt Alliance, the Sierra Club, the League of Women Voters, Santa Clara County Association of Realtors, Tri-County Apartment Association, and Santa Clara County School Boards Association.

The Ohlone proposal currently consists of a three phase, multi-family mixed use development. It will provide nearly 700 new homes and more than 20,000 square feet of neighborhood serving commercial space. The developer has yet to determine if they will be pursuing condos or apartments on the site. According to the informational meeting that HAC had with the development team, they will be making that determination according to market conditions as the entitlement process moves forward. Regardless of the product type that is ultimately selected, HAC has seen fit to endorse the proposal for several reasons. The development team has set aside 20% of the homes as affordable, and will be contributing 4-acres of land to the City of San Jose for a park which will be built directly across the street. This land, when combined with the three acres already contributed by KB Homes will create one of the largest parks in Mid Town. Also of note is that the site currently is in walking distance of Diridon Train Station, Safeway, the proposed ballpark, and restaurants and services. The developers have also agreed to contribute \$1 million to the future Light Rail station that is currently being contemplated for the immediate area.

Details to be worked out remain; we understand that these are largely dependent on circumstances beyond the city and developers' control. We nonetheless commend the city and developer's good work in identifying an appropriate site to accommodate this type of density. As you are well aware, not only will the future residents of this development provide support for downtown businesses, which is an explicit goal for the 2040 General Plan Update, these residents will also be able to live near where they work. The ability to live near where you work, instead of commuting from outlying areas, significantly reduces traffic congestion along with lowering green house gas emissions. This infill site is an ideal location to build very efficiently and we commend the city's recognition of this.

Thank you for your consideration of our comments on the Ohlone development proposal. It is a well- sited development that will help San Jose and the region continue to maintain the quality of life of the people who help to make this a healthy community and economy.

Sincerely,



Margaret Bard

HAC Co-Chair



Adam Montgomery

HAC Co-Chair

