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PLANNING DEPARTMENT

February 6, 2006

Coyote Valley Task Force
c/o City of San Jose Planning Department
200 East Santa Clara St.
San Jose, CA 95113

Dear Members of the Coyote Valley Task Force,

I am writing to you on behalf of the Social Education and Action Committee of the Council of Churches of Santa Clara County. For decades, the Council of Churches has worked for affordable housing for low income and extremely low income people living in Santa Clara County. With the successes we have enjoyed, the demand for housing for low income residents continues to exceed the supply.

As the City prepares to initiate development of Coyote Valley, the members of the Social Education and Action Committee of the Council of Churches urge you to plan for development that will meet the needs of people in all economic strata. We urge you to:

- Require that 20 percent of all the housing built in Coyote Valley be affordable to low income residents (20 out of 100);
- Require that of the 20 percent that is affordable to low income residents, 30 percent be affordable to extremely low income residents (6 out of the 20 low income);
- Require that the above objectives be met without the benefit of City money to subsidize the cost.

In 2005, the Housing Department of the City of San Jose defined low income and extremely low income for a family of four as $85,000 and $32,000 respectively. It has also been said that in order to avoid long commutes, that people working in Coyote Valley should be able to live there. There can be no doubt that there will be people working in Coyote Valley who will earn less than $32,000 and many will earn less than $85,000. Therefore, it is essential that provisions be made for housing to meet their needs.

The City has limited funds earmarked for housing affordable to low income and extremely low income residents. Those funds are needed to expand the pool of affordable housing in the heart of San Jose. Developers building new homes in Coyote Valley, by planning ahead, will be in a position to absorb the cost of providing housing for low income and extremely low income residents from their large profits on market rate housing.

As you develop plans for Coyote Valley, we urge you to seize this unique opportunity to plan a model community where people of all economic strata will work, live, and play together.

Sincerely,

Connie Hunter

Connie Hunter
Member of the Social Education and Action Committee
Council of Churches of Santa Clara County
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