

December 7, 2006

The Honorable Mayor and City Council
200 E. Santa Clara Street
San Jose, CA 95113

RE: EVERGREEN | EAST HILLS – AFFORDABLE HOUSING STRATEGY

Dear Mayor and City Council:

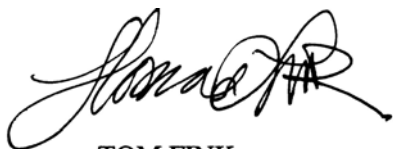
On October 12, 2006 the Housing Advisory Commission (HAC) heard a presentation from the Department of Planning, Building, and Code Enforcement regarding the Evergreen East Hills Vision Strategy. Staff provided the HAC with an overview of the work completed by the Evergreen East Hills Vision Strategy Task Force.

At this meeting, staff indicated that there are two main proposals that are currently being considered by the Task Force: 1) The Developer's Proposal, which proposes building 5,200 units and 500 pool units and 2) Zito's Proposal, which proposes building 4,000 units and 400 pool units. Rather than taking a position on either of these proposals, the Commission voted to make a recommendation on the ratios of affordable housing in Evergreen East Hills. The Commission supports the following ratios for low-income, very-low income, and extremely low-income households in Evergreen East Hills:

Affordability Level	Rental Housing	Ownership Housing
	80%	20%
Extremely Low-Income	37.5%	0%
Very Low-Income	35%	10%
Low-Income	27.5%	25%
Moderate	0%	65%

The Commission believes it is important to provide housing to workers at all income levels, in order to enhance the community's economic diversity and prospects of sustainability. By creating opportunities for residents of all incomes, Evergreen/East Hills will be a stronger, healthier and more dynamic area in which to live. Thank you for considering the recommendation made by the Housing Advisory Commission. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,



TOM FINK
Housing Advisory Commission, Chair