



April 27, 2007

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

RE: Evergreen East Hills

Dear Mayor and City Council:

On April 12, 2007 the Housing and Community Development Advisory Commission (HCDC) heard a presentation from Department of Planning, Building, and Code Enforcement staff regarding the Evergreen East Hills Strategy. At this meeting, the HCDC received a project update on the proposed affordable housing at the four opportunity sites. Planning staff indicated that twenty percent of the housing units at the Arcadia site will be affordable, as it is located in a redevelopment project area. In addition, forty percent of the housing units at the Evergreen Valley college site will be affordable. However, the developer is not proposing to provide affordable housing on the Campus Industrial and Pleasant Hills Golf Course site.

**RECOMMENDATION:** The Housing and Community Development Advisory Commission recommends that the Mayor and City Council require developers to provide affordable housing on the Campus Industrial and Pleasant Hills Golf Course sites to help secure a community-wide benefit from the conversion of industrial land to residential use. An equitable goal for Evergreen East Hills is to provide twenty percent affordable units, apportioned according to the following increments: 30% for extremely low-income households (ELI), 30% for very low income households (VLI), 30% for low-income households (LI) and 10% for moderate income households (MOD). The affordable housing should be provided without using any of the funds that have already been allocated for community amenities.

Sincerely,

Tom Fink  
Housing & Community Development Advisory Commission, Chair