



To Whom it May Concern:

The Bay Area Housing Advocacy Coalition (BayHAC) is pleased to endorse The Pacific Companies' *Villa del Sol* at 1936 Alum Rock in San Jose. After a detailed presentation, the BayHAC Project Review Committee determined the project exceeds our multifaceted high standards for quality projects to address the Bay Area's housing shortage.

The Pacific Companies' excellent use of the existing 1.49 acres of land will yield 194 affordable homes. The site is currently a vacant space which previously had dilapidated commercial buildings and two old vacant homes. The land has been left vacant partly due to two diesel tanks leaking during their removal in the 1990s. As a result, the neighborhood surrounding this space has not benefited from the land. Yet, environmental remediation processes have been completed, and using these existing spaces to provide sorely needed affordable housing shows ingenuity and a genuine turnaround in the value of the space. Moreover, the proposed homes fit with the context of the surrounding neighborhood, showing that The Pacific Companies have taken the community's desires and concerns into consideration.

The project will impressively provide 194 units of housing, all of which are affordable to thirty to eighty percent of Area Median Income without taking advantage of any public subsidies. The project has maximized its affordability using 4% tax credits. Furthermore, with a density of 127 units per acre, the project will provide the maximum number of units. While zoning allows for a greater density of units per acre, zoning height restrictions would not feasibly allow for more units to help address our region's housing shortage.

BayHAC expects projects to creatively reduce the need for automobile-oriented transportation as a means of reducing carbon-induced climate change. The Pacific Companies has taken extensive measures to ensure that 1936 Alum Rock is truly a transit-oriented development. Within 1 mile of the Alum Rock BART Station, these new homes will promote transit-ridership for all residents. The close proximity to the BART will connect these residents across the Bay Area. Furthermore, a pedestrian-friendly design is consistent with San Jose's 2040 General Plan Urban Village concept. The project also promotes bicycle transportation for individuals, with only .5 car parking spaces per unit and 1 bike parking space per unit. Exemplary of their efforts to make this project environmentally friendly, 1936 Alum Rock meets the standards for a LEED Silver building certification.

We also applaud The Pacific Companies' efforts to ensure that these new homes will be a welcome addition for the surrounding community. Desirable commercial and residential space, pedestrian-friendly sidewalk access, and landscaped courtyards with drought-resistant plants will be welcome additions to the surrounding neighborhood. Additionally, commercial spaces will be given to the community rent free, promoting small businesses as tenants in that space. After meeting with groups that represent surrounding businesses and homeowners, The Pacific Companies took their concerns into consideration, re-designing aspects of the building to meet their desires for more Spanish-style architecture.

Ultimately, BayHAC appreciates the project team's commitment to developing a quality addition to San Jose and the Bay Area. These types of large projects are vital in combating the regional housing affordability and displacement crisis, and undertaking strategies that provide value for neighbors helps move the process along. We also commend the city of San Jose for doing its part to address the region's housing shortage. BayHAC is proud to endorse this project

Sincerely,

A handwritten signature in blue ink that reads "Todd David".

Todd David, *Executive Director* of The Bay Area Housing Advocacy Coalition (BayHAC)