



JP DINAPOLI
COMPANIES INC.

May 9, 2018

Mayor Sam Liccardo and San Jose City Councilmembers
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Mayor Liccardo and Honorable Councilmembers:

I am writing to you to share my strong support for Santa Clara University's planned housing development at 1200 Campbell Avenue.

My family has been farming, developing and redeveloping property in San Jose for 75 years. Over my lifetime, I have seen San Jose grow from a former agricultural service center into what it is today, the Capital of Silicon Valley. With this tremendous progress and considerable success, we are now faced with the enormous unintended consequence of the nation's most acute housing crisis. This crisis has created severe hardships for many of our fellow residents and threatens the future for all of us.

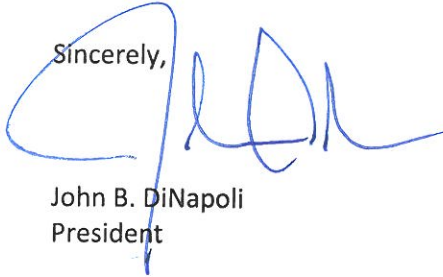
The proposed project addresses many of the City's goals and will provide benefits to the entire community:

- It will provide homes for up to 290 households who will live, work, educate their children, and spend their money in the area.
- The units will permanently be offered at below market rates, exceeding the City of San Jose's requirements.
- The project will improve the quality of life in the neighborhood. Currently, the University's property is mostly vacant storage space, surrounded by a residential community built with the City's approval. The industrial land use designation is grossly inconsistent with this new residential neighborhood.
- The site's proximity to the CalTrain station and planned BART station makes it an ideal TOD residential infill site.
- The project directly supports the City's desire to continue growing jobs within its border. It enables the University, Bellarmine, and Cristo Rey to better hire and retain employees by being able to provide stable, cost-effective housing. Additionally, the University is creating a business incubator that will support the launch of numerous startups. Similar incubator efforts in the Valley have resulted in the birth of Google, DropBox, and other companies that have become major local employers.

The housing challenges we face are well documented and directly impact our region's ability to attract qualified workers who want to live and participate in the life and commerce of San Jose. It is increasingly difficult to recruit new employees due to the lack of suitable housing. The undersupply of housing results in overcrowding and long commutes that are eroding our quality of life.

The University is committed to working with the City of San Jose to create a meaningful solution to the unprecedented housing crisis. I hope that you will conclude, as I have, that this project will help address our most difficult challenge and benefit the entire community.

Sincerely,



John B. DiNapoli
President

Cc: City Clerk



2001 Gateway Place, Suite 101E
San Jose, California 95110
(408)501-7864 svlg.org

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President & CEO

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San Francisco 49ers

Established in 1978 by
David Packard

May 10, 2019

Mayor Sam Liccardo and Honorable Members of the City Council
City of San Jose
200 East Santa Clara St, 18th Floor
San Jose, CA 95113

**RE: May 14, 2019 City Council Meeting, Agenda Item 10.3
Santa Clara University Mixed-Use Development
General Plan Amendment and Planned Development Zoning, Campbell Avenue**

Dear Mayor Liccardo, Vice Mayor Jones, and Honorable Councilmembers,

On behalf of the Silicon Valley Leadership Group, I am writing to express our support for the Planning Commission recommendation to allow continued processing of the mixed-use proposal submitted by Santa Clara University in partnership with Bellarmine College Preparatory and Cristo Rey Jesuit High School, and allow for the proposed new homes for university/school staff and faculty near public transit to move forward.

This proposal will provide 290 new homes, all at below market-rate rents, to the staff and faculty of the three school partners. The need for new housing in our region is deepening, and the Leadership Group strongly supports this opportunity to build a significant amount of new homes, including much-needed affordable homes for very low income and moderate income households, and within walking distance to high-quality public transit, including bus, ACE, Amtrak, Caltrain, and upcoming BART.

The Silicon Valley Leadership Group was founded in 1978 by David Packard, Co-Founder of Hewlett Packard. Today, the Leadership Group is driven by more than 330 CEOs/Senior Executives to proactively tackle issues to improve our communities and strengthen our economy, with a focus on education, energy, the environment, health care, housing, tax policy, tech & innovation policy, and transportation.

As a valued member of the Silicon Valley Leadership Group, Santa Clara University is leading the way by taking the initiative to build housing for their staff and faculty. They are uniquely positioned in this instance to deliver new housing for their workforce, accomplishing not just housing goals, but also traffic and climate goals.

We appreciate the City's Early Consideration process as it safeguards against a wholesale rewriting of the General Plan. And it also offers appropriate flexibility by allowing the Planning Commission and City Council to thoughtfully consider what might not have been considered for this particular site previously. The merits and benefits of the mixed-use proposal warrants continued consideration and we respectfully ask for your support to continue moving forward the proposed development.

We have a real opportunity to activate the housing potential for this transit-oriented and jobs-oriented site, and we support allowing the General Plan Amendment and Planned Development proposal to move forward.

Sincerely,

Carl Guardino
President & CEO

Item 10.3 May 14, 2019

From: Elizabeth Gallegos Glynn [
Sent: Monday, May 13, 2019 9:31 AM
To: The Office of Mayor Sam Liccardo >
Cc: SCU VP for Finance & Administration < >
Subject: Support for 1200 Campbell Ave. Project

Dear Mayor Liccardo and Members of the San Jose City Council,

I am a constituent of District 1, work at Santa Clara University and am addressing support for the proposed Housing Project at 1200 Campbell Ave., San Jose. As an employee of SCU, I can attest to the difficulty of hiring and retaining staff to our area due to the high cost of housing - not new news to you - but bears to be impressed nevertheless. The loss productivity by having open positions with excellent salaries go unfilled, the frustration of employees who have to make the agonizing decision to move out of the region in order to 'get ahead'; and finally, most painfully, as a parent to have children and grandchildren move from our region all due to the astronomical housing costs. In addition to the faculty and staff at Santa Clara University, the proposed housing will also be open to educators from Cristo Rey and Nativity Schools.

You would agree that this situation is very complex and takes multiple tactics to get close to a solution. The 1200 Campell project is one key solution that invests in employees and our region with little cost to the City of San Jose. Providing stable housing for employees and their families is a critical and worthwhile investment and one that I urge you to support with your vote of approval.

Thank you,

Liz

Santa Clara University || Gift Planning

[Liz Gallegos Glynn, CFRE](#) || Gift Planning Executive Director



8 May 2019

The Honorable Sam Liccardo, Mayor of San Jose
and Members of City Council
San Jose City Hall
200 East Santa Clara Street
San Jose, California 95113

Dear Mayor Liccardo and Members of the City Council:

In my new role as President-Elect of Santa Clara University, I am concerned about how the high cost of housing affects so many in the Silicon Valley area and prevents communities in San Jose from realizing their full potential. **That is why I am writing to share my support for Santa Clara University's (SCU) planned housing development at 1200 Campbell Avenue and to ask you to allow the project to move forward.**

The project before you is a meaningful, multifaceted solution that provides a number of benefits that directly support the City of San Jose's stated goals:

- It will **support up to 290 individuals and families** who would live, work, educate their children, and spend their money in the San Jose area.
- The apartments will **permanently be offered at below market rates**, exceeding the City of San Jose's 15% affordable housing minimum.
- The housing is a short walk for SCU employees and within a ½ mile of the Santa Clara transit station, allowing for **more environmentally friendly, less costly, and more efficient commute times**. Moreover, adding high-density housing near the existing VTA, ACE, Amtrak, Caltrain transit and the future BART line **helps ensure taxpayer funds are put to good use**.
- The **mixed-use project also includes employment** with space for the SCU business incubator program that has already launched several startup companies. The SCU business incubator will **multiply employment in the San Jose area** with alumni, graduate students and faculty growing ideas and engineering projects into businesses.
- This project **directly supports the City's desire to continue growing jobs** within the borders of San Jose. It starts with SCU, Bellarmine, and Cristo Rey being **better positioned to hire and retain more employees** because of the ability to offer stable, cost effective housing.

- The project will **improve the quality of life** of the neighborhood. Currently, the land where this project is proposed is largely vacant storage space. Yet the majority of its neighbors are residential, leaving the current industrial land designation undesirable and unworkable.

This project addresses the local housing challenges that directly impact our region's ability to attract qualified workers who want to live, work, and spend their money in San Jose. It is increasingly becoming difficult to recruit new employees and retain existing employees due to the high cost of housing. Santa Clara University is a major employer of over 2,100 people who is committed to working with the City of San Jose to create a meaningful solution to the housing problem. I encourage you to carefully consider the benefits of this housing project and support it to proceed.

Sincerely,



Kevin O'Brien, S.J.
Dean, Jesuit School of Theology
Santa Clara University

May 7, 2019

Dear Mayor and Honorable City of San Jose Councilmembers,

In my role as a building manager, I am concerned about how the high cost of housing affects so many in the Silicon Valley area and prevents communities in San Jose from realizing their full potential. **That is why I am writing to share my support for Santa Clara University's (SCU) planned housing development at 1200 Campbell Avenue and to ask you to allow the project to move forward.**

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Jim Blaettler

Building Manager

500 El Camino Real

Santa Clara, CA 95050



April 24, 2019

The Honorable Sam Liccardo
Mayor of San Jose
200 East Santa Clara Street, 18th Floor
San José, CA 95113

Dear Mayor Liccardo and Council Members,

I am grateful for the recent San Jose Planning Council's decision to recommend Santa Clara University's planned mixed-use housing project at 1200 Campbell Avenue for consideration by the full City Council. This leadership decision supports our staff and faculty in dealing with the valley's housing crisis in a meaningful and productive manner and allows for a property, already surrounded by dense housing, to be integral to a solution that plagues all of us – housing affordability.

The proposed mixed-use plan provides a unique opportunity to keep the valley's entrepreneurial spirit intact - supporting business incubators - the 21st century version of the historical use of this property. As you are aware, State Bill 50 is working its way through the State Legislature. SB50 addresses freeing up zoning laws for apartments built near public transportation hubs and work clusters. The proposed mixed-use property at 1200 Campbell is in proximity to public transportation hubs – bus and trains, and more importantly will allow SCU staff and faculty to walk to campus.

In my normal course of work, I interact with candidates as they seek to join our campus community and further our University mission. While many prospective employees are drawn to Santa Clara University and the South Bay, at some point in the job search process, candidates express their concern about housing affordability – both short term and long term. I applaud applicants for their forward thinking in addressing their immediate housing needs but also thinking about how to integrate into the local community in the long term. Upon reflection, we lose candidates – too many candidates – because they come to the realization that they cannot afford appropriate housing in proximity to Santa Clara University.

There are many great conversations and debates in your work as public and civic leaders and I am grateful for how your collaborative work transforms neighborhoods and the citizenry. In a similar way, Santa Clara University is eager to be a great partner with the City of San Jose, City of Santa Clara, and Santa Clara County in supporting housing solutions.

I hope that you look favorably on Santa Clara University's request to build a mixed-use housing project at 1200 Campbell Avenue.

Sincerely,

Jeanne Rosenberger
Vice Provost for Student Life and Dean of Students
Santa Clara University