March 5, 2020

Mayor Liccardo and City Council
200 East Santa Clara Street
San Jose, CA 95113

SENT VIA EMAIL

RE: Support – The Kelsey Ayer Station

Dear Mayor Liccardo and Honorable Councilmembers,

California is experiencing an unprecedented housing shortage that, without significant intervention, will only get worse. The California Department of Housing and Community Development estimates that the state needs to build 180,000 new units of housing annually by 2025 to meet projected population growth - over 100,000 more units than we are currently building annually. This shortage is impacting the quality of life for San Jose’s communities, and those with developmental disabilities are particularly disadvantaged in this tight housing market.

The Kelsey Ayer Station is a unique, mission driven project that targets the root of inequity in our region’s housing stock. The development not only exceeds affordability goals, but also offers innovative solutions for accessibility, and has been carefully designed to promote community engagement and collaboration. This project should stand as a model of inclusive community design for developers and city planners throughout the Bay Area and California.

For this and other reasons described below, the Bay Area Council supports The Kelsey Ayer Station project:

- **Housing Growth** – This project will add 115 new housing units, 87 of which will be offered at below market rates and 28 of which are designed as accessible for adults with developmental disabilities.

- **Transit Oriented Development** – The Kelsey Ayer Station project is located along several bike routes and VTA lines, and close to the Diridon Caltrain Station, with accessible retail areas within walking distance. The developers have also worked with the surrounding neighbors to consider potential traffic impact and have diligently modified their plans to meet community needs.
• **Community Engagement** – Sares Regis and The Kelsey developers have met the highest standards of community engagement for this project, hosting dozens of events and meetings to engage different stakeholders. Their work to include the voices of differently abled people has brought a historically marginalized perspective to the fore of the development process, and the resulting space is carefully designed to encourage connection and inclusion.

The Kelsey Ayer Station project represents the kind of groundbreaking, vibrant design that will help San Jose and the Bay Area thrive. The Bay Area Council hopes to highlight this development as a model of housing innovation, and we commend the various stakeholders involved for their dedication and tireless efforts. As regional leaders, we have a responsibility to encourage sustainable and inclusive growth. We are delighted that this project was approved under SB35 Ministerial Approval. We would like to congratulate the City of San Jose for embracing the new tools made available through Sacramento to allow eligible projects to move forward quickly in the midst of the Bay Area housing crisis, and for supporting this important project with a unique mission for delivering inclusive, mixed-income and mixed ability housing.

Sincerely,

Matt Regan  
Senior Vice President  
Bay Area Council