



CITY OF MILPITAS

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GENERAL INFORMATION: 408-586-3000, www.ci.milpitas.ca.gov

4/21/2015

Agenda Item No. 5



ATTACHMENT RELATED TO AGENDA ITEM AFTER AGENDA PACKET DISTRIBUTION





Santa Clara County Housing Action Coalition



The Santa Clara County Housing Action Coalition is comprised of a broad range of organizations and individuals who have, as a common goal, the vision of affordable, well-constructed and appropriately located housing

April 20, 2015

Mayor and City Council
City of Milpitas
200 E. Santa Clara Street
San Jose, CA 95113

Re: 400/450 Montague Expressway Development by Lennar Multifamily

Dear Mayor Esteves and Members of the City Council:

On behalf of the Santa Clara County Housing Action Coalition, I am writing to support the Lennar Multifamily development located at 400/450 Montague Expressway, Milpitas.

By way of reference, the Housing Action Coalition includes more than 100 organizations and individuals. Its goal is the production of well-built, appropriately-located homes that are affordable to families and workers in Silicon Valley. Organizations participating in the HAC include the Silicon Valley Leadership Group, the Home Builders Association, Greenbelt Alliance, the Sierra Club, the League of Women Voters, Santa Clara County Association of Realtors, and the California Apartments Association, Tri-County Division.

Lennar is proposing to build 351 rental apartments and 138 for-sale stacked flats with a density of 47 homes per acre. The project will promote urban lifestyle with easy access to the future BART station and the Great Mall. It also provides bike-lanes and on-site public parks. It is our hope that this type of growth will help to facilitate less dependency on the automobile, while creating much-needed housing opportunities. Particularly, we are pleased to see that Lennar includes large-size stacked flats. Combine with convenient access to public transit, this project will enable aging in place.

While we would like to see more affordable components included in the project, we see the addition of new rental and for sale homes as a positive in Milpitas and encourage the Council to approve Lennar's proposal for 400/450 Montague Expressway.

Sincerely,



Margaret Bard
Chair
Housing Action Coalition



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Established in 1978 by
DAVID PACKARD

April 20, 2015

Mayor and Councilmembers
City of Milpitas
455 East Calaveras Boulevard
Milpitas, California 95035

Dear Mayor Esteves and Councilmembers,

On behalf of the Silicon Valley Leadership Group, I write to express support for Lennar's application for a high density residential development that includes 489 homes on 400/450 Montague Expressway.

By way of background, the Silicon Valley Leadership Group, founded in 1978 by David Packard of Hewlett-Packard, represents more than 375 of Silicon Valley's most respected employers on issues, programs and campaigns that affect the economic health and quality of life in Silicon Valley, including energy, transportation, education, housing, health care, tax policies, economic vitality and the environment. Leadership Group members collectively provide nearly one of every three private sector jobs in Silicon Valley.

Lennar's proposal for 400/450 Montague Expressway, which has immediate access to a VTA station and the new Milpitas BART station, coincides with the city's vision to take advantage of public transit and transform an older light industrial area to meet the high demand for housing. The development will also provide critical community facilities including bike lanes and 3 public parks on-site. We are also pleased to see a TOD development that includes 2-4 bedroom units which are suitable for young professionals with families.

Silicon Valley Leadership Group supports projects that promote transportation alternatives, affordable housing, mixed-uses, and the creation of jobs. Overall, the development proposal meets our goals of thoughtful, well placed housing near transit stations to accommodate the growing work force in Silicon Valley. In the future, we would also encourage the city to consider encouraging a mix of affordability in TOD projects like this.

Sincerely,

Carl Guardino
President and CEO
Silicon Valley Leadership Group