

To: Dave Cortese, Chair of the Metropolitan Transportation Commission  
Randi Kinman, Chair Metropolitan Transportation Commission Policy Advisory Council  
375 Beale St.  
San Francisco, CA 94105

Senator Jim Beall, Chair Committee on Transportation and Housing  
State Capitol, Room 5066  
Sacramento, CA 95814

Julie Pierce, President Association of Bay Area Governments  
375 Beale St. Ste. 700  
San Francisco, CA 94105

Plan Bay Area  
Kevin Riley  
1500 Warburton Avenue  
Santa Clara, CA 95050

Mayor Sam Liccardo  
Charles "Chappie" Jones, District 1  
Ash Kalra, District 2  
Raul Peralez, District 3  
Manh Nguyen, District 4  
Magdalena Carrasco, District 5  
Pierluigi Oliverio, District 6  
Tam Nguyen, District 7  
Vice Mayor Rose Herrera, District 8  
Donald Rocha, District 9  
Johnny Khamis, District 10

200 East Santa Clara Street  
18<sup>th</sup> Floor  
San Jose, CA 95113

We represent the tenants of The Reserve Apartments at 897 S. Winchester Blvd. San Jose, CA 95128. Our residents have formed a Tenant Association to address the fact that the newly approved development will be displacing 216 units or approximately 672 residents in rent controlled units. These units provide a safety net for low income, POC, immigrant, senior and disabled households. With no guaranteed relocation compensation, with no relocation assistance and no guarantee of moving to a similarly priced location, with built in rent control measures, these residents are being displaced in a manner that is in violation of the policies set forth in SB375, Plan Bay Area and local plans to ensure neighborhood stability.

We want to know why it is acceptable for residents in a Plan Bay Area PDA to be displaced with no resources. We want to know how you plan to ensure we are not displaced without resources. We want to know how you will take care of the residents of this community.

We understand the One Bay Area plan and ensuing Urban Villages is to grow much needed housing and we don't oppose this. We understand that it cannot be done without some existing low income, deed restricted or rent controlled units being lost. However, we don't understand how this plan can be used to reward jurisdictions for building new housing while displacing hundreds of people at a time with no displacement policy. Nor, to use this plan as privatized eminent domain or to bring about the end of rent control in large buildings.

For Plan Bay Area, MTC and ABAG we have the following requests:

- Review policies existing to determine how the letter of the law is met while the intent to provide new infill development without displacement occurs.
- Include in the future policies that all PDA's with housing elements include mandatory displacement policies that ensure any resident faced with displacement is compensated and moved to similar housing with similar rents.
- Include in all PDAs with housing elements mandatory low and VLI ratios or units set aside
- Eliminate in the PDAs the practice of in lieu fees or idea that the next building or the next developer in the PDA will make up the difference if the first developer in provides no affordable housing.

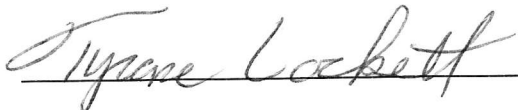
For the County of Santa Clara we have the following requests:

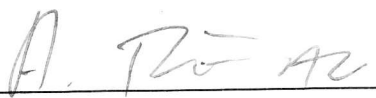
- Awarding One Bay Area Grant monies, including planning grants, must be coupled with the same displacement issues
- Analyze existing policies and ensure displacement is not possible without relocation and compensation (in a manner that accounts for relocation expenses, long term rent increases, potential increases in gas and other transit increases, etc.)
- That the County work to enact its own displacement policy to protect all residents
- Assist residents in the relocation, counseling and financial assistance.

For the City of San Jose we demand:


- Rescinding the permit that includes a compensation package. This package was included by the developer at the last minute, was not available to the public on-line or at the hearing and was unknown to those it affected directly. This compensation package is substandard, does not guarantee any resident compensation and punishes residents who, in advance of any rent termination notice, are forced to leave for health reasons, to keep kids in a school district, or any other factor.

- This Compensation package needs to be inclusionary and open to all residents equally and not be based on Area Median Income (AMI) standards. The AMI clause must not be used as an exclusionary tool to punish those that make above the AMI.
- This Compensation package needs to be available to all residents, whether they left a month ago or are there on the last day.
- That we be recognized as The Tenant Association for The Reserve Apartments, and as such, the negotiating body for its tenants.

Tyrone Lockett:  Date: 06/06/2016

Antonio (Tony) Real:  Date: 06/06/2016

Dallas Rowsell:  Date: 06/06/2016

Angel Milano:  Date: 06/06/2016