

May 30, 2019

Santa Clara County Planning Commission
70 W. Hedding Street, 7th Floor
San Jose, CA 95110

Re: Stanford's proposed 2018 General Use Permit

Dear Honorable Supervisors and County Officials:

Thank you for the opportunity to submit comments on Stanford's proposed 2018 General Use Permit. The proposed permit and proposal put forth by Stanford reflects the university's regional leadership and commitment to education and housing. As a critical anchor institution within the region, the university has a unique opportunity to work directly with the County to support the development of more on-campus housing and more affordable housing in the region. **SPUR supports Stanford's application to update their permit granting an extension for future campus development through 2035.**

SPUR is a nonprofit member-supported urban policy organization. We bring people together from across the political spectrum to develop solutions to the big problems our cities face. With offices in San Francisco, San Jose and Oakland, we are recognized as a leading civic planning organization and respected for our independent and holistic approach to urban issues around the region.

Stanford has proposed a multi-layered approach for not only addressing its own affordable housing demand but a development plan that prioritizes infill growth and protection of natural green space. Through the 2018 permit, Stanford seeks to add 3,150 units and student beds with an additional estimated \$56 million over the course of the permit for affordable housing projects benefiting the broader region. These contributions significantly aid in the County's goals for building more housing units.

We appreciate the County's concern regarding the impacts that future development may have on traffic congestion, jobs-housing balance, and the pressure of displacement from neighboring communities, and we commend the County on its efforts to ensure that housing is developed in sufficient supply to meet demand. Additionally, we commend the County's and

Stanford's joint commitment to addressing the transportation impacts associated with development activity. We support a regulatory framework that allows Stanford to continue to successfully manage transportation demand within its growth footprint.

Stanford has indicated that it is prepared to provide significant resources for community benefits to address and mitigate the impact of their growth on housing, transportation, and education. Those benefits should be mutually agreed upon and clearly defined to provide certainty to both the community and the university through a development agreement. That certainty would enable the university to provide some community benefits in the near term, confident that the terms will not change in the future. A development agreement also provides extended opportunity for both parties to solicit feedback and ideas from the community in a transparent and democratic way. This binding agreement also allows for both parties to have security over their shared responsibility to deliver on the items outlined in the General Use Permit.

Thank you for the opportunity to share thoughts with you on this issue. Please do not hesitate to reach out if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alicia John-Baptiste', with a long horizontal line extending to the right.

Alicia John-Baptiste
President & CEO