

April 24, 2018

Honorable Members of the Board of Supervisors  
County of Santa Clara  
County Government Center  
70 West Hedding Street  
San Jose, CA 95110

**SUBJECT: San Mateo County Support for Adoption of Affordable Housing Impact Fees**

Dear Honorable Members of the Santa Clara County Board of Supervisors:

The San Mateo County Board of Supervisors has authorized and directed me to send you this letter supporting the adoption by Santa Clara County of affordable housing impact fees; particularly with respect to development at the Stanford University campus, and requesting that an appropriate portion of fees collected for such development be directed to affordable housing efforts in San Mateo County, in the vicinity of the Stanford University campus.

We have reviewed the April 2018 Public Review Draft of the Santa Clara County Affordable Housing Nexus Studies (Nexus Studies), prepared by Keyser Marston Associates, Inc. The Nexus Studies reflect that by far the largest amount of future development in unincorporated Santa Clara County is expected to take place at Stanford University, in the immediate vicinity of San Mateo County.

In particular, San Mateo County is aware that that Stanford University has submitted a General Use Permit (2018 GUP) application to Santa Clara County that proposed, between 2018 and 2035, the construction of up to 2.27 million square feet of new academic and academic support facilities, and 3,150 new on-campus housing units. The development proposed under this GUP adds to the 10.25 million square feet of academic facilities and 15,237 housing units constructed under the prior General Use Permit for Stanford University (2000 GUP).

In recognition of the impacts that new academic and residential development on the Stanford University campus would have on the need for affordable housing, the Nexus Studies conclude that the maximum affordable housing impact fee that can be justified for academic space on the Stanford University campus is \$143.10 per square foot, while the maximum fee for faculty and staff housing space is \$69.10 per square foot.



Although physical development proposed by Stanford University in the 2018 GUP is confined to its campus, a significant portion of the affordable housing-related impacts from development on the campus occurs in San Mateo County, as Stanford University lies adjacent to San Mateo County. As you may recall, San Mateo County has expressed to Santa Clara County concerns regarding the potential increase in housing costs, as well as displacement of existing San Mateo County residents, due to increasing demand for off campus housing by Stanford University students, faculty, and staff, linked to anticipated new development on the Stanford University campus. The current imbalance in San Mateo County between employment growth and housing availability has grown to unprecedented levels, and the challenges of housing residents of all income levels has never been greater. Anticipated development at Stanford University will certainly exacerbate this problem in San Mateo County in ways that we expect to be significant.

We also note that Santa Clara County has acknowledged that development at Stanford University has regional affordable housing-related impacts, including in San Mateo County. Significantly, under the 2000 GUP, which the 2018 GUP is intended to replace, Stanford University is required to make a cash payment to Santa Clara County to fund housing projects within a *six mile radius* of the Stanford University campus. Much of the Stanford University campus is immediately adjacent to San Mateo County and a very large portion of San Mateo County lies within a six mile radius of the campus.

To ensure that affordable housing-related impacts resulting from development at Stanford University, including those impacts occurring in San Mateo County, are mitigated, the San Mateo County Board of Supervisors strongly supports the adoption of affordable housing impact fees for development at Stanford University at the maximum rate set forth in the Nexus Studies and we respectfully request that the County of Santa Clara designate an appropriate portion of fees collected for such development to be directed to fund affordable housing efforts in San Mateo County located in the vicinity of the Stanford University campus.

We appreciate your consideration and if you have any questions regarding this letter, please contact Ms. Peggy Jensen, Deputy County Manager, at [pjensen@smcgov.org](mailto:pjensen@smcgov.org) or (650) 363-4598.

Sincerely, on behalf of the San Mateo County Board of Supervisors,

Dave Pine  
District 1 Supervisor and President of the San Mateo County Board of Supervisors

cc: John Maltbie and Peggy Jensen, San Mateo County Manager's Office