

Facts Related to the Housing Crisis in Silicon Valley

- It is a myth that adding well-managed, affordable housing hurts a surrounding neighborhood. Property values do not decline, and crime does not increase! The single biggest driver of residential values is quality schools. The best thing homeowners can do to maintain property value is to support neighborhood schools. (Source: Larry Stone, Santa Clara County Assessor)
- In Santa Clara County between 2010 and 2016, six times as many jobs were created as homes. (Source: Joint Venture Silicon Valley, Silicon Valley Index)
- In 2017, San Mateo and Santa Clara Counties added 47,000 jobs while issuing permits for 12,000 new residential units. (Source: Joint Venture Silicon Valley Institute for Regional Studies, Silicon Valley Index)
- The number one concern of Los Altos residents responding to a 2018 city survey is affordable housing (28.5%), followed by traffic congestion (24.4%); in the same survey the #1 reason for people choosing to live in Los Altos is the schools (25.2%. (Source: Godbe survey on City of Los Altos website.)
- Los Altos is on track to meet less than 10% of its state-mandated share of affordable housing units by the 2023 deadline. Effective 2018, pursuant to SB 35, California allows multifamily housing developments within planning and design guidelines to be built on qualifying sites without public hearings or environmental quality reviews in cities — like Los Altos — that fall short of their housing goals. (Source: https://www.losaltosca.gov/sites/default/files/fileattachments/community_development/page/39021/2015-2023_los_altos_housing_element_final.pdf)
- According to Los Altos city staff, only four city employees, including police, live in Los Altos. Consider what that means during emergencies when police presence is crucial.
- Who isn't tired or gets enough rest with a long commute on either end of a full workday? The National Highway Traffic Safety Administration estimates that drowsy driving from not enough sleep was responsible for 72,000 crashes, 44,000 injuries, and 800 deaths in 2013. However, these numbers are underestimated drowsy drives may cause up to 6,000 fatal crashes each year. (Source: <https://www.cdc.gov/features/dsdrowsydriving/index.html>)
- Recruiting and keeping staff is a major issue for local businesses. Think about it: Why commute an hour or more if you could work at one of the similar companies you pass each day? For example, a residence for 200 older adults in Los Altos has lost numerous employees, including chefs, nurses, housekeepers, etc., in the last 12 months due to lack of affordable housing. (Source: administrator of that senior residence)