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17575 Peak Avenue, Morgan Hill, CA 95037

Re: Supplemental letter updating project narrative for The Magnolias affordable housing project at 17965 Monterey Road in Morgan Hill.

Dear Gina,

Update to the population served:

The population for The Magnolias has been slightly updated from the project narrative dated 2021.02.10, due to updated requirements from our funding sources.

The current unit mix is 25% rapid rehousing (10 units) and permanent supportive housing (7 units); 25% ELI (families earning up to 30% AMI of area median income) with the remaining 50% of units reserved for families earning up to 50% AMI (31 units). The 7 permanent supportive housing units and 10 of the ELI units will serve veterans.

Additional notes on parking at the property:

FCH has a GreenTRIP-certified portfolio for our extensive efforts to provide alternative modes of transit for all our residents. In Santa Clara County, including this property, this includes free VTA passes for every resident in the building. We also partner with local bicycle advocacy groups to provide bike workshops, and we are providing bike parking for every unit at this property.

Our experience indicates that this project provides excess parking for the population we're serving. First Community Housing's residents drive far less than the average population, and own fewer cars.

Residents often give up cars when they move to our buildings because of the alternative transit options we provide. At this development, we have dedicated as much of the property as possible to parking to mitigate the effects of additional cars to the surrounding community.

Geoffrey Morgan
President & CEO
First Community Housing