



City of Santa Clara
The Center of What's Possible

CITY OF SANTA CLARA
OFFICE OF THE CITY CLERK

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CITY COUNCIL WRITTEN PETITION

Date: 7-20-23

I, Nikki Welch, hereby request that the following subject be placed on the City of Santa Clara Council and Authorities Concurrent Meeting Agenda:

SB9 Application fee Waiver for low-income Homeowner by Grant or Government loan.

For more information about this subject, please see below:

Please see Attachment

By submitting this form, I am confirming that I am the requestor herein listed and that the information provided is truthful and correct to the best of my knowledge. I understand that it is important that I attend the meeting in the event there are any questions the Mayor and/or Council wishes to ask me. I also understand that the City may not place my item on the Agenda if it is not verifiable and within the subject matter jurisdiction of the City.

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NOTE: This is a public document.

City Council,

This petition is about SB9. Thanks to governor for passing this law in 2022.

This law allows homeowners to split their lot, providing more housing and especially beneficial to low income, older homeowners with NO other assets. Unfortunately, the fees to start the application are so high, it makes it impossible to use this law for low-income homeowners.

I would like to be able to split my lot. I currently own over 10000sq ft which City of Santa Clara requires to be a 60:40 split. My plan is to split the lot into 6000 sq ft and 4000 sq ft. parcels. Sell the 6000 sq ft lot use the proceeds of that sale to build the second lot (4000 sq ft) in the original half size lot, to live comfortably in my community and have extra money to supplement my income.

To be able to split the lot is challenging for low-income homeowners without the means to meet the city fees and other associated costs.

I have to come up with 25k-45k to split the lot to get through initial application process in Santa Clara. The tentative parcel map has to be done by a licensed surveyor/civil engineer and to be included with the application. IN ADDITION, there is a \$15k fee to the city of Santa Clara to get them to look at the application.

City needs to help low-income homeowners to Grant program or some city loan as you currently have for repair homes for low-income homeowners, or a way to do the project and pay back the city when the homeowner sells the project/ split the lot.

We want to stay in our communities, keep our homes and contribute to the area.

Please help us use the SB9 law.

Thank You,
Nikki Welch
408-807-6777