



December 4, 2017

Mayor Sam Liccardo
San Jose City Council
Via email submittal

RE: San Jose CC Meeting 12.5.17, Agenda Item #4.3, Report on the Implementation of the Urban Village Component of the Envision San José 2040 General Plan

Dear Mayor Liccardo and San Jose City Council,

BIA Bay Area supports the six well thought out recommendations in the joint memo authored by Mayor Liccardo, Vice Mayor Carrasco, et. al. The completion of an Urban Village financing plan is paramount to the production of new housing throughout the City. BIA urges the City Council to support these recommendations.

Upon review of the recent SPUR report "Room for More", BIA encourages the City of San Jose to find opportunities to implement and expand upon the proposed recommended strategies advocated in the report. The SPUR report's recommended strategies provide guidance on refining the City's approval and building processes, increasing the amount and quality of market rate and affordable housing, enhancing economic development, improving quality of life, and enabling the City of San Jose continue to lead Silicon Valley by addressing our chronic housing shortage.

Crucial to the City's ability to fulfill the promise of the Envision San José 2040 General Plan is the implementation of Urban Village plans, the progress of which has been stalled for over 6 years. This vote is another opportunity to push the plans toward completion.

The development community has made its concerns known to city leadership regarding the slow progress on an Urban Village Financing Plan. The Liccardo/Carrasco joint memo addresses several of these issues, primarily the recommendations to simplify the conforming zoning process, exempt Signature Projects from the Urban Village Financing Plan, and dropping the CFD requirement.

Specifically encouraging are recommendations 1b and 1c calling for new and existing applications within Urban Villages to proceed while the Urban Village Financing Plan is being completed. Adoption of these recommendations would help expedite the application/entitlement process absent an approved Financing Plan and bring more mixed-use in areas ripe for investment.

There will be a period of negotiation and refinement in the Financing Plan, but a defined flat fee that may be applied on a square footage basis is a step in the right direction as well the acknowledgement of builders' concerns that the City simplify and streamline the entitlement process. Transparency, clarity and certainty are vital to our members' ability to continue to make San Jose a great place to live, work, and play.

Yours truly,
Dennis Martin
BIA BAY AREA