

SEPTEMBER 18, 2018 – PRINTED AGENDA
PROPOSED ADDITIONS – PRINTED AGENDA

<h2>CITY MANAGER REQUESTS</h2>

4.7 Actions Relating to the Santa Clara County Civil Grand Jury Report Entitled “Affordable Housing Crisis: Density Is Our Destiny” and to Potential Commercial Impact Fees.

Recommendation:

- (a) Accept staff’s updated response to the June 21, 2018, Civil Grand Jury of Santa Clara County Report on “Affordable Housing Crisis: *Density is our Destiny*” with any modifications to reflect direction below.
- (b) Discuss and provide direction regarding:
 - (1) Preparation a nexus study to support a city-wide commercial linkage fee for affordable housing and a feasibility study to assess market impacts of development with variations of fee levels, geographic location, land use, and building type.
 - (2) Exploration of feasibility studies for a Downtown Core Commercial (office and R & D) development impact fee, which would address affordable housing and infrastructure needs (i.e. transit and parks).
 - (3) A report back to the City Council in November including the following:
 - (a) Scope of work for a nexus study and feasibility study, including consultant selection, a funding strategy, and timeline for completion of the studies.
 - (b) Include a Regional Commercial Linkage Fee as a legislative priority of the City, as previously discussed by the City Council.
 - (c) Progress report on (a) the formation of the City Council-authorized RHNA subregion, sponsored by the Santa Clara County Cities Association, with specific "next steps" identified for Staff and Council, and (b) formation of a Bay Area wide commercial linkage fee, requiring state legislation, similarly based on relative jobs/housing ratios.
 - (d) Data regarding ongoing and one-time tax revenues generated from employers in the City of San Jose.
 - (4) Exploration of a funding partnership with the Silicon Valley Community Foundation, which has funded similar studies, consistent with its housing and transit strategic grant priority.

CEQA: Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action. (Housing/Economic Development)