

November 16, 2018

Mayor Sam Liccardo
Members of the San José City Council
200 East Santa Clara St., 18th Floor
San José, CA 95113

RE: Recommendation to the City Council regarding the Station Area Advisory Group Process, Civic Engagement Report 2018, and Memorandum of Understanding with Google

Dear Honorable Mayor Liccardo and City Council,

This letter is to reflect the votes and comments of the San José Housing and Community Development Commission (Commission) on a Commissioner-initiated briefing regarding the Station Area Advisory Group (SAAG) process and Civic Engagement Report 2018 (Report) at its November 8, 2018, meeting. Housing Department staff added information and context to the Commissioner's presentation.

While the Commission did not have a formal mechanism for input on the SAAG process, several commissioners attended SAAG meetings to listen to the issues raised. The Commission's area of focus is on housing and community development policies and programs; thus, the SAAG process and resulting Report was of significant interest to several commissioners. At the Commission's November 8th meeting, the Commission reviewed the final housing-related recommendations and commissioners in attendance identified the highest housing priorities noted in the Report as the following:

- Building inclusionary housing units on-site, rather than paying in-lieu fees or building off-site;
- Ensuring that at least 25% of housing units are offered at below-market rates to households ranging from extremely low-income to moderate income;
- The ultimate goal is no direct/indirect displacement from San José, and no increase in homelessness, as a result of this development; and,
- The strategy for addressing housing issues should integrate homeless services.

In considering these items, the Commission also voted that:

- The City Council should include study of a Commercial Impact Fee that would apply to the Diridon Station Area Plan businesses; and,

Hon. Mayor and City Council

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- The City Council should require that housing be built in the Diridon Station Area, by Google or other affiliate or partner companies, within 10 years of the City's conveyance of land to Google.

Other commissioner comments included that: the final agreement with Google needs to be enforceable; displacement concerns were noted as the highest priority throughout the SAAG process; and, that conveyance of this highly valuable public land should come with significant placemaking benefits for the San José community.

We appreciate your consideration of the Commission's comments, and thank you for the opportunity to weigh in on these important issues that will affect San José's future. If you have any questions, please feel free to contact me at [or HCDC6@sanjoseca.gov](mailto:HCDC6@sanjoseca.gov).

Sincerely,

/s/

Andrea Wheeler

Chair, San José Housing and Community Development Commission