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TRANSMITTED VIA EMAIL

Honorable Mayor Sam Liccardo and Members of the City Council
San Jose 200 E. Santa Clara, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Carrasco, Esparza, Foley, Khamis, and Peralez

RE: Feb. 26th Agenda Item 2.8- Approval of an Additional General Plan Hearing for Publicly Funded Affordable Housing Projects

On behalf of our members, we write today to express strong support for the recommendation proposed by Mayor Liccardo and Councilmember Davis to add an additional general plan hearing for those affordable housing projects that receive public funding. A key way to confront the affordable housing challenge and reduce the high cost of construction is by streamlining the development process and expediting project approvals.

Currently, the City holds only one General Plan Public Hearing each year in the fall. Because affordable housing developers must cobble together multiple sources of financing, each with its own funding deadlines, holding a hearing once a year can be an impediment to development. Oftentimes these sensitive timelines do not align with the City's hearing schedule, which can lead to a full year delay, add significant costs to a project, and pose serious challenges to maintaining access to financing.

This additional hearing will create the additional flexibility that affordable housing developers need to reduce delays and lower the risks of losing secured financing. There are many pieces to this puzzle, but taking these important steps is essential to our collective effort to respond to the housing needs of San Jose residents.

Thank you for your leadership.

Sincerely,



Leslye Corsiglia
Executive Director

