

Building Trades
The outstanding workforce



June 21, 2019

Mayor Sam Liccardo
San Jose City Hall
200 East Santa Clara Street
San Jose, CA 95113

Dear Mayor Liccardo and Members of the City Council:

We are writing to let you know of our continued concerns about the City's actions to provide tax and fee subsidies and an exemption for affordable housing obligations to downtown high-rise developments with no workforce standards. The City's proposed actions in this regard appear to be moving towards violating the agreement between the Mayor and the labor movement which was adopted by the City Council on April 3, 2018.

On March 16, 2018, the Mayor proposed the following direction, which was subsequently **approved by the City Council on April 3, 2018:**

“Private Development Workforce Standards: Direct the City Manager and City Attorney to draft an ordinance requiring specific workforce standards for construction employment on private development projects, in those circumstances where the City is subsidizing the project. Those workforce standards will include provisions mandating prevailing wage, as well as goals and process requirements for apprentice ratios, the hiring of local workers, and targeted hiring from underrepresented subpopulations. City action may trigger such requirements where it commits a subsidy of land or money, or in narrow circumstances, where it grants a fee or tax reduction for reasons other than those fee reductions necessary to make a subcategory of projects financially viable.”

On June 26, 2018, the Council considered an ordinance, supported by the Mayor, to reduce the Inclusionary Housing Fee (IHO) to \$0 per unit for certain downtown private market-rate developments. Private Development Workforce Standards were not included in this subsidy. The South Bay Labor Council (SBLC) and Santa Clara San Benito Building Trades Council (SCBTC) objected to this subsidy as a violation of the agreement. The Mayor asked that it not be considered part of the agreement due to the short timeline between the April 3 Council vote and the June 26 subsidy item, and reaffirmed that aside from that concession, no future subsidies would be granted in the absence of a private development workforce standards ordinance. Councilmember Peralez submitted a memo, approved by Council adding the direction that “In the event that the City Council opts to amend, modify, reconsider or extend the IHO In-Lieu Fee program in the future, any development eligible for the program will be subjected to the requirement of the Private Development Workforce Standards approved by the City Council on April 3, 2018.”

However, on March 15, 2019, Mayor Liccardo introduced a memo proposing to enact a new Downtown High-Rise Incentive and IHO/affordable housing exemption, despite the absence of any Private Development Workforce Standards ordinance. We documented our concerns about the Mayor's memo in our April 18, 2019 letter, which is attached.

June 21, 2019

page two

The memo and draft ordinance agendized for the June 26, 2019 City Council meeting have amplified our concerns. There are several fundamental issues with the direction being proposed to City Council:

- 1) The proposed draft ordinance does not include 3 of the 4 standards called for in City Council's April 3, 2018 direction: an apprentice hiring ratio, local hiring goals, and goals for targeted hiring of disadvantaged workers.
- 2) The staff memo states the intention to conduct further analysis on those 3 standards and return to Council on August 6, 2019. However, the memo also states the intention to continue to exempt the Downtown High-Rise Incentives from any and all workforce standard, before City Council has even seen a draft of those 3 standards; before Council has voted on an ordinance incorporating all 4 standards; and before Council has given direction to study exemption the proposed Downtown High-Rise Incentive from any such workforce standards ordinance. This appears to be a pre-emptive action to render any ordinance that City Council adopts moot.
- 3) The memo further states that staff intends to return to City Council on August 6th with a "feasibility study" to provide analysis of the financial impacts of exempting the proposed Downtown High-Rise Incentive from the workforce standards ordinance. There are several fundamental problems with this proposed process:
 - a. City Council has not directed staff that they wish to consider exempting the proposed Downtown High-Rise Incentive from the workforce standard ordinance, and logically could not yet have done so, since the full ordinance does not yet exist.
 - b. The scope of work for an "infeasibility study" must be agreed upon before a consultant is retained to perform the study. The study must be based on objective evidence that was collected for the specific purpose and scope stated in the ordinance.
 - c. The agreement as approved by City Council on April 3, 2018, stated, "The parties will agree to a list of potential consultants as part of this negotiation." This was a critical part of the agreement in order to ensure a study that all parties would consider objective, neutral, and reasonable in its methodology and assumptions. Instead, the City has hand-picked a consultant in the face of our explicit objections to that consultant based on their past work, and so far has refused to consider any other consultant or to undertake any public process for consultant selection.

We want the City to incentivize downtown development that benefits the entire community and creates good quality, career-path construction jobs for local community members. Subsidies to bad actors create an un-level playing field and signal responsible developers not to invest in San Jose. The City has taken well over a year to act on the Council's April 3, 2018 direction to develop the workforce standards that help achieve that goal. After more than a year of inaction, the City cannot claim justifiably that time pressure is forcing the City to violate its promises. There is no justification for shortcutting the agreement that was adopted by the Council.

We respectfully request that the Mayor and Council honor the agreement they adopted on April 3, 2018.

Sincerely,

Ben Field
Executive Officer
South Bay Labor Council

David Bini
Executive Director
Santa Clara & San Benito Counties Building &
Construction Trades Council



June 24, 2019

The Honorable Mayor Sam Liccardo and City Council
City of San José
200 East Santa Clara Street
San José, CA 95113

**RE: Private Development Workforce Standards, Downtown High-Rise Fee Reduction
(Council Item 4.5)**

Dear Mayor Liccardo and City Council,

On behalf of The Silicon Valley Organization (The SVO), I am writing to support the staff recommendation on Item 4.5 at the June 25, 2019 City Council meeting regarding Private Development Workforce Standards. By way of background, The SVO is the Silicon Valley’s premier business advocacy organization representing nearly 1,200 companies that employ over 300,000 workers, and we represent our membership as the region’s largest Chamber of Commerce.

While The SVO is firmly opposed to layering additional costly regulations onto private development projects, we also recognize that the standards are a significant piece of a complex puzzle in extending the Downtown High-Rise Fee Reduction program. The program would address our current housing crisis, while also adding direly needed economic development to downtown San José. We request that the City Council approve the Private Development Workforce Standards as proposed by staff so as to not delay the vote later this summer on the High-Rise Fee Reduction program and ensure that large-scale residential developments in downtown are not delayed, or even worse, canceled.

Our members have expressed that the High-Rise Fee Reduction program is critical for a few large residential projects currently underway. Two projects whose development would be in jeopardy if City Council does not approve the High-Rise Fee Reduction program are 27 South 1st Street and Starcity’s co-living project on Bassett Street, which would provide 374 and 803 residential units respectively. These projects are at a crucial make-or-break stage; they need the fee structure lowered and some certainty on what their affordable housing and park fees will be in order to secure financing. The current wave of economic prosperity is bound to decline at some point, so we must act with urgency to get more cranes in the sky on high-rise residential projects while we still can.

Please do everything in your power to approve staff’s recommendation on workforce standards, and later this summer on the High-Rise Fee Reduction program. If we are to meet Mayor Liccardo’s goal of 25,000 homes produced by 2022, then we must act decisively on these important policies. If you have any questions about The SVO’s position, please contact Eddie Truong, Director of Government & Community Relations, at 408-291-5267.

Sincerely,

Matthew R. Mahood
President & CEO

Executive Committee

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Matthew R. Mahood
The silicon valley organization



Starcity

1020 Kearny Street
San Francisco, CA 94133

Honorable Mayor Sam Liccardo & Council
City of San Jose
200 East Santa Clara Street
San Jose, CA 95113

Dear Mayor Liccardo and San Jose City Council:

I am writing to express our support for the staff recommendation on Item 4.5 at the June 25, 2019 City Council meeting regarding Private Development Workforce Standards.

While I do not support introducing additional cost-prohibitive regulations onto private development projects, I also recognize that the standards are a key part of a complex puzzle in extending the Downtown High-Rise Fee Reduction program.

It is well-established that the Bay Area holds the unenviable title of [most expensive place to build in the world](#). We need programs that would genuinely help builders address our worsening housing crisis and make it more palatable to invest in the economic development of downtown San José. I request that the City Council approve the Private Development Workforce Standards, as proposed by staff, so as not to delay the vote planned for later this summer on the High-Rise Fee Reduction program and ensure that large-scale residential developments in downtown are not delayed or rendered infeasible.

If City Council does not approve the High-Rise Fee Reduction program, Starcity's Coliving project at 199 Bassett Street will be placed in jeopardy. This project is slated to provide over 800 moderate income housing units made affordable by design, and the development currently faces a crucial make-or-break stage. It is critical to lower the fee structure and establish certainty in short order on what affordable housing and park fees will be in order to secure financing on the project's construction and allow 800 moderate income units to be built. There simply couldn't be any more urgency than this moment as Starcity is in a prime window to attract investors and lock-in construction pricing in order to break ground by year's end on what we believe will be a transformative project for Downtown San Jose.

Please do everything in your power to approve staff's recommendation on private development workforce standards, and later this summer on the High-Rise Fee Reduction program. If we are to strive to meet Mayor Liccardo's goal of 25,000 homes produced by 2022, then we must act decisively on these important policies.

Sincerely,

Eli Sokol

Development Manager, Starcity



June 24, 2019

Honorable Mayor Sam Liccardo & Council
City of San Jose
200 East Santa Clara Street
San Jose, CA 95113

RE: June 25, 2019 Agenda Item #4.5, Private Development Workforce Standards, High-Rise Fee Reduction

Dear Mayor Liccardo & Council,

On behalf of NAIOP Silicon Valley I am writing to support the staff recommendation on Item 4.5 at the June 25, 2019 City Council meeting regarding Private Development Workforce Standards. strongly recommends the council approve the staff recommendation regarding Private Development Workforce Standards.

While NAIOP is cautious in supporting additional costly regulations onto private development projects, we recognize that the standards are a key piece of the complex structure in extending the Downtown High-Rise Fee Reduction program. The program will help in addressing our current housing crisis, while also adding needed economic development to the core of downtown San Jose.

We request that the City Council approve the Private Development Workforce Standards as proposed by staff so as to not delay the vote later this summer on the High-Rise Fee Reduction program and ensure that large-scale residential developments in downtown are not delayed, or even worse, canceled.

Two projects whose development would be in jeopardy if the City Council does not approve the High-Rise Fee Reduction program are 27 South First Street and Starcity's co-living project on Bassett Street, which would provide 374 and 803 residential units respectively.

In closing, NAIOP Silicon Valley respectfully requests your vote to approve staff's recommendation on workforce standards followed by approval of the Downtown High-Rise Fee Reduction program.

Sincerely,

Patricia Sausedo, Executive Director
NAIOP Silicon Valley



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ASSOCIATION**

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FAX: 408-279-1904
WWW.SJDOWNTOWN.COM

June 24, 2019

The Honorable Mayor Sam Liccardo
City of San Jose
200 East Santa Clara Street
San Jose, CA 95113

RE: Workforce Standards and High-Rise Fee Reduction

Dear Honorable Mayor Liccardo and City Council,

The San Jose Downtown Association urges you to approve the staff recommendation regarding Private Development Workforce Standards. We understand that this is a critical piece in approving a High-Rise Fee Reduction program which is of high importance to our members, to addressing our current housing crisis, and to the economic development of downtown San Jose. We request that City Council approve the Private Development Workforce Standards at the 6/25 City Council meeting, so as to not delay the vote later this summer on the High-Rise Fee Reduction program and ensure that large-scale residential developments in downtown are not delayed, or worse, canceled.

Our members have expressed that the High-Rise Fee Reduction program is crucial to enable development of dense, residential projects in downtown. Two projects whose development would be in immediate jeopardy if City Council does not approve the High-Rise Fee Reduction program are 27 South and Starcity's co-living project on Bassett Street, which would provide 374 and 803 residential units respectively. These projects need the fee structure lowered and some certainty on what their affordable housing and park fees will be in order to secure financing. They are at a make-or-break stage. We must act quickly and decisively to ensure that these projects are built. The current wave of economic prosperity is bound to cease at some point, so we must act now to get more cranes in the sky on high-rise residential projects. Please do everything in your power to approve staff's recommendation on workforce standards, and later this summer, the High-Rise Fee Reduction program.

Sincerely,



Michelle Azevedo
Director of Policy and Operations

June 24, 2019

Honorable Mayor Sam Liccardo
Honorable Vice Mayor Chappie Jones
Honorable Councilmember Dev Davis
Honorable Councilmember Pam Foley
Honorable Councilmember Johnny Khamis
Honorable Councilmember Lan Diep
Honorable Councilmember Maya Esparza
Honorable Councilmember Sergio Jimenez
Honorable Councilmember Magdalena Carrasco
Honorable Councilmember Sylvia Arenas

City of San Jose
200 E. Santa Clara Street
San Jose, CA 95113

**RE: Private Development Workforce Standards, Downtown High-Rise Fee Reduction
Agenda Item 4.5**

Dear Honorable Mayor Liccardo and Councilmembers,

On behalf of the Santa Clara County Association of REALTORS[®] (SCCAOR) and our 6,500 members, I write to encourage a vote at tomorrow's council meeting in support of the staff recommendation for item 4.5.

Since our establishment in 1896, it has been our responsibility to ensure that both the commercial and residential real estate markets are allowed to thrive. According to the current staff recommendations for item 4.5 from the Office of Economic Development (OED), under director Kim Welsh, a reasonable path toward high-rise development in downtown San Jose remains open to qualifying projects. The existing projects in the pipeline are the ideal nexus of interest for SCCAOR as a stakeholder as they represent both significant housing units and the commercial real estate interest in local development.

Prima Facia, the memo from Councilmembers Peralez and Carrasco displays a desire to comply with an agreed upon draft ordinance and subsequent council direction to staff regarding the hiring of a firm for an infeasibility study. Unfortunately, while well-intentioned, the memo fails to identify the

CALIFORNIA'S FIRST REAL ESTATE BOARD

*SCCAOR exists to meet the business, professional and political needs of its members
and to promote and protect home ownership and private property rights.*



1651 North First Street, San Jose, CA 95112
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substantive and long-term harms to our local housing supply that issuing a new Request For Proposal (RFP) would precipitate.

The potential loss of approximately 1,200 units of housing as a result of an unnecessary 6 to 9 month delay is unconscionable in a housing supply crisis.

Per the supplemental OED memo dated June 20, 2019, using the existing consultant resources is the “timely and prudent” path forward in conducting the “necessary infeasibility assessment so that Council can consider extension of the key milestone dates included in the Downtown Highrise Incentive Plan, the Inclusionary Housing Ordinance, and Affordable Housing Impact Fee Transition for Downtown projects...on August 6th.”

In a market climate that is anticipating an economic downturn, it is imperative that consideration of the time-sensitive nature of investor confidence be included in this Council’s decision to accept the staff recommendation and prepare for further dialogue on August 6th.

On behalf of the Santa Clara County Association of REALTORS® and in advocacy for the development of urgently needed housing, I ask for you to accept the staff recommendation per the memo dated June 14, 2019 regarding the Private Development Workforce Standards and move forward as planned with the existing firm of Keyser Marston for a financial infeasibility assessment.

Regards,

Gustavo Gonzalez
President, Santa Clara County Association of REALTORS®

CALIFORNIA’S FIRST REAL ESTATE BOARD

*SCCAOR exists to meet the business, professional and political needs of its members
and to promote and protect home ownership and private property rights.*



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(408)501-7864 svlg.org

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June 24, 2019

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

RE: June 25, 2019 City Council, Agenda Item 4.5: Private Development Workforce Standards

Dear Mayor Liccardo, Vice Mayor Jones, and Honorable Councilmembers,

On behalf of the Silicon Valley Leadership Group, I am writing to express our support for staff's recommendations regarding the City's private development prevailing wage standards for private construction projects that receive a public subsidy. The Leadership Group was supportive of the compromise last April that ensured that real estate development in the City of San Jose continued to reach its potential, and at the same time creating quality jobs and not exacerbating the high costs of homes in the Silicon Valley.

The Silicon Valley Leadership Group was founded in 1978 by David Packard, Co-Founder of Hewlett Packard. Today, the Leadership Group is driven by more than 330 CEOs/Senior Executives to proactively tackle issues to improve our communities and strengthen our economy, with a focus on education, energy, the environment, health care, housing, tax policy, tech & innovation policy and transportation.

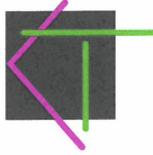
With approval of staff's recommendations, Council will set for the City a predictable prevailing wage policy for private development in San Jose that receive a public subsidy, expressly define what is a public subsidy, and establish standards for exclusion from the policy when a project subcategory is found to be uniformly infeasible. This last point is significant for Downtown projects that struggle to rise due to the cost of construction and development constraints, and the Bay Area market conditions, and are in need of incentives and/or tax reductions in order to move forward.

We strongly encourage approval of the prevailing wage policy so that Council can consider the Downtown High-Rise Incentive Fee Reduction program later in the summer. Any delay will have a disastrous effect on the momentum that the Council and City have generated for Downtown high-rise development: Nearly 3,500 residential units in the pipeline may be put in jeopardy including the Starcity Bassett co-living project that is already entitled for more than 800 moderate-income homes in the Downtown.

The window for Downtown projects to move forward is now. We cannot afford to miss the opportunity to spur development in our urban core that will leverage the upcoming BART extension to Downtown San Jose.

Sincerely,

Carl Guardino
President & CEO
Silicon Valley Leadership Group



KT URBAN

June 25, 2019

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

Re: Downtown High-Rise Fee Reduction

Dear Mayor Liccardo and City Council:

It's unfortunate that some members of the Council are linking Private Development Workforce Standards and the need for Council action on the Downtown High-Rise Fee Reductions. We believe that these two issues are mutually exclusive. If we are to meet your goal of 25,000 homes produced by 2022, then the Council must get behind you and act decisively on policies that promote housing construction in our downtown core. The need for downtown high-rise fee reductions is acute as evidenced by a lack of new cranes on the horizon in our downtown and a chronic undersupply of new housing. Here are some facts on the current state of market:

- ⇒ Unemployment in the San Jose MSA is the lowest in the United States
 - San Jose MSA 2.5%
 - Bay Area 3.0%
 - California 4.2%
 - US 3.8%
- ⇒ There is a shortage of both union and non-union workers. The shortage of skilled construction labor has resulted in significant wage growth and rapidly rising construction costs.
- ⇒ The supply of local construction labor is inadequate to meet the volume of commercial and residential construction in Silicon Valley. If the City wants to increase the supply of skilled construction labor locally, long-term investments must be made in education and training facilities.
- ⇒ The lack of housing affordability in San Jose is due to a lack of new supply. The City of San Jose has averaged only 3,000 building permits annually over the last 30 years. Joint Venture Silicon Valley estimates that Silicon Valley has an accumulated deficit of 108,000 housing units.
- ⇒ The downtown residential pipeline of housing projects is robust, yet new construction starts have stalled. Construction cost increases of 8-12% annually have outstripped rental growth resulting in numerous infeasible projects. Permanently reducing City impact fees will positive impact project feasibility.

- ⇒ Projects in the development pipeline that require Council decisive action on the fee reduction issue include, but are not limited to, the following:
- Starcity's 800 bed co-living project
 - KT Urban's 290-unit Garden Gate Tower
 - Simeon's 230-unit Post Street Tower
 - The Core Companies' 292-unit Gateway Tower
 - Alterra Development's 350 units at 27West
 - Acquity Realty's 220-unit project

Investors and technology companies in Silicon Valley are just starting to see the benefits of locating into our downtown as evidenced by Jay Paul's purchase of City View Plaza as well as Google's purchase of multiple properties in and around Diridon Station. Our downtown affords employers regional transportation connections and access to world class human capital. *More importantly, the downtown core has the potential to provide housing at an unparalleled urban scale in Silicon Valley.*

We respectfully request that the City Council vote on the Downtown High-Rise Fee Reduction program with urgency and ensure that large-scale residential developments in downtown are not delayed, or even worse, canceled. The capital markets require certainty and economic feasibility in order to attract the capital necessary to get downtown high-rise projects under construction.

Thank you for your continued leadership on making downtown San Jose the urban center of Silicon Valley.

Sincerely,

The KT Urban Team

Rick Beatty

Dear Mayor Liccardo and City Council:

I am a proud San Jose native and current District 7 resident. I am writing to support the staff recommendation on Item 4.5 at the June 25, 2019 City Council meeting regarding Private Development Workforce Standards. I would like to see my City thrive and become a place that welcomes sensible development that welcomes developers to San Jose. It is time for all of us to lay down special interest power plays that hinder development.

While I am firmly opposed to layering additional costly regulations onto private development projects, I also recognize that the standards are a significant piece of a complex puzzle in extending the Downtown High-Rise Fee Reduction program. The program would help to address the current housing crisis, while also adding critically needed economic development to downtown San José. I request that the City Council approve the Private Development Workforce Standards, as proposed by staff, so as to not delay the vote later this summer on the High-Rise Fee Reduction program and ensure that large-scale residential developments in downtown are not delayed, or even worse, canceled.

Two projects whose development would be at-risk, if City Council does not approve the High-Rise Fee Reduction program, are 27 South 1st Street and Starcity's co-living project on Bassett Street, which would provide 374 and 803 residential units respectively. These projects are at a crucial make-or-break stage; they need the fee structure lowered and some certainty on what their affordable housing and park fees will be in order to secure financing. The current wave of economic prosperity is bound to decline at some point, so we must act with urgency to get more cranes in the sky on high-rise residential projects while we still can.

Please lend your support and approve staff's recommendation on private development workforce standards, and later this summer on the High-Rise Fee Reduction program. We must act decisively without adding further hindrances if we are to meet Mayor Liccardo's goal of 25,000 homes produced by 2022.

Respectfully,

Rick Beatty
D7 Resident

Fwd: Support Staff Recommendation on Item 4.5

Eddie Truong <

Tue 6/25/2019 1:04 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>;

FYI - for the public record on item 4.5

Sent from my iPhone

Begin forwarded message:

From: Tim Leets <

Date: June 25, 2019 at 1:01:22 PM PDT

To: "mayoremail@sanjoseca.gov" <mayoremail@sanjoseca.gov>

Cc: "district1@sanjoseca.gov" <district1@sanjoseca.gov>, "district2@sanjoseca.gov" <district2@sanjoseca.gov>, "district3@sanjoseca.gov" <district3@sanjoseca.gov>, "district4@sanjoseca.gov" <district4@sanjoseca.gov>, "district5@sanjoseca.gov" <district5@sanjoseca.gov>, "district6@sanjoseca.gov" <district6@sanjoseca.gov>, "district7@sanjoseca.gov" <district7@sanjoseca.gov>, "district8@sanjoseca.gov" <district8@sanjoseca.gov>, "district9@sanjosegov.ca" <district9@sanjosegov.ca>, "district10@sanjosegov.ca" <district10@sanjosegov.ca>

Subject: Support Staff Recommendation on Item 4.5

Dear Honorable Mayor and City Councilmembers,

My company is a San Jose employer and we consult with 250 companies representing 10,000 employees in the area. We need more workers and those workers need places to live.

I write you today to advocate support of Mayor Sam Liccardo's memo on Item 4.5: Private Development Workforce Standards.

Specifically, I urge you to not delay the downtown high-rise fee feasibility study. If the study is delayed, over 3,500 homes could be placed at risk of not being built. We desperately need these housing units to address our lack of supply and in turn our affordability of housing units within the region.

I urge you to support Mayor Sam Liccardo's memo on Item 4.5. Thank you for your support.

Sincerely,

Tim

Tim Leets
Area Manager
San Jose – Silicon Valley

For Item 4.5

From: Little, Don @ San Francisco <

Sent: Tuesday, June 25, 2019 12:26 PM

To: mayoremail@sanjoseca.gov

Cc: district1@sanjoseca.gov; district2@sanjoseca.gov; district3@sanjoseca.gov; district4@sanjoseca.gov; district5@sanjoseca.gov; district6@sanjoseca.gov; district7@sanjoseca.gov; district8@sanjoseca.gov; district9@sanjoseca.gov; district10@sanjoseca.gov; Matthew Mahood

Subject: Private Development Workforce Standards

Dear Honorable Mayor and City Councilmembers,

I write to you today to advocate in support of Mayor Sam Liccardo's memo on Item 4.5: Private Development Workforce Standards.

Economic feasibility is essential for new housing supply. This is not the time to increase cost burdens. Perhaps in a future period when the supply and feasibility of new housing is not in question, the fee structures will be easier to revisit and amend. We need more housing of every type to have any chance of addressing the new employment coming to downtown.

Specifically, I urge you to not delay the downtown high-rise fee feasibility study. If the study is delayed, over 3,500 homes could be placed at risk of not being built. We desperately need these housing units to address our lack of supply and in turn our affordability of housing units within the region.

I urge you to support Mayor Sam Liccardo's memo on Item 4.5. Thank you for your support.

Sincerely,

Don Little
Senior Vice President
Trammell Crow Company

From: Christian Pellecchia

Sent: Tuesday, June 25, 2019 2:11 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

Cc: District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>

Subject: Do not delay the extension of the San Jose Downtown High-Rise Fee Feasibility Study

Dear Honorable Mayor and City Councilmembers,

I write to you today to advocate in support of Mayor Sam Liccardo's memo on Item 4.5: Private Development Workforce Standards.

Specifically, I urge you to not delay the downtown high-rise fee feasibility study. If the study is delayed, over 3,500 homes could be placed at risk of not being built. We desperately need these housing units to address our lack of supply and in turn our affordability of housing units within the region.

I urge you to support Mayor Sam Liccardo's memo on Item 4.5. Thank you for your support.

Sincerely,

Christian D Pellecchia



General Building and Engineering Contractors

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