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**STAFF**

Leslye Corsiglia  
*Executive Director*

**TRANSMITTED VIA EMAIL**

May 20th, 2021

City Council  
City of San José  
200 E. Santa Clara St.  
San José, CA 95113

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Cohen, Davis, Carrasco, Esparza, Foley, Jimenez, Mahan, and Peralez:

**RE: Diridon Station Area Plan Amendments and Affordable Housing Implementation Plan**

On behalf of Silicon Valley at Home and our members, we write today to express our support for the staff-recommended Amendments to the Diridon Station Area Plan, including the Affordable Housing Implementation Plan. As a member of the Station Area Advisory Group (SAAG), SV@Home has been actively involved in all community engagement and policy development efforts around Diridon from the very beginning. We would like to thank staff for their excellent work developing this comprehensive plan and for their cooperative approach to receiving and including community feedback. The Planning and Housing Departments should be commended for this achievement.

The Amendments to the Diridon Station Area Plan set the framework and expectations for development across the 240-acre Station Area, inclusive of Google's Downtown West proposal. And while Downtown West will catalyze development across the Area, the development of a complete, vibrant neighborhood can be made possible only through a forward-looking, ambitious, but achievable, vision. We believe that this Plan accomplishes this, and key to its overall success will be the success of its residential components.

SV@Home strongly supports staff recommendations on the overall land use plan and distribution of uses, the development capacity numbers, and the allowable heights for the entire Station Area. These factors are critical to the Plan's total housing capacity number: 13,519 new homes. When these new homes are added to recent and underway residential development in the Area, the Station Area will approach a total of 15,000 homes, a key goal that tracks with SV@Home's own data-driven capacity analysis. Importantly, this housing-rich vision relies on the other staff recommendations on land use and height allowances. Modifications, especially any reductions, to these allowances would undermine the potential for housing across the Station Area. **Therefore, we urge the City Council to approve staff recommendations on land use, housing capacity, and height allowances to meet San José's overall housing vision for the Station Area.**

We support staff's significant work in developing an assessment, through the Affordable Housing Implementations Plan, of the challenges that lie ahead for both reaching the target of 25% affordable within the Station Area, and responding to the Council and community mandate to address the risks of displacement in adjacent communities. We believe that the extension of the City's current 3Ps approach (production, preservation, and protection) to the local housing crisis is the right frame to craft a response to these challenges, and

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support the comprehensive range of policy proposals and recommendations for proactive administrative efforts presented in the Plan. This will not be simple or easy.

Many of the key elements of the plan will require future approval, and City Staff will need the full support of the City Council and the community in assembling the resources and prioritizing policies to implement the Plan. Monitoring its progress will be essential to its success. We believe that that the collective commitment to this effort is both clear and sincere, and that the successful racial and economic integration of the Station Area, and surrounding neighborhoods, will be a gauge for generations of San Joséans in assessing equitable growth in the city.

Overall, we are excited by the opportunity presented by the redevelopment of Diridon Station and are strongly supportive of staff's housing-rich vision. SV@Home is looking forward to continuing to work closely with the City and the community to ensure that the overall housing and affordable housing goals are met.

Sincerely,

A solid black rectangular box redacting the signature of Leslye Corsiglia.

Leslye Corsiglia  
Executive Director

