

NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
SILICON VALLEY CHAPTER

**2018 NAIOP
Silicon Valley
Board of Director
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Hines

**Hudson Pacific
Properties**

Irvine Company

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Companies**

Jay Paul Company

Menlo Equities

Meridian

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Development**

Sobrato Orgn.

**South Bay
Development**

TMG Partners

September 11, 2018

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

Re: September 11, 2018 Council Agenda Item 4.1 – Commercial Linkage Fees

NAIOP Silicon Valley is the Commercial Real Estate Development Association representing developers, owners and related professionals in office, industrial and mixed-use real estate throughout Silicon Valley with over 175 local professional real estate members. NAIOP advocates for responsible, sustainable development that creates jobs and benefits throughout the Silicon Valley region in which our members work and live.

On behalf of NAIOP Silicon Valley I am writing to express our strong opposition to any consideration of a commercial linkage fee. On June 12th the city council directed staff to drop any consideration of a commercial linkage fee on the premise that this policy would further worsen San Jose's jobs-to-housing ratios.

While Silicon Valley is experiencing a serious housing affordability crisis there have been numerous local and state solutions designed to address increasing the supply of affordable housing throughout Santa Clara County and Bay Area. The best way to address the housing affordability crisis is to reduce regulatory barriers and significantly accelerate the entitlement and production of housing for at all income levels throughout the city and region. Instituting additional regulation and financial challenges to producing jobs throughout the City of San Jose will continue to place San Jose in a less competitive position to attract investment and job creation.

Sincerely,



Patricia Sausedo,
Executive Director
NAIOP Silicon Valley

Cc: City Clerk