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*Executive Director*

**TRANSMITTED VIA EMAIL**

January 29, 2020

2040 General Plan Four-Year Review Task Force  
City of San Jose

Dear Task Force Chairs, Members, and City Staff,

**Re: Response to Staff's Proposals on Affordable Housing  
Incentives for Signature Projects in Urban Villages**

We write today to offer comments on the proposals contained in the staff memorandum for this meeting, dated January 24<sup>th</sup>.

At the last Task Force meeting, Task Force member Jessie O'Malley-Solis proposed consideration of an affordable housing incentive that would reduce commercial requirements for Signature Projects when a developer proposes a project that exceeds the City's inclusionary housing requirements. We appreciate that the staff has made an effort to respond to her proposal. However, we believe that the proposal does not go far enough.

In our [January 16th letter](#) to City Staff on this item we proposed the following:

- If a development proposal would exceed the City's Inclusionary Housing Ordinance requirements of 15%, a developer would have the option of reducing the amount of commercial square footage required.
- For each square foot of additional affordable housing included in a mixed-use development, the required square feet of commercial space would be reduced on a one-to-one basis.
- This reduction would be capped at 50% of the commercial space requirements.

We believe that this approach does a better job of balancing the need for affordable housing with the importance of commercial development than the proposals included in the staff report ([Available here](#), pages 5-8). For one, the General Plan has a goal that 25% of all housing in Urban Villages be affordable. This proposal will help implement that goal. Additionally, the staff proposal doesn't allow flexibility for incentivizing developments with

1/29/2020

Re: Affordable Housing incentives for Signature Projects in Urban Villages

Page 2 of 2

affordable percentages between their proposed increments, i.e., 24% affordable projects would receive no more incentives than 20%.

We look forward to discussing how these incentives can best support that need.

Sincerely,



Leslye Corsiglia  
Executive Director

