

TRANSMITTED VIA EMAIL



June 24, 2020

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

Re: Agenda for the June 25th General Plan Four-Year Review Task Force

Dear General Plan Four-Year Review Task Force Co-chairs, Task Force Members, and City Staff.

We are writing to the Task Force today to express concern about the agenda for tomorrow's meeting. The Task Force was notified on June 9th, that "(t)he topic is Commercial Requirements for Affordable Housing Citywide, a follow-up item from the January Task Force meeting. The agenda and overview memo will be coming soon." Unfortunately, this is not the topic listed on tomorrow's agenda. Instead staff is presenting a much more limited modification to another isolated policy area that does not address the problems posed by commercial/retail requirements for affordable housing developments citywide.

Prior to the January meeting each of our organizations [wrote expressing concern](#) about both the widely acknowledged impact that commercial/retail requirements have on making affordable housing difficult if not impossible to build, and the fact that the council direction was to review these policies "citywide." Much to our frustration, and the frustration of many task force members in attendance, the discussion and vote taken at that meeting were limited to removing the commercial and retail requirements for affordable housing in Urban Villages. At that time Director Hughey confirmed that the item was intended to apply "citywide," and that the item would need to be brought back for an additional vote.

We respectfully ask that the Task Force be given the opportunity to vote on a recommendation that removes the requirement for commercial and retail space for 100% affordable housing citywide, as intended following our January meeting.

We would further ask that the Task Force consider supporting a recommendation that city staff begin work on a program to subsidize the integration of ground floor, retail/commercial uses in cases where nonprofit developers and city staff have agreed that this is desirable and feasible.

We believe this program should: Identify a fund to pay for the construction and build out of the space; support ground floor uses for service and programming needs of the new residents; and, actively promote these spaces for use by nonprofit community, childcare and arts organizations

These are policy issues central to the viability of 100% affordable projects throughout the city.

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