

Fw: Fund Affordable Housing: Pass the Highest Feasible Commercial Linkage Fee

City Clerk <[REDACTED]>

Tue 8/25/2020 8:51 AM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

[REDACTED]

How is our service? [Please take our short survey.](#)

From: VanderVeen, Rachel <[REDACTED]>

Sent: Tuesday, August 25, 2020 8:00 AM

To: City Clerk <[REDACTED]>

Cc: Alvarez, Karina <[REDACTED]>

Subject: FW: Fund Affordable Housing: Pass the Highest Feasible Commercial Linkage Fee

Public comment

Rachel VanderVeen

Deputy Director

Housing Department

[REDACTED]

From: amy randall [mailto:[REDACTED]]

Sent: Monday, August 24, 2020 11:09 PM

To: VanderVeen, Rachel <[REDACTED]>

Subject: Fund Affordable Housing: Pass the Highest Feasible Commercial Linkage Fee

[External Email]

Re: Fund Affordable Housing: Pass the Highest Feasible Commercial Linkage Fee

Dear Rachel VanderVeen,

Dear San Jose City Staff,

Commercial Linkage Fees are a standard tool for generating local resources for affordable housing development, and the fee ranges outlined in the feasibility study are in line with other cities in the County that have already adopted this funding source. As it faces unprecedented growth over the next 5-15 years, San Jose cannot afford to continue to fall deeper behind in addressing the housing needs of its lower- and moderate-income residents.

I am writing to voice my strong support for the highest feasible Commercial Linkage Fee in San Jose. The recently released Fee Feasibility Study confirms that the city can collect robust fees for affordable housing and still move forward with its ambitious plans for new job-related development.

We are sensitive to the fact that these are not simple times, and that the pandemic is likely to impact the feasibility of some commercial development, particularly hotels and some types of retail. However, it is clear that, for most projects, the CLF will not be the deciding factor and that development activity will pick up over time.

San Jose and its neighbors faced an affordable housing emergency before this current health and economic crisis, and the need for more affordable housing will increase as the City moves to recover. New commercial development creates a pressing need for more housing for new employees. The Nexus study confirmed that many employees do not, and will not, get paid enough to afford to live in San Jose without a measurable increase in the number of new affordable homes.

It is the responsibility of the City to ensure that we have the resources to respond to this additional need. We urge you to take full advantage of the CLF as part of the solution.

Sincerely,
amy randall

[REDACTED]

[REDACTED]

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Fw: Fund Affordable Housing: Pass the Highest Feasible Commercial Linkage Fee

City Clerk <[REDACTED]>

Thu 8/20/2020 10:44 AM

To: Agendadesk <[REDACTED]>

public comment

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

[REDACTED]

How is our service? [Please take our short survey.](#)

From: VanderVeen, Rachel <[REDACTED]>

Sent: Thursday, August 20, 2020 8:46 AM

To: City Clerk <[REDACTED]>

Cc: Alvarez, Karina <[REDACTED]>

Subject: FW: Fund Affordable Housing: Pass the Highest Feasible Commercial Linkage Fee

Public comment

Rachel VanderVeen

Deputy Director

Housing Department

[REDACTED]

From: Jenn Phan [mailto:[REDACTED]]

Sent: Wednesday, August 19, 2020 7:28 PM

To: VanderVeen, Rachel <[REDACTED]>

Subject: Fund Affordable Housing: Pass the Highest Feasible Commercial Linkage Fee

[External Email]

Re: Fund Affordable Housing: Pass the Highest Feasible Commercial Linkage Fee

Dear Rachel VanderVeen,

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Sincerely,

Jenn Phan

[REDACTED]

[REDACTED]

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Say NO to taxing new jobs in San Jose

Nicholas Adams <[REDACTED]>

Thu 8/20/2020 2:24 PM

To: Agendadesk <[REDACTED]>

[External Email]

Dear Clerk City Clerk,

The City Council should not be considering a tax on new commercial construction, which could cost us thousands of good-paying middle class jobs that would benefit our community. This might have been feasible before COVID-19, but we are now in the middle of a dire economic recession caused by the pandemic. We need to stay focused on bringing middle class jobs back to the city instead.

The City released a development feasibility study that is deeply flawed. Even the consultants admitted that their economic assumptions were based off data from BEFORE the pandemic. It is wrong for the city to use a flawed analysis with outdated assumptions to enact a new tax. The entire nexus study and feasibility analysis should be completely rejected.

Now is not the right time to be taxing new jobs. Please vote NO on the commercial linkage fee.

Sincerely,

Nicholas Adams

[REDACTED]
[REDACTED]
[REDACTED]

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P.O. Box 5374
San Jose, CA 95150
www.lwvsjsc.org
August 23, 2020

Hon. Mayor Sam Liccardo, Vice Mayor Chappie Jones, and Councilmembers Sergio Jimenez, Raul Peralez, Lan Diep, Magdalena Carrasco, Dev Davis, Maya Esparza, Sylvia Arenas, Pam Foley and Johnny Khamis

**Re: Council Policy Priority # 5: Commercial Linkage Impact Fee
September 1, Item 8.2**

The League of Women Voters San Jose/Santa Clara supports the establishment of commercial linkage fees in San Jose. We have strong positions supporting the preservation and production of affordable housing. The League views housing as a basic human need and advocated in 2014 for the establishment of a housing impact fee. We were disappointed in 2017 when Council removed consideration of a commercial linkage fee from its Priority List.

We urge you to move forward quickly now. Enact the maximum, feasible commercial linkage fees for all development types. Over 40 jurisdictions in California already charge such fees on new commercial development. Neighboring cities and counties that compete with us for jobs have had these fees in place for years. We encourage you to set fee levels at the highest possible amount without severely damaging our ability to attract jobs.

The gap between housing costs and household incomes shown in the Nexus Study is astounding. We will need more than a new commercial linkage fee to close that gap and build the number of affordable units needed. It is only fair that commercial developers pay some of the costs of housing workers employed in their new spaces.

San Jose residents cannot afford another year like 2019 where we add 3.9 million square feet of commercial development and 11,000 new jobs without collecting a penny to house for our most vulnerable residents. Help the

Mayor meet his goal of building 10,000 new affordable units between 2017 and 2022.

Regards,
Carol Watts, President
League of Women Voters San Jose/Santa Clara



C: City Clerk, Jacky Morales-Ferrand, Nanci Klein, Chris Burton, and Lee Wilcox