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95 South Market Street  
Suite 610  
San Jose, CA 95113  
Tel: 408.977.7714  
Fax: 408.436.3454  
info@svathome.org  
www.svathome.org

#### Transmitted via email

March 23, 2016

Ms. Shirley Lewis, Co-Chair  
Mr. David Pandori, Co-Chair  
City of San Jose General Plan Task Force  
200 East Santa Clara Street, 3<sup>rd</sup> Floor  
San Jose, CA 95113

Dear Co-Chairs Lewis and Pandori and members of the General Plan Task Force:

#### RE: Task Force Meeting #5—Input and Recommendations to Urban Village Policies and Affordable Housing Strategies

On behalf of our members, and the partner organizations that signed onto [SV@Home's coalition letter](#), I thank staff from both the Planning and Housing Departments for their thorough analysis and thoughtful recommendations that attempt to balance the City's desire for more jobs with its existing and future housing needs. We are very appreciative that the following feedback offered by the development community were incorporated into staff recommendations:

- H-2.5: Conversion of small (1.5 acres and less) and vacant/underutilized parcels outside of Urban Villages zoned for Mixed-Use Commercial or Neighborhood/Community Commercial, for projects that are 100 percent deed-restricted affordable.
- IP-5.2: Establish a 25 percent goal to ensure that all new housing developed in Urban Villages are deed-restricted affordable housing, with 15 percent of the units targeting households with incomes below 60 percent of the area median income.
- IP-5.11: By right development for projects that are 100 percent deed-restricted affordable, regardless of Horizon designation.

Additionally, I want to voice our support for the following staff recommendations:

- IP-2.6: Include a policy to periodically assess the City's jobs-housing balance and jobs-housing fit.
- H-1.16: Include a policy to mitigate displacement that occurs due to proposed mobilehome park conversions.
- IP-2.10: Retain a proposed policy that allows Signature Projects to bring an Urban Village to the current Horizon period.
- IP-5.10: Remove a prescriptive requirement for 0.35 commercial FAR for Signature Projects.

To further enhance affordability and livability throughout San Jose neighborhoods, we recommend that the Task Force consider the following affordable housing policies that were included in our initial recommendations:

1. **Approve Policies that Help Developers of Affordable Housing Compete for Land**— Affordable housing developers compete with other developers, both housing developers and commercial and industrial uses, for scarce and expensive land. The prior Discretionary Alternate Use Policy applied to parcels that were 2.0 or less in size. The current staff recommendation (H-2.5) will be applicable to parcels 1.5 acres or less in size. To increase the number of sites that are potentially available for affordable housing, we request that the Task Force take the following action:
  - a. Recommend that small sites with residential uses adjacent to at least one (1) side be allowed to move forward. (H-2.5.3)
2. **Support High-Density Mixed-Income Development Near Transit and Services**—Ensure that sites adjacent to VTA and BART stations can move forward. While these sites present incredible opportunities to provide transit-oriented development that will reduce transportation congestion and take advantage of funding sources like Cap and Trade, many of these sites are located in Horizon 2 of the General Plan. The Task Force should take the following actions
  - a. **Enable** developments where at least 30 percent of the homes are affordable, consistent with the VTA proposed affordable housing policy, to move forward regardless of horizon when the development will provide mixed-income housing in an area where affordable housing options are limited and where the developer can show that the housing will result in Green House Gas (GHG) reductions.

I respectfully request that affordable housing continue to be a priority of the General Plan Task Force. I would be happy to respond to any questions the Task Force may have and thank you in advance for your consideration.

Sincerely,

Pilar Lorenzana-Campo  
Policy Director, SV@Home

Cc: Norberto Duenas, [Norberto.duenas@sanjoseca.gov](mailto:Norberto.duenas@sanjoseca.gov)  
Jacky Morales-Ferrand [Jacky.morales-ferrand@sanjoseca.gov](mailto:Jacky.morales-ferrand@sanjoseca.gov)  
Harry Freitas, [Harry.freitas@sanjoseca.gov](mailto:Harry.freitas@sanjoseca.gov)  
Michael Brilliot, [Michael.Brilliot@sanjoseca.gov](mailto:Michael.Brilliot@sanjoseca.gov)