

# Task Force Meeting #6

**April 21, 2022**

**City of San Jose Staff**

**Nicolle Burnham, Deputy Director**

**Rebekah Ross, Planner IV**

**Zacharias Mendez, Planner III**

# Agenda

Incentives & Credits presentation and discussion

Credit for Public Recreational Amenities - Part II

Introduction to the Proposed Fee Calculation

# Part One

## **Credits and Incentives**

(Continued from March 17, 2022)

**Presented by Rebekah  
Ross, Planner IV**

# Credits and Incentives

**Credits** are amounts of money that do not have to be paid.

Credits are embedded into the program and are permanent.

Types of existing credits:

- Private Recreation Amenities
- Existing Housing Units
- Affordable Housing Units
- Some Stormwater Facilities



An ‘**incentive**’ is meant to encourage and/or further ‘help’ construction by reducing costs.

Typically, incentives are allowed on a limited time basis.

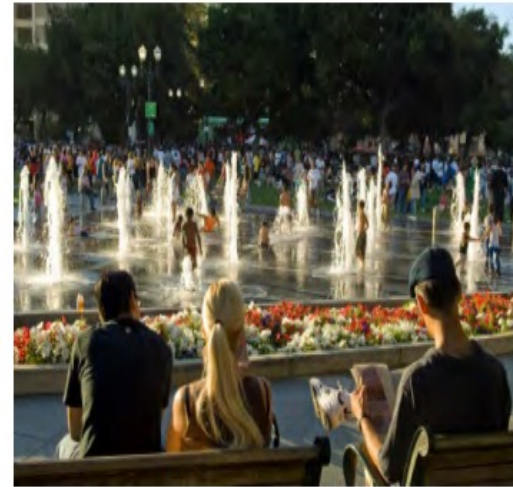
Incentives are a subsidy that must be publicly reported.

The City has given Downtown High Rises subsidies in the past to encourage downtown development.

# It is not the “City's money”. It is the public’s money.

Development fees collected are for the benefit of the public to offset an impact and fulfill a need.

When considering credits and/or incentives, we must be accountable to the public why a fee reduction is reasonable.



Should the City offer  
an Incentive  
(i.e., lower the amount to be paid)  
to encourage early payment of fees?  
Should this be permanent or temporary?

Take Poll



# Existing Moderate Income Housing Incentive

- To incentivize the production of Moderate-Income housing units, a 50% reduction per unit fee is provided for units that meet Inclusionary Housing requirements
- To date, no units have applied for credit
- Program expires January 1, 2026

Should this be a permanent part of the Parks Fee program?

Discussion and Poll



# Should the City Offer an Incentive for specific building types or geographies?

2-4 Unit Buildings



Urban Villages/Growth Areas

Multi-family



High Rises



Downtown/  
Growth Areas

Discussion



# End of Part One