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City of San José
Station Area Advisory Group
August 22, 2019

>> Thank you for joining us in the larger, much cooler council chambers. Just a few quick pieces of housekeeping before we start. For those of you that wish to comment during public comment, we are collecting cards down here in the front and in the back. So wherever you are closer, please feel free to put in a card we will collect it and call your name during public comments. Second and most importantly, those of you that are parked downstairs, please validate your parking ticket prior to chambers getting closed, otherwise it's very difficult to get your car out of the parking lot. In fact, even if there are a few breaks between items tonight, please feel free to go up and get your parking validated if you have not done so. Last announcement, I will hand it over to our translator. [Spanish]

>> there's a few folks, it's hard to hear, correct? Okay. We will work on that. There are two different ac systems working to cool it. As soon as we are able to turn off the top one folks will hear a little bit better. We will do our best to ensure all speakers speak up, including me. Thank you for being here tonight. Just a few questions. Really why we chose to move it. As you can tell, the air conditioning is actually working in this room and it is much harder for more of us to engage in this conversation. If tonight works well with the logistics and you being able to hear us, one of the things we May do is continue to have these meetings in this room so more people can have participate. We'll figure that out as we work through tonight. Any other questions on logistics, please find one of the staff in the audience. Or come down and talk to one of us. With that I will turned over to our phil's little taters, dave and matt.

>> thank you, we. I met with raymond associates and I have dave here with plan to plac. We are going to help facilitate the meeting this evening. It's great so many people came out tonight to hear these two important topics. So b sorry. Thank you. I will put it on my chin. Where is the clicker? Got it. Okay. So tonight agenda, what we have tonight b can you hear me now? Good. Okay. So this is the agenda. We will start out with the meeting objectives and reviewing the minutes from the last time. Then we are going to have an update on the citywide anti-displacement strategy. The city has been working on this for a while and so we are going to hear about the work that has been done to date. And as you all remember, anti-displacement and gentrification are topics that the song talked about a lot and came up a lot in the report. So

this is going to be an opportunity to continue that really important conversation. The second item we have tonight is to hear from google on a mixed-use plan for the dear don station area. Google, as you all know, is preparing to submit an application to the city this fall. They have been doing community engagement and outreach to get input from the public before the official process starts. This is one of those opportunities for the saag and public to hear about what they are currently thinking. So tonight's objectives are to share information about these two topics and to have a discussion. In addition to public comments, which we will have at the end of the meeting tonight, there are going to be numerous other opportunities for public participation on these topics that dave will share. I'm going to turn it over to dave to continue with the agenda.

>> thank you, matt. Know if you can all hear me okay. As we typically do, we start these saag meetings with approving the meeting minutes from the last meeting, which was May 22. So I'm going to face you all here. If I can get a first and a second. Please. Motion to approve. We have a second. Thank you very much for the also want to remind you all this meeting is being recorded. I think we might have mentioned it is beaten streamed live. We have notetakers that are taking notes as we go as well. Everything will be recorded down and we will be posting it to the project website , as we always do. So please keep an eye on that. And then I also wanted to go over the group agreements as we typically do with this saag. Just as a reminder that sherry go. Just recognizing one person speaks at a time. Being respectful. You have all been great at that. We will talk about the general public as well and how you work into that. Just creating that safe space and putting yourself in each other's shoes and understanding each other's perspectives. That hasn't been an issue to this point, ultimately working together and I always love to say have fun. That's really why we are all hear from you to have a good time. So as far as public engagement and comments, there is the code of conduct for public meetings that was posted up at the table when you walked in. For the public in general, if you need a reminder of how to behave, please keep an eye on that. If you could read through that we would greatly appreciate it. We do have an opportunity for the public to provide comments as well. We are going to have that at the end there will be multiple opportunities for comments. We do have the mic we will set up here. We will ask you to give us, cards . We will again have multiple opportunities . Same rules week typically do, it will be timed but we will also be b as I mentioned, we will have the videos and all that posted to the website. I also wanted to mention we have many other public engagement opportunities coming up. This is just to name a few. We do have forums coming up on the 24th and 27th regarding hausman housing and

displacement community. We will have google, it will have an open house event coming up on the 24th as well. We'll talk more about that as we go through this process. Other pop-ups coming up as well. District to village fest September 7 as well as the akai on September 22. Many opportunities be on here tonight to provide your comments for this a comment form on the project website . We are trying to provide multiple opportunities for the community to get involved. With that I wanted to give one quick housekeeping reminder. The parking validation is in the back. And the restrooms are downstairs on the first floor if you want to access those off from the elevator. With that I'm going to pass it off to the city 18.

>> great. Good evening. Jackie. I am here with kristin clemens and we are both from the housing department and we are going to be sharing with you the work the city of San José has been working on over the past year, which is our anti-displacement strategy update. And so tonight we are going to remind you the direction the city council gave us. We are going to summarize the feedback we received so far. We are going to highlight problems the community has identified and examples of ideals we could use in order to address displacement and then we are going to tell you the next steps of our process and how you might be engaged in this issue. Lastly we are going to open it up for feedback and thoughts. So wanted to first start with some definitions because the terms we use, we want to make sure we are all using the same ones. Displacement and gentrification . Our focus has been on displacement. The forced movement of people from their homes . Our focus is also on how to help low income households cope with the rising rents and changing market forces. Gentrification on the other hand involves investment . But it is usually a term that is related to displacement because it is believed residents often get displaced as a result of gentrification. Our goal as part of the city team is to make sure development and investment is done in a way that avoids the negative impacts of displacement. So in 2018 the city council directed the housing staff to explore anti-displacement strategies as part of our housing crisis workplan and then at the end of the year, the google ml you and land sale was approved. It also included a division to develop a citywide residential and I displacement plan . As part of our work , but we have been doing is trying to listen to the community. That includes this process as well. What you see here are the guiding principles and goals from the civic engagement report and they are summarized on the slide. And what they highlight is the continued an ongoing concern we have heard about affordable housing, concerns about homelessness and the need to come up tools to address the issue of displacement. The housing department has been actively learning about different anti-displacement strategies through a national network of peer cities. In early

2018, we formed a working group that includes roselyn hubie, the director of pbc eight, councilmember carrasco and several community groups. Were selected to be one of 10 cities to be part of this pure learning group. And the focus of this group is on displacement and identifying solutions. And what we are trying to do from learn from these other cities in trying to understand what tools we could use in the city of San José. The community partners that are part of this team include numbers that are also part of the saag process. Working partnerships, the silicon valley law foundation and shiloh ballard, a plan commissioner, are all part of our team. And the goal of this project is to complete a community anti-displacement strategy and we also want to create a sustainable network of people who are concerned and working on this issue. Not only have we heard from our residents that the problem of displacement is something that is real and you are experiencing, but it is also supported by data from academics who are studying displacement from the this is a map of displacement and gentrification San José from uc berkeley urban displacement project. The blue area you see highlighted is the diridon plan boundary and the numbers are council district. Red areas have advanced gentrification and the dark purple areas are considered to have ongoing displacement. You can see the diridon area falls in between the red and dark purple. But I think what is very important to note is that the data, the displacement indicators used create this map came from 2015. This means the displacement that is ongoing and that we feel today actually started before the current development plan of the diridon station area and the google project. We've been listening to the community and here is the highlights of the saag that said here's what we should be working on. As part of the team, we have been listening to community as well. This illustrates the different areas and what we have been doing. I just wanted to highlight, there are things we have already put tools into place. And the other communities are looking at us. It includes just cause an inclusionary housing. We are already funding legal support for tenants and we are in the process of identifying new tools such as housing a quality ordinance and anti-displacement tenant profit since. While this is a good start, we understand we have to do more. Someone handed off to kristin who would tell you more about the ideas we are exploring.

>> thank you, jackie. In listening and reading about the dozens of ideas of different strategies of cities across the country have been using to help prevent or mitigate the effects of displacement, they tend to fall into three buckets. I know we have used this before. For those of you who aren't familiar, the first is protection of people, especially renters. The second is preservation of affordable homes and the third is production of new affordable homes.

Historically, San José has focused mainly on the production of affordable homes and as Jackie said, we have done several things to protect residents in the recent past and we know from academics and also from other city experiences that as we grow, the negative effects of growth are best addressed when we focus also on protection and preservation at the same time. We have three slides on examples of strategies that we are looking at in learning about. On the left side, we do it in a problem-focused way. The left side has problems the community has been noting in the right side is a sample of an idea that could help cope with that strategy. Here with that problem. We have also bolded some of these ideas because we did a crosswalk with the ideas the SAIG had produced in the many discussions that came up about affordable housing and displacement concerns. That's why some of these concepts are bolded. It is important to know, we have not finalized recommendations yet. Our goal is to get the city council in December with a citywide anti-displacement plan, but we are still working internally and with our external ADP in partners, as Jackie listed, to figure out what to bring forward and what concepts and specifics to bring forward. Briefly on some protection ideas, there could be more on top bullet, more apartments and homes that could be subject to the tenant protection or potentially rent stabilization that we have in place for a lot of apartments. We could be focusing on helping increase access for some populations we know. It is very hard for them to access housing. And we could be doing additional homelessness prevention funding an assessment of the strategies. And also that includes how effective our legal defense funding and legal education work that we do have that we have funded has been.

>> thank you, Jackie. In the preservation role, when we talk about preservation we are talking about three kinds of different housing. That is considered affordable Paris first we have restricted affordable, classic affordable. We have rent restricted apartments subject to our rent stabilization ordinance and we also have naturally occurring affordable housing. The challenges as we grow, a lot of our growth areas happen to be in places you saw as dark purple, where there are low income folks and it is already experiencing displacement. Again, there could be opportunities to acquire. There could be opportunities to acquire certain sides of properties in those areas to help keep people in place, but as a challenge because the funding that is needed would need to cover people at several different income levels. And that is not what we have right now. We actually don't have a new ongoing source of affordable housing funding still. Anyway, private and philanthropic sources can help with that. The second item, there could be targeted areas to acquire buildings, but the question is, do nonprofit developers know when a building is going to come up for sale that they have an opportunity to

purchase. And do they have the capacity to do that purchase. Also, tenant groups and some cities are doing rights to purchase and so there could be something like a preservation ordinance that puts in place notice requirements in certain folks would get notified if a building was going to go into the market. And in the bottom bullet note something that has come up several times. When we are looking at ways to keep affordable units permanently affordable, are there ways to do that through community land trusts or inclusionary. The third production, as I said, never enough money to build our way out of the challenges we have got. The council is looking at a commercial impact fee or will be considering the study. Study is going on right now. I know that came up many times in the discussion in the affordable housing measure. An attempt to raise funds to raise that and we fell short of that. The second idea is is there a way to do production so not only is it affordable for a long time, but also is there a way tenants could benefit from asset building opportunities. Could they be part of a corporation that owns some properties, could they have job training to help property manage some properties that are in a land trust. There are different models out there. And then finally, we have goals for affordable housing and then how do we make them a reality. One thing we are doing is for the Diridon area, with the help of a consultant we are creating the supporting affordable housing plan with specific ideas on that. We could be doing place-based subsidy awards in areas that are targets like north San José and transit corridor doors for affordable housing. Again, the idea would be to foster unit % apartments to be built that qualify for funding sources and that often means near transit. But we also want to make sure they get into places that have good opportunities for schools and jobs and other community amenities. Just to clarify, spending way over to make sure you hear me. [Laughter] The implementation plan, actually we could go to the . Thank you. The purpose is as part of the development proposals is to make sure we have the best chance at achieving the areawide for Diridon, 25 percent of affordable housing built as affordable. That could come in a couple different flavors. It might be through on-site inclusionary units that are built within otherwise market rate buildings. It also could be 100 percent standalone, restricted affordable buildings that have layers of subsidies in certain areas. We are hoping the plan can help identify baby where those could occur and what the balance might be. But we are also looking for it to help us integrate more thoughts a preservation in the protection strategies that could help the Diridon area and maybe some proximate area. A radius that could be a submarket to the development occurring in Diridon. Finally, VTA has done studies about other transit stations and this would complement those studies and build out and go over and above what those studies have done. So this is our cursory outline of what our more detailed outline would include for the implementation plan.

We have a scope of work a consultant will be looking at . After vic presents on small business displacement, we would be welcome to get your feedback on any thoughts on what this plan could entail b could include. Basically, we wanted to have a snapshot of the area as we have seen upfront data. Document that and go further than that. Figure out specific strategies, implementation and tracking . Potentially different roles. This is not just a city plan, this is a communitywide plan also. Who could be tracking with the roles and responsibilities be. Oh, we have several next steps and this is the b that is so nice. Thank you. My posture thanks you. These are the next steps of what we are doing right now. Hiring a consultant , community forums, we are trying to include the robust , more robust community input from people who are being affected for the next month or two. And then start taking drops out and about and with the goal of December the council. We are doing a study session on the 16th of next month also. And we have a website where there is information posted about meetings and other resources in the tenant survey is posted there as well. And now hopefully you can remember. That's nice. And so with that I wanted to turn it over to vic farley with the office of economic development . Along with our other internal partners, our office of economic development has been focusing on small business displacement as a piece of our overall work.

>> thank you very much. Can I ask if members of saag and the public can hear me okay? Okay. Talk later. Is that okay? My name is vic farley , I work in the office of economic development and I lead on the cities work in relation to mitigating small business displacement. What I will give you in the next few minutes is an overview of the work we've undertaken to date. And for those of you who would like more information on that, we will be presenting to the council study session on September 16 in just under a month's time. So thank you very much for coming along this evening. Let me walk you through the presentation. I will outline the approach we have taken to date. I will describe for you the initial building blocks of the strategy . Finally, will set out the next steps we would like to take with our partners through to the summer of 2020. Firstly, let me remind you of our reference from counsel, which is already been presented on one of the earlier slides. That is mainly to explore strategies and financial tools that mitigate small business displacement. Those were our terms of reference. So turning to our approach to date, this is largely centered on three categories of work. Firstly, review in other jurisdictions experience both major trends for projects and large site development activity and the impact on small business. The lessons learned, the observations and where the winds were recorded. This included major cities such as seattle portland and los angeles. Secondly, we identified very closely the alum rock business corridor is our priority for the following

reasons . That we have the plan part extension coming program into downtown and diridon. In addition there are a number of affordable housing projects and considerable private investment scheduled to take place in the area. Thirdly, we have been hosting in a similar way to housing a variety of local business events. Met regularly on a one-to-one basis with business leaders . We have engaged with those organizations who have a specific agreement to support small business. More broadly, we've been talking to a number of business organizations not just within the city but within the bay area to see where we can design new service . The theme that ran consistently through each of these events was the need for practical assistance forget highlighted by business owners wanting advice on legal rights, property relocation and access to competitive loan capital. So in terms of our initial building blocks, firstly we want to be efficient here in city hall. Establishing a single point of contact with up-to-date information and access to an effective translation service. Secondly, we intend to utilize the effect and expertise of those organizations funded by the small business administration . The federal agency responsible for its by establishing a rapid response group of these providers in the pilot area to support small business. Finally, we intend to engage as we have begun in work with the commercial banking sector here in the city which is a key strength of our economy. I can sum this up as a three strategy. To be efficient in how we use city resource, to be effective and help partners deploy the expertise and finally, to engage strategically and in operational ways with key stakeholders. So what are our next steps through to the summer of 2020? Firstly, to implement our planned pilot and the alum rock area emphasizing the practical assistance business owners have requested . We intend to start that from the fall of 2019 onwards. Secondly, support the vta with the design of its business mitigation program. Made an announcement earlier this week and we intend to injure there will be full engagement with key business representatives and other stakeholders along the new art downtown extension. We intend to also as a office will the data capability. In doing so, that will enable us to conduct a business needs assessment of the diridon station area. Looking back with our data as well as looking forward. Finally, what we will learn from our evaluation of the pilot alongside the points you can see on the slide will enable us to bring forward all recommendations to the council later in 2020. Thank you very much.

>> thank you very much. Can you all hear me? Yes? Okay. What we would like to do now is go to the next slide first. And we have some questions for the saag here. As I had mentioned, the purpose of tonight presentation was to share information on what the city has been working on. What we would like to do now is open it up to the saag to get some comments or allow you

to ask some questions of the city staff. They are going to be available to answer questions. We have a separate microphone hear that dave has so we will pass the microphone around . Let me remind you all that before you speak to state your name and organization who you are with and then as I'm learning, the kind of have to eat the microphone in order to be heard. Okay. Let's start from the again, these are questions, comments. I want to start with comments and questions from some of the partners who were helping to develop this. We have working partnerships, the law foundation and shiloh from the bike coalition. Anyone from those groups start?

>> this is not able to law foundation a silicon valley. It was a great b it's been a great opportunity to work with the city on the strategy. A few things I would like to add is our learnings throughout our work with policy and is focused on the equity impacts of displacement and how displacement affects people of color. That something I want to emphasize. I also think this is an important opportunity because the work we are doing on displacement is happening at the same time the school development is moving forward. We already know displacement is a huge problem in our community. The google project will undoubtedly make it worse. This is a great opportunity to use this framework to not only shape with the city does but shape what we as a city, we as a community ask of google as we are trying to mitigate displacement. There are some things that came out in saag that align with what is in the anti-displacement strategy. I hope that is a framework that this will become a framework we use going forward.

>> jeffrey began with working partnerships usa. Would like to thank the city for the work so far. The anti-displacement policy . I think here in this process through the saag and other town halls displacement is certainly the number one issue when it comes to thinking about development here in the station area. To echo the points that were made, a lot of connection between the policies we need to address both this and other large-scale developments in the city of San José and ensure working families and community of color are not pushed out as development moves forward. I would encourage members of the public, members of the saag delta contribute and to advocate for it when it comes to counsel. Some good ideas in there I think later on to what we've been talking about when it comes to the idea of investing in a community land trust or a large scale limited equity co-op of ensuring working families and communities of color and building assets and own a part of the city of San José as it continues to develop. Looking at finding revenue sources, whether it's in things like the community benefits plan here with google or other city revenues to invest in providing our tenants with

access to legal services. Over 7000 families a year receiving eviction notices in the city and many more are being pushed out before ever being able to access their rights under the law. I hope you take this seriously and I look forward to engaging with the housing department and others on the housing plan related. Our organization put out a comprehensive report looking at what happens to rent increases with a large disk scale commercial development. Obviously some of the specs have changed in this presentation today, but the end results of without a significant affordable housing and housing response of tens of millions of dollars in additional rent for the families that can least afford it, I hope it's our task as a saag to ensure we are doing as much as he can't address displacement. Mobley is a city and in the plan overall.

>> thank you very much. As we are moving onto the next question, I know it is noisier in the back of the room where the air conditioning is. I think people up front, it's quieter. Folks want to move down a little bit, now would be a good time to do that to make sure you are hearing everything.

>> north willow glen hood association. I am concerned predicable things. One is displacement of residence. I noticed what is happening in my neighborhood . There are duplexes within my neighborhood. About 6/10 of a mile from the google campus , started the google campus. People are beginning to say since the prices have gone up on my house, I'm going to get out. So when they get out, if it's a duplex and only occupied on one side, I have gone to a number of open houses and the investors that are coming in are going one of the performers I can get out of this. Currently the family is paying \$2500 a month for two bedroom. And they are talking about 30 504,000 500 and the first thing they asked revisit rent-controlled organ cannot evict them. We are seeing that on a small scale in small housing. Is the first question I have. How we can address that. In the small businesses , one of my favorite restaurants is an ethiopian restaurant . I noticed you were talking about alum rock is your study area , but the small businesses that are going to be affected are going to be right in that area. It's at saint carlos and joseph that. It's actually in the area. He is unable to find any other place to be that he can afford. And he is a wonderful restaurant. He has been in the area for about 12, 14 years. And I would hate to see him go because he can't afford to find another place to be.

>> would b before we move on to the next question, any comments?

>> the housing department had been challenged to look at this issue of rent stabilized apartments for duplexes. They are actually allowed, but is not covered under the cities ordinance. Will be set as we will be needed to get the rent registry up and running and we have successfully done that . And we have been hearing about this concern. It is something now we are willing to and we believe we need to explore.

>> thank you for the question on the ethiopian restaurant on west san carlos. I think an important point to point out to members of the public is that the services available through the technical providers that we have here in the city are available for all business in the city. And irrespective of your location, we would ensure any business, we would ensure there is an efficient and proper response in a referral to the right organization to support that restaurant. We are very aware in the west same close area , it's very self evident. And so is an area we are consciously researching. We didn't put into the west san carlos area into the pilot area for the reason we have to take into account the major transit issues alongside all the other residential developments, but it's a point very well made . One in which we want to return to when we come back to counsel in 2020. That won't be a direct benefit to the restaurant concern, but I want to reach out to you to ensure that restaurants owner had the opportunity to take the correct professional advice as soon as possible. Thank you.

>> thank you very much. We will go to bill and here to jonathan .

>> good evening. And bill and I represent San José downtown residents association. I have got to questions about community land trusts. We are talking about it as being something that can be innovative. It happens in other places and it sounds like a bit of a panacea, but I'm going to bed most people don't really understand what the complexity is underneath it. So when you say you are going to assess the feasibility, can somebody describe what the parameters are of what it is you would be assessing? So we understand how close that is to reality. And then the second question is, did we Miss An opportunity around community land trust when we sold every single parcel around diridon. Because that was city-owned property we would have had more flexibility with to look at something like community trust opportunity , if I'm understanding it correctly.

>> sure. Thank you for the question. Have worked on three community land trusts in colorado so am very familiar with the model. The challenge is scale to. To make it feasible we have to

have enough land and units because they are expensive to run. Part of the feasibility is how many would we have to have in this area to make it feasible. Or what would be the cost for us to subsidize the development of a community land trust until we get the scale needed to allow it to operate on its own. And would we be looking at a homeownership model or a rental model or would it be both or could it be 1/3 model, which I've seen before the land trust that includes not only housing but commercial buildings as well. We are very interested this model can create opportunities for both commercial displacement and housing displacement.

>> thank you. Just one second. How many other saag members want to make comments? Can I see a couple hands? Three more. Okay. Great. Thanks. Jonathan?

>> my name is jonathan martinez. And President Of georgetown homeowners association and I'm also representing cahill park, just ground zero for the diridon station. Is literally right next to the train station forget I've heard a lot about gentrification as a negative word, but I have lived there for 17 years and there is nothing there. They bring down nbc 11 studio. We are looking forward to having that gentrified because it's actually going to be a nicer place to live. And what has happened over the past few years as we have had whole foods move in and made it a nicer neighborhood. We've also had a dilapidated deli that just attract homeless people. And now has an apartment on ace hardware. As a microbrewery that is coming in. We've seen orange therapy move in paris a nice little restaurant down the street. This is turning into a great little area was small businesses. And not seeing what you guys keep complaining about about education of small businesses. Can actually be a good thing. As far as people of color, I live in the most diverse neighborhood in the association. I'm sitting right next to somebody from plant 51 and we consulted earlier. I can tell you, nobody of color is moving out of georgetown for nobody of color is moving out of cahill. I am representing roughly 525 house units. Probably 1000 residents. We are not seeing people moving out. As far as gentrification and education, I read the report that was sent out to all of us. And almost implies hispanics and blacks are not capable of getting a good education and living in this neighborhood. I can assure you, we can, we do, we have increased the number of black people and hispanics and georgetown. I checked before I came here tonight. I don't want to hear this thing about brown people can't afford to live here. We can and we can get educated and we can get a job, we can become lawyers, engineers and doctors because we do have them and georgetown. So it is insulting to me or to hear that gentrification is a bad thing. I am looking forward to this train station and all the developments coming on here because it's turning the neighborhood into a great

neighborhood. I live there. I have lived there for 17 years. I know what it was like before and what it is like now. So I would like you to keep in mind gentrification doesn't necessarily be a negative word. In my case is a positive word. Looking forward to this development.

>> thanks, jonathan forget next is kevin. [Cheering]

>> the housing department doesn't believe gentrification by definition is bad . What we believe is gentrification without the support of looking at tools we can use to ensure all people who want to remain in the area of an opportunity is what we are looking at. When we are thinking about displacement. We know is the new housing going in, absent the affordable housing, will be too expensive for people who are of lower income that live in the neighborhood, who are part of this community and would like an opportunity to enjoy all the benefits you just talked about. The great transit that is going to be there is a benefit to both higher income and lower income households. We want to make sure the opportunity for lower income households to remain in what is going to be one of the most exciting places to live in San José is there for everyone.

>> thank you very much for it kevin? Kevin Chrisman from the Rater Gardner area. I feel like eating this thing, really. Okay. You have to put the flavor on this thing. Okay. Kevin Chrisman from the Gardner neighborhood. Another thing we see with the increased housing prices is a deterioration in the quality of life brought on by the fact some of the homeowners in the area and absentee landlords take advantage of a lot of people who are , they are not documented in that sort of thing. So we have older housing stock. Say around from the 1900s a lot of them. That were moved from downtown to the Gardner neighborhood. So they have basements , they have ground floors, they have attics , they have garages . And you can imagine, we have people living on the ground floor, we have people living in basements, we have families living in attics and people living in garages. This impacts everyone in a negative way because it over stresses the infrastructure for water and sewage. And also creates a huge part problem with parking on the streets. To the point where people get fighting mad over how they can control their parking spots. So we need to not only address rent controls, but we need to keep in place some of the laws that are they are to make sure areas zoned R1 and R2 are not being stressed by unscrupulous landlords and homeowners. I like to know how you are going to address that.

>> if we build this fabulous transit oriented development with fabulous housing . One of the goals is to create a balance between housing and jobs. One of the reasons you see stressed-out neighborhoods is because you don't have that connection between housing and jobs and people being able to work and live in the same places. Frankly, if we can create opportunities for people to easily access transit for their jobs and further housing, the type of congestion ec actually would be improved by a development like this. Instead of bringing more parking issues , people who have access to this type housing, this type of transit will actually overall improve the situation.

>> thank you. You have to speak right into that .

>> I got a. It wasn't on. Carol being from minority business contortion. Thank you for the report. I'm excited about the fact that we have talked about for a long time in the city around affordability and business development is being forced to have answers because we have the opportunity to massively improve San José in a variety of ways. And the problems we are addressing an been here for a long time. Thank you for being proactive. I think you google is helping us be a catalyst to all that as well. I have one question for me report about what affordability actually means. When you say 25 percent . Because for some people , low income is one thing. Middle income housing is also difficult for professional people, teachers, public servants, all of that. Could you answer that question for me?

>> jackie is pulling up the area median incomes chart. So every county looks at its income levels by family size . Our inclusionary housing ordinance lays out requirements for basic affordability for development. And the rest of the picture over and above that is still under discussion, but jackie has the actual numbers here.

>> for a one person household, we are talking about somebody who can be on social security earning \$800 month all the way to somebody who is earning about \$110,000 for one person household . And for a four person household, we are talking about somebody who earns a high of about 158,000 to a low of \$22,000 a year. You can only imagine the struggle of somebody in San José who is earning a minimum wage job that has a family to the support, affordable housing could make a huge difference for that family.

>> the goal of 25 percent is for all those categories?

>> correct. It spans all those categories. From the lowest income. Could be somebody on social security all the way to in our world we call it 120 percent of the area median income, which is moderate income housing.

>> thank you very much. We will take one more comment and then we will transition to the next presentation. Thank you for all this and I want to remind you, there will be multiple opportunities to provide input for you all at saag and community members as well.

>> my name is marcy. I'm with fact, people acting community together. I want to thank you and I appreciate the efforts of the housing department in preparing the anti-displacement strategies. I appreciate the recognition this displacement is not just google. That it has been going on. It is affecting lots of folks in San José in connection with other developments as well. I also really wanted to hold up and appreciate the fact the focus is on protections and reservations. We hear an awful lot about production . Production is not only that helpful to a lot of folks because it takes a long time , but it creates new environments for folks. Essentially builds shelter for low income folks, builds shelter or servants in a lot of respects. That's not what we need. But I would love to see is in connection with the preservation issue, a focus on the character of some of our neighborhoods. That are being affected. The physical spaces . And I appreciate the ideas of co-ops and community land trusts and that May be one way to do it, but the real character of some of those neighborhoods on a larger scale . I don't have an answer but I would love for that to be taken into account. I also was reminded there was a solutions group as part of the saag that came up with some ideas for housing that would be helpful . For displacement that would be helpful along these lines. Would urge the housing department to meet with that solutions group, those of us that were on the group. I think we would be happy to meet with you and maybe talk about some of the ideas we had regarding displacement and anti-displacement. Thanks.

>> okay. Thank you again everyone. I want to remind you all we are collecting comment cards for the public comment section. We have, cards, if you will hold them up matt is going to come grab them from you now. And now I am going to invite b what's that? Going to go ahead and invite alexa up . We will next get into the google mixed-use framework update. Here we go. Sorry about that. We have one quick slide from the city before we get into the next presentation.

>> thank you. And roselyn healy, director of the department of planning, building and code enforcement. Before google presents its mixed-use framework this evening, we wanted to set the stage regarding the anticipated timeline . So this slide is very similar to the one you saw at the last meeting showing the timeline for both the city initiated work as well as the google mixed-use project. The top line represents the city initiated work , which is really focused around the amendment to the existing diridon station area plan. The summer city staff has been working on the scope for those amendments and they are focused around two primary areas. First we will be adding additional development capacity to the station area. As a result of city council adoption of taller building heights in downtown and diridon. In the second key area is that we will be looking at changing some of the land use designaions in the existing plan. And that is due to changes since 2014. For example, the current stationary plan calls for a baseball park that we are no longer planning for. So that's an example of an area that we would be looking at changing the land use designation. The second and third lines of the slide represent the application submittal from google . Sorry. I'm sorry. It until the slide was going to be animated. But just wanted to highlight the city as anticipating receiving the official application from google in October of this year . And this actually kicks off the official development review process , which will include the environmental analysis as well. So we anticipate an application that would include amendments that are general plan , amendments to the dada station area plan , rezoning and a development permit for what ever the first phase of the project will be, which would also include design guidelines and standards. Concurrently, there will be a negotiation of the development agreement with google, which will include the community benefits plan . And throughout all this process with the city initiated work on the google mixed-use development application there will be extensive community outreach. As we do in updating any plan the city would engage the community. We will be advising and community outreach strategy for that. At the same time, as withany other private development application, they will be significant community meetings and outreach for the public to provide their input. And so all this work will culminate at the end of the fall of 2020 with presenting the word to the planning commission, which will make recommendations to the city council and then we anticipate final action by the city council in the fall of 2020. With that I will hand it over to lori.

>> just very quickly, and want to note a few things coming up that the city is doing. We will be out at a few community events here. What we do is called the pop up with an informational

table or just to talk to community members, explain what has happened and what is going to happen with the process roselyn just described. Our tentative plan for this group is to have the next meeting in October where we go into much more detail about that process. So the development review process for google as well as the city initiated diridon stationary plan amendments and the associated studies for that. I don't think I introduce myself, but I'm lori. And to manage the community engagement program for these projects. You get emails from you, hopefully. If you didn't, please make sure you sign up and you will be getting more updates. Thank you. Now we will turn it over to alexa, San José district manager.

>> thank you all. I'm going to go through a few different chapters. Can you hear me better now? No problem. Is this better? Excellent. Sorry about that. There's a few different pieces of this presentation. The first part is to give you a sense of how we want to show up in this process, which hopefully you've experienced thus far. The second piece is to culminate a lot of what we have heard so far. So many people have given us hours of their time and we deeply appreciate that we have learned a lot from that. We endeavor to make that into six key objectives that drove the framework plan. In the third part we will go through that plan on where we are. Its early days. So we are able to really get some good feedback on not. But I really appreciate that opportunity. With that I will jump right in. Christophe I , I think we have an incredible opportunity here. Seven the end user isso unusual in the situation. It's typically a developer and there is some anxiety around that and there is also incredible opportunity around that. I think we can do something really different here because we are here for the next 100 years and we need to find a way where we coexist in a really positive way with San José. In order to do that, we started the process to wanting to see how we can work together. Google is just a catalyst for what is a vision that has existed for so long and with decades of long work in the city. Really want to imagine this part of downtown with you. For that reason we did a lot of listening first , and again this is where we have to thank you for your time and participation in that. We wanted to develop an understanding of that that was very deep. And take the decades long plus a planning work that has come before us to culminate it to the next step. Since the last time we have been together, we have spoken with about 1000 people and we ran some alternative ways of engaging. This is one great platform for having a discussion, but there are many others. We did a series of pop-ups. We thought there were a couple interesting questions that helped frame the entirety of this that hit the voice of the essence of what people are after. The first is what excites people the most about google and San José. Able was sticky notes were giving us their feedback and fears . We hundred heard all sorts of

things. And really, I would say the big thing we heard is how can this be a great opportunity for me and my family's and for me to have a pathway in to all that is coming. We also listen and ask what concerns me the most about google coming to San José. And we heard a couple keep things. The cost to housing, which we just talked a lot about. And the anxiety that is regional around the and traffic. likewise, this idea of losing all that is great in San José. In San José is an incredible culture and an incredible place that we are honored to come and join. And we need to make sure we don't lose that essence but help accelerate all that is great about it. So within that, as a couple essence points. I want to get practical for a second so you understand as we transition into the six objectives. The orange is representing the project area through the black outline represents the dsad. The orange mixed-use framework boundary is 60 acres of developable land in 20 acres of streets. And that is the subject site at the project. The black dotted area is a boundary, which is about 240 acres. Been we represent about 1/3 of the overall area. Certainly not all of it, but a good chunk in front of the station . And so as we endeavor to take the care of how do we best plan for that, we translated all that listening into six key objectives, which you can tell us have we done this right and how are we doing. The first is the formation of the dsap itself, which is to create jobs near transit. Obviously this had a really big nexus to it in the idea of quitting jobs and economic base that flourished around transit, but we also heard we need housing alongside jobs that we have to try to address this balance. And we have made a few really big moves to that end. The first you will see is we have added 3 to 5000 units within the plan you are going to see from google. That is just with an hour 60 acres. A.K.A. 1/3 of the saag area. Is ability to go even more. The original was 2588 housing units plant aspiration my. Even at our base we are above that. I think that is a huge huge move we endeavor to say let's think of this differently. The second is to optimize affordable housing . The good news is even in creating the money units within the plan, we created the financially more affordable housing within the plan. Because obviously 2500 units versus 5000 units you get more portable housing with that. But we just heard a series of really great ideas that range from stabilization to new production that we are really looking forward to partnering with the city and with all the incredible thinkers in the community to figure out how to optimize the amount of affordable housing coming out of the project. We are dedicated to doing that. The third piece is since we last spoke, we launched in affordable housing fund. That is endeavoring to actually invest in projects outside our boundaries. Is not intended to cross subsidize or be used toward our public benefits, but it is investing in local nonprofit but for-profit . But housing development in the area that is all around affordable housing. So that's a significant move and will help us get there. That investment fund is underway in over the next

few months you will see a lot of it will manifest in San José, it's across the region for us. The second piece is a \$50 million homelessness and anti-displacement grant. Fund that is run by our team. That's more to see the ideas, such as stabilization strategies, homeless services and a light. We made deep investments in that so far. I think that is really just to say we are trying to solve this through the project, through maximizing the range of affordability and stabilization strategies within the project and beyond the project as an organization. Is our way to contribute to this problem. The third is to create opportunity pathways. I think this is a really interesting one because it is an area where we can deeply partner early and get ahead at exceptional skills training in order for more people to enter into the jobs we are talking about in the future. Until our first commitment was to get it started now. We are looking at the building, which we have on the site to use as an interim job training center. And to start to build skills training programs today and over the next year for entitlement because we have to start to get people ready for all the opportunity to scale up to all the jobs we are trying to create on the project. The second is in partnership with the community with the city figuring out what the right type of long-term skills training center and learning opportunities are throughout the site. You will see places for that as physically as we present it. And the third is an ecosystem model. Maybe this goes to the local business opportunities we just heard about. How can we figure out a way to create opportunities for local businesses to flourish within the project and to enhance opportunities for small women and minority owned businesses. There are great models to do this even without an investment opportunity that is not soaking public benefits, but is about good place, which we all want to experience. We think that is very important. The fourth is to build a place of San José. We heard loud and clear from the get-go this doesn't want to feel like you are stepping out of what will be the second most significant regional transit station in the country and to a google campus. We don't want that either. We really want this to be an extension of the city, not an office park. So how do we make sure in the plan that we have that we are creating a place where many different people cross San José want to come and experience. How do we make that essential to the plan. And a big part of that was the uses. With the percent of the site , site areas for office and 50 percent is for other. Those other things are residential retail cultural open space. There are other things that create great neighborhoods and parts of the cities. The third thing you will see is we took what is intuitively the highest highest value it in front of the station and in some say let's maximize the density to maximize our value on that piece of the site, he said let's maximize the experience in the cultural heart of the site by converting that and making open space 2 to 3 story buildings that can turn into civic buildings in the future. I think that is a big move that will really make this a

place where everyone wants to go. The fit is to create a place that connects people to nature and transit. You have all been talking about this for so long in San José . I feel I am preaching to the choir of how do we have a world that is people centric, not car centric. We are doing our best to manifest the vision that exists within San José and see how we can do that and support that vest through the plan. We also have incredible assets around us through the river and we need to make those assets come alive on the site and be something that is a place for people . Lastly, we are looking at becoming climate positive. How do we make sure we pay attention to global warning and some of the issues in front of us in order to create a resilient part of the city. It's in the commitment to you all. Which is we want to approach this. We think we can anywhere where we can be better together. Treating like a partnership is going to get us to all sorts of models that don't typically exist when it is more a developer and a city. those partnerships can be everything from learning to mentor ship to making ways for retail and the arts to thrive. Those aren't things that have to drain a public benefits number. Is a thanks just to make an incredible place together. We will create those pathways to jobs that help us . We want to help at developing economically repeatable models. This is where we are open. We are open to all the ideas that were in the displacement conversation before .

>> excuse me, excuse me, we would appreciate it if we could have the presentation continue. There will be plenty of time for public comment. Please be respectful. Please be respectful. [Yelling] Thank you. I just want to pause on this one for another second because I do think we all got what we are facing as cities. I think there is great opportunity here and we are very sincere about that. Hopefully we can keep working together at this. That is really the essence of what this one is about. As you see the plan, think of it as something I'm hoping as a canvas for us to build upon these together. Let me transition for a second to the practicality of it. When it was originally written, the desire was from 60 million square feet of office space. And the opportunity with oe I heights to increase that office-based. What we have really done is we have said we get it, but there's a need for other uses other than just that office to create the right type of place and to address the key issues we are facing. You will see is 5 to 5 million square feet of new office space within that dsap every. In addition to the million square feet that is on the water building site outside of the dsap, which was already approved what roles in for a total of 6.5 million square feet of office. 3 to 5000 housing units. Part of that range is making to sure we are in sync with the disc and many other processes around us in finding our ways to the right type a housing mix. 15 acres of parks, open spaces and plazas to enhance the civic realm and 500,000 square feet of uses that we can figure out what are the right uses

within this together. Around retail cultural arts, education, hotel and other uses. That is the shift. It shows even in the numbers the shift of thinking. Now we want to show how we designed them. Knowing design is a great response in container, but the programs and the partnerships that are going to make that design, life. So with that, I want to say we have an incredible team of international thinkers on our urban design side , who is here today and a local from. And Laura is a principal who is going to bring you through her design.

>> thanks, alexa. Great. Thank you all for your time. I am honored to be here and to be working b is that better? Okay. Honored to be here and I see this is a great opportunity and responsibility. Is alexa described, I will walk you through the framework concept and it's a foundation that starts to lay out how this can work together and something we will continue to develop. As a practice, my office site for us context is the starting point. It's the thing that comes first. We look at what San José and its larger context and more locally. San José , part of its founding is his amazing location that is connected to the bay by the creek and river and that connects the south bay and east bay. More locally . The of this incredible opportunity at Diridon. This is the decades of work, which is today's transit but also the transformation to the connection is an opportunity to be an anchor to downtown but this rare place where you have a combination of the kind urban intensity with some incredibly rich ecology in nature in the creeks. For us it was about looking at what is here and what makes this proposal only possible here . That it is site-specific and isn't something that can be anywhere else. Some if that is the creek in the transit and some if that is the character of not only downtown but the neighborhoods in all the spaces around it. Some if that is a small moment as the dancing pig signed were together we want to bring in this new proposal to create an extension of the city that is a mix of uses for that mix of uses, as you can see, is not just about housing and office, which are of course those large pieces, but also about the open space network, the hotel, retail, the education , nonprofits. All those spaces that make cities what we love. I'm going to go a little bit through context first because if this is how he builds the proposal and the design. You will know most of this , but just to look from north to south , we looked at one of the opportunities to connect and what are we connecting to what is the character of the area. Whether it's the industrial and making cultural that already exists in San José where the connection of st. John to san pedro square that right now kind of dead ends into the back of sap. If we look at santa clara, the historic core door . Huge civic connector through the city of San José that connects the many neighborhoods in the downtown and east San José . That is hugely important not just as a connector but a transit corridor and that will increase with the

addition of san fernando and park street as he can from downtown, is a huge cultural core door. We see a great opportunity there and how we can match that and create that next leg of what san fernando area can be. It's also where we see everyone moving to and from, whether it's from cahill park from downtown to the station. And then to the south looking at park again and saint carlos , in the southern area near adjacent to a number of great neighborhoods in one think about how we meet those. And how we improve the nature of the workability and the safety. The streets, park is interesting because it's actually a great street to the east and west and then it becomes much more vehicular and less safe as it goes through this area. If we look at the north-south. You have these two huge spines, one being the rail which is a barrier in an incredible connector and will only be more so in the future. And then you have the creek and the river , which have extensive trails break down where we get here we have broken gaps in the trail system. The first move for us in terms of the framework proposal are to reconnect those gaps and to give opportunities. Not only to mend the trails or we can, but also to add additional trails and opportunities for greenways. Then when it comes inside the site and inside the google mixed-use project, we want to improve the circulation and create a range of characters . Here it is about making a very walkable and safe and engaging place in creating in a range of characters. You've cahill outside the station, which is a great entry moment connector, which we are extending north. Rainout runs into the park, it can be an acrid street that connects to the north and makes that more connected over all. Then as he moved to montgomery street, we are envisioning that is the main street kind of experience. We might go out to dinner or grab a cup of coffee. A range of cultural and civic uses. In an auto street is this transition from the urbanity to this creek experience. It's a rare opportunity to mix the new and old , the density and open space in one of the key moves I'll show you is we protected that part of bottom street so between auto ministry there are no new buildings and it is existing buildings that can be activated and rehabilitated and open spaces. The we have a network of open spaces. One of the things we heard on the sidewalks was people in an open spaces that will connect with adjacent neighborhoods and be distributed throughout peru's we saw a great opportunity there. Locating open spaces where they are key connections and where from anywhere you are no more than a block from some kind of open space. And there will be a range of characters. Some creekside and some more urban. From a land-use perspective, as alexa talked about those numbers. Will be in office, yellow being residential and then you can see the pinks and purples and oranges. Closer retail cultural civic . Most of those, most all of those are 1 to 3 story buildings. So using a real range, not necessarily maximizing height everywhere. To give breathing room and opportunities to create- different ways to engage. You

will also see is very much mixed throughout. This goes to the point of this is not an office park. No one wants this to be an office park. The idea is it is mixed everywhere you go between residential and office and these other active uses. So what I thought I would do with the rest of the presentation is walking through a few moments. When you're looking at 80 acres, it's hard to imagine what that might be like. Working from north to south. In the north this is where we are amidst more industrial fabric and we see a great opportunity to support the making and arts culture already in San José and create opportunity for those uses. Supported by residential. In the future, if the high-speed rail is elevated, that creates a much more connected neighborhood as well. If we move south near the sap center, this is the back of it. We see an opportunity here to create a place for local events and to reconnect st. John's and tomorrow street network and make a real place there. And that's where you might have an amphitheater and live music or it could just be an everyday space. And then in the core of the site, it is the diridon station area. The hope is you are really coming into being a part of a thriving city here. When you walk out, you see the buildings and architecture but also a series of clauses.

>> again, please be respectful. we are going to ask you to leave respectfully. Thank you. Thank you very much for your patience. Thank you all again for your patience. Will continue the presentation .

>> as I was saying, inside the core coming from the station, a series of open spaces. One of the key moments is , and it was incredible to make this work for the plan is to take that center parcel and dedicated to creative arts and open space uses. This is a civic part of the project. As you can see, the purple that says active up there, that is proposed as a new building that can be dedicated to civic and cultural uses and across with the plaza of the middle and the think is rehab of the foundry, the kearny foundry as well as potentially new addition to make sure that can work well. As we moved to auto street in the creek, this is a great opportunity to instead of putting any new buildings there, to not only respect the setbacks but add to the setback to create what is assault between the buildings and pocket parks and plazas and expansion of that nature and give people a chance to appreciate the creek in ways I don't know we always can today. Then if we move across the creek, a couple things. The trail lines the creek. Here this area, the site where the San José water company is is already in entitled approved project. One of the decisions was this is too important a site to do separately would we decided to integrate it into the hole. It really is a gateway opportunity along santa clara. The historic building the San José water company is also the opportunity. That building will be

focused on community uses as well . To be a nonprofit center or something like that. That anchors this plaza across as well as a smaller pavilion that pears around that that can be cultural or arts or retail. You get the series of spaces throughout that is meant to be the heart. As we move south of san fernando, things go to a lower key by. This is more local and more to serve the adjacent neighborhoods. We have removed south montgomery and instead created a new greenway. With that, a plaza at 150 s. Montgomery the old brick building. This is where there could be a playground, kids could play, get a couple coffee, walk along the greenway and the native gardens. That continues to the south. We cleaned up the intersection by taking the street and. And then to extend the greenway and give another opportunity for open space along the creek. Altogether that is a whole series of spaces. I think if we pull that up at the highest level, it's about creating a place that has that kind of variety and that is built on the character of its context. This shouldn't be all one thing. It's not all in office campus or the same character throughout. The idea underpinning those is the north built on the creative industrial , the court built on a vibrant urban opportunity and the self being the local green and immersive area. We look at that as a two dimensional plan, which is something like this is what you might see probably with a little less illustration, but in a city application. This shows you how we are able to hold the program. This reflects those numbers of the 5.5 million square feet of office and the 3 to 5000 units of housing as well as all the other uses in the parks of open spaces. It shows the 50-50. So the idea here is , it's a little less than 50 percent, his office and the rest of the land is focused on all the other pieces that make a city great. And to note, that there are a number things we will be studying and working through with the city and with fumarate among them are lots a b and c next to see works. There are potential land uses might swap, the program stays the same in the framework stays the same I focused on design and program. It's much more than that . But we wanted to show you that foundation and show you with the hopes you can see the opportunity for all this to layer in. But we want he'd hear your feedback and continue to refine it with you. I will hand it back to alexa to talk about how those next steps happen.

>> all make this very quick. Often people, it helps to say what comes next. To give you an overview of the process, which is fitting within roselyn and the cities process and just to tell you the steps that break down the project level, obviously we just shared with you the draft framework plan, which is really about the major uses, the way we organize those uses open spaces in the networks permits the application submittal in October will have a very similar set of information but a bit more detail that is required to the city application process. And then that

really kicks off both a process of environmental review and a set of design guidelines that we need to really work on because we will not be submitting architecture at the end, we are something more of the planning level of trying to understand detailed design guidelines along with concept design for the first phase. Lastly, obviously the development agreement, which will codify all the public benefits. Likely we are at the point now with the framework plan in understanding or target or we can do in the city can do the economic analysis in order to understand and best supports the conversation in the year to come. So that all culminates through probably another robust set of conversations as we get more specificity leading into fall and end-of-the-year approval which isn't symmetry with the cities plan. That we will invite you to a few different things, including the saturday which is going to be much more immersive. We obviously went through us very quickly. Is more a science fair style so it will have stations around different topics. Will be about 30 people from our team there to deeply engage in have deeper conversations with people in the public in a series of other supportive activities including weekly tours in order to just continue with the feedback. We also really would love an invitation from those of you so we can go out and organizations that already exist and continue and engage with you about the plan. So with that, that's it. Thank you so much. [Clapping]

>> you very much alexa and laura. I want to remind you all if you have a cup filled out a comment card, we have about 15. We would love to hear from all of you if you would like to provide, please do so by filling out a card. That could come around or we will come around and grab it from you. We are going to transition to having a discussion with members of the saag with the city in google representatives will help answer. Go ahead, kathy.

>> this is an amazing presentation. I'm kathy sutherland from the dallas park neighborhood. Looking at what you are proposing for google, it looks amazing. What I would like to know is has there been any thoughts on how you handle delmas park and how it can be included in this great vision? Because there are so many opportunities for development in our neighborhood and so many different developers . I don't know if we are going to get the same level of design. And how are we going to make it happened.

>> I think it is such a great point but all the open spaces around us. That we can really , what we are hoping in the next phase with the parks department is weakened to a robust engagement process around both improvement but operating models like whether it is business improvement districts or cfd that help to fund broader part activation and

improvement. We are absolute we heard that feedback and think that is a really important part of the next phase and well noted of getting to that quickly.

>> I just want to say I'm really blown away. Think it's a very powerful presentation that you made, in particular the commitments and the types of different activities. Really appreciate the design elements too, but I think what we were hearing a year ago is a 10 million square feet of office. Now we are hearing 6 1/2 with a lot more space dedicated open space and cultural uses in recognizing how important it is for the community for us to feel like this is our downtown and we are welcome in every space I want to appreciate and express that to you.

>> think you and henrique . [Inaudible] In our union, the way we tackle the challenges of displacement more affordable housing is to bring up the workers and I like to share a story I experienced around the country with google in new york and seattle. We recently quality work and agreement unit contracts for 600 workers in those cities. Contracts that increase the income level of those workers and certainly like I said before. These are people of color, women and immigrants that in the first year of those contracts, they already got free health care for themselves and their families. In each of the cities, they went up to the tune of 57 in the first year. In new york \$5200 in seattle . If we add those numbers , it will come up to close to 12,000 .[Inaudible] So like any union contract, we add that the pension and it certainly changed the lives of those workers and that is why I call it a success story. We hope and we are sure we are going to be able to replicate that in San José that is how we hope and I think it was something we need to share with the community.

>> my name is geneva. And with the San José downtown residents association my question for you is I have not heard one thing mentioned about homelessness. About the fact all the people that are going to be displaced because of this particular thing going on with google, will live very much by the way. I have no issues toward you. My problem is since you announced two years ago you were coming to San José, 42 percent of our population has become homeless. You aren't even here yet. So what are you going to do about that? Are you going to help us with that? The same thing goes for the city. I need to know that from you guys as well. Is important you address those issues because you are displacing a lot of people. [Clapping]

>> okay. I hear what you are saying. Let me go back to the housing. Forgive me for a second. I think there are three big ways so far that we thought about our part in contributing to the

solutions on housing, housing affordability and homelessness. I want to go back to them and talk about now it is time to put these in action and bring it to the next after the first which we've talked about, which is producing more housing and more affordable housing are two key ones. The third is really important. Within the housing fund, we have an opportunity outside the project today start to invest in different strategies and different projects that are resolving the issue today. That's really why we were so focused on getting both doing a \$50 million housing fund up and running now. And a \$50 million displacement and a displacement programs and homelessness. Those two pieces are a step toward that commitment. And think I is now a time for us to partner with different nonprofits, community members, cities that are tackling the problem to put that money to work and see how we can resolve this together with all the things that cities and nonprofits are doing.

>> and dressing it is all our problems to do. Is our President, it's the cities, it's getting more money in this issue. We are opening tomorrow our first 100 percent permanent supportive housing development in the city of San José. It's the grand opening of the very first one. We are behind. But there is a huge commitment from the city to do as much as we can and we have just started a new homeless plan . So there's a commitment and a desire to continue working on this issue.

>> I just want to thank you for your presentation in your consciences approach. We like what we are seeing. I was wondering if you could give us a little bit more on what you were mentioning about the buildings. Are there some buildings that will take advantage of the newly available heights. And if you could give me more on that I would appreciate it.

>> we have been in a lot of discussions with planning around what makes really good place combined with great heights and densities I think what you see the numbers right now is the notion , and the planning department has been strong on this notion. As has the community and the community feedback. That doesn't mean you have all what height you are maxing out everywhere, it means there are moments who are in there are moments where you are stepping back and meeting adjacent neighborhoods.

>> sondra weber, planet 51. I just really want to thank you for your continued efforts in the cities continued efforts . We love supporting the small business and we strolled the alameda this last weekend and getting to know a lot of them . Harvey and I share love of ethiopians

food. In speaking with that owner in particular, he has purchased a food truck. It's ready to go. In talking with a lot of the owners as well, the small business owners, and a common theme. They talk about the permitting process. It May be the city could address that and maybe improvements being made to the permitting process to allow for this, and know you are supporting small business and so is the city. Just so we can all know when we are talking to them what is that process and how is it being improved upon. Thanks.

>> thank you so much. Currently the city does have a program called the small business ally program. And that program was established to do just that. To assist small businesses through the permitting process. We currently have two full-time dedicated staff . One speaks spanish, one speaks vietnamese. And their court assignment really is to assist small businesses through the permitting, the various permitting processes they have to go through. We would be delighted to make connections to small businesses in the area to this program.

>> my name is diana paris was silicon valley rising. First off I would like to thank you for your presentation. There are still some questions and concerns we have around displacement and affordable housing. However, we are really encouraged by was mentioned . It's really impactful to hear what the google service workers in seattle and new york have one. That makes us very hopeful that the service workers here in silicon valley will be able to form a union and thereby have jobs on the campus that allows them to continue to live and work and benefit from everything we are seeing today. Thank you.

>> good evening. My name is norma and I'm ceo value water formerly known as santa clara valley water district. I'm really impressed by what google has put together. One of the things that really caught my eye was the jobs and the training program being proposed here. We have a large capital program that's coming up. We are looking at 5.\$6 billion of work and infrastructure work we are going to have to do . We are looking for where we are going to get the technical expertise to do that and we have to grow our own. And so I'm really happy to see somebody else is thinking about that too and we would like to extend or work with you to develop something like that so we can actually train future engineers, technical people, business partners and grow our own within this organization print another thing I would like to comment on is the fact I really like googles respect for the environment and allowing the creek some space and incorporating it as a feature in this development process. I only wish future developers would take that same approach with respecting the environment and allowing for

space for the creek and for the environmental restoration to occur in our area . In regards to community benefits, I know google is putting a lot on the table and I hope it creates an example for other developers to follow as well for it because it's going to take all of us trying to build San José into something greater than it is today. But it will take more than just google to do this. Is going to take everybody coming in after google as well. Thank you.

>> working partnerships usa. Thank you for the presentation. Can hear? Okay. Is a little better. Give a second to what diana mentioned. Certainly hopeful that our cafeteria workers can have an opportunity to form a union, but on the issue of displacement, we are seeing numbers of what the goals look like in terms housing overall and certainly the announcements around the affordable housing funds there is still a lot of unanswered questions. I look forward to the opportunity for rear wheel collaborative process to figure out how can we get as close as we can to building enough affordable housing units to offset the impacts of rent increases from this project. I also appreciated your comment about trying to optimize the amount of affordable housing. Will I think it is important to see how do we get as much housing as we can there, I think we should also think about the rest of the city will feel impacts and how can we be smart about looking at opportunities around the city when it comes to resources connected to the development agreement, particularly the pcommunity benefits plan, the linkage fee . I would hope some significant amount of affordable housing from enhanced structure financing district . But also how do we leverage the investment google has made . Good to hear San José will be given priority in some of these forthcoming announcements. We look forward to hearing about that. This will be among the largest of any of the projects google is looking to develop. Hopefully we can focus in the city . Really just looking forward to seeing how do we get this done and for those details you have heard passion about from everyone today making sure we are giving it the focus it needs. Thank you so much.

>> hi. My name is jason baker from the silicon valley leadership group rate on the vice President Of transportation and housing heard from both those perspectives, I am very excited about what I saw tonight . But housing near transit is the right way to go in the right way to reduce greenhouse gases. It will be healthier for the people who are able to walk to the jobs and all the places you were suggesting to work, live and play . My mother is a poet some excited about the art part and their. Green spaces and focusing on creating a sense of place is the key to creating a vibrant area where people can really have San José and and downtown

that is not just the campus in a place but a campus part of the place. Thank you for your presentation.

>> harvey darnell, actually I'm going to talk about two threads that haven't been talked about. One was I want to thank you . Wonderful presentation. In love with the overall of what you were doing for them a little disappointed somehow you didn't find a way to daylight scott us creek and make that full connection, but we have to find a way to do that. Wants to make those connections, and concerned we are putting a lot of the parkland you are creating into those riparian corridors. Riparian corridors are not supposed to have real high activity. We need to make sure we have places for your workers to blow off energy, to throw frisbees, whatever near where they are working. I want to make sure you are including the in your designs so you have these open spaces for workers to go out, enjoy the air, go back in for a second thing is historic. Saw a picture of the napoli building . I don't remember if I saw the poorhouse bistro. So I want to know what you are doing in terms of looking for the historic resources in the area and how you will either move them, we utilize them , blend them into your buildings .

>> those are great questions and something we spent quite a bit of time looking at. Alexa kind of spread by the team size. We have an number of different specialists around the ecology and right. Corridor supporting us. One of the things we did was work with them to make sure there is a minimum setback that is protected and in the open spaces or in addition to that. Keeping the bike trails are keeping a more active pluses and things like that set b separate and that will be part of the landscape design and details we will work through in the coming year or years . To make sure I think there is a power in being able to have an protect both.

>> so I think of what you saw just fast-forward to the slide. So what you saw maybe just to the one who shows the pink. We are absolutely thinking about which historic buildings and which buildings to keep and also which businesses to keep, what poorhouse bistro is definitely one of them. Think we are absolutely targeted on that. Where you see a lot of that in the plan is that lighter pink color, which maybe didn't paul vallas much. So we are on it. And we still have time to get more specific on that as we go through the historic analysis that is part of the environmental review. You hear a lot more specificity over the next six months. And then just to reinforce laura's point, the exciting part which hdr and allthe people we have been collaborating with the community is the end part of having great ecology and great public spaces. I think that is the heart of the plan is to say how can you take the pressure off the

creek by having this extension alongside it so the corridor work is really respected and thriving and there's a great adjacent people centric open spaces that enhance and extend it. To get the best of both worlds.

>> also, I would like to quickly add that as part of the scope of work for the diridon station amendment, this is for the part of the station area outside the google land. We have included in the scope of work and inventory of all the historic resources there. As google is taking a look at the historic resources on its property, we will be doing an inventory of historic resources throughout the station area.

>> okay. Kevin christman, gardner neighborhood again. I salute you on your creativity and especially your clarification that you are not just going to max out the building heights everywhere and give it some articulation, which I think is important. But I would be remiss for my neighborhood and say great plaza in north willow glen do not mention you have scribbled on their one way for the trains to go and it happens to go through our neighborhood and cuts it in half . And blocks off one of the major one of two ingress egress ways out of the great glory plaza neighborhood. Would like for you to extend your creativity May be outside your region and see if you can help convince some very stubborn people that there should be an alternative to the route through gardner and it should be a long the 280 87 corridor work as a flyover . A note last friday we had four councilmembers and the mayor put out a memo telling high-speed rail they still want to have that alternative on the table for some time more. Solidity with your creativity and ability to make things beautiful, you can convince these people that's where we need to go with the high-speed rail. Thank you.

>> david meyer from silicon valley at home. To give for your presentation. Your really excited about how housing is so central the plan and is not just about the 5000, but it's also focused on the affordable housing options. We just released a high-level comprehensive housing vision for diridon station area this morning. I think it is important long google is a catalyst for this whole area, we remember there is a lot of station that is not google. Is tens of thousands of jobs coming to the station . Can you not hear me? In the greater downtown. It's important we are planning for more homes throughout the area to address that. We think we can plan 4 at least 10,000 new homes overall in the station area. Google is already saying they can get us half the way there. Are homes under construction but there's a lot more opportunities for affordable housing in the area that addresses that. That addresses our needs. We are excited to continue

to work with the city working out the affordable housing strategy implementation. [Yelling] All right. I got interrupted. But we are just excited to continue to work on this and work on the implementation of the housing strategy, working on how do we maximize housing outside the station area along transit and how we work on real measurable , real measurable displacement strategy that is addressing those issues in our community as well.

>> can I get a quick raise of hands and the members who would like to make a comment? I think we had two or three. Okay great. Want to let you all know we are a quicktime check. We are running overtime three to want to provide plenty of time for you all as a member of the public debt your comments as well, but we are probably going to run 15 to 20 minutes over 9:00 . We will go ahead and move forward.

>> edward, director of planning and land use for the neighborhood association put first off, thank you for the presentation. From moment one when we walked the neighborhood with joe and ricardo, we emphasized the ability to connect this area to the surrounding neighborhoods. Right now with the tracks in underpass and even 87 slightly outside it. It is not an area people are able to access to the way this will be successful and not continue to be a barrier between the neighborhoods in downtown is by analyzing the different means of access that you've done . As the cities chair of historic landmarks commission, we want a second bar dimension to maintaining things like the foundry diridon station itself on the california register of historic places and will be in important item. Obviously landmark water company building, the ability to use pre-existing buildings in something so much mentioned as important . I think it makes us all very happy to see that will indeed be part of the process.

>> thank you. Phil from the San José downtown residents association. Thank you very much. You guys never disappoint in terms of your creativity. And design. Thank you. I want to make it clear when I asked the question about community land trust, it wasn't a swipe at google, it was a question about public land and private land in solving the problems we know are quite vexing. There are two things I wanted to ask you about. We know city council approved an arena green iconic structure, which I'm assuming you are planning and there. And now we are also dealing with a lot of unknowns, particularly around rails and right of ways and all that that implies. Something I want to put on the table is not just high-speed rail, but we are talking about downtown with a lot of residential permit we are already battling union pacific railroad about the ways coming through downtown. We didn't get a presentation on the integrated

station plan . I don't know if we are going to see that were read it online, but I would like to propose we look at that railroad situation as part of the overall design. Is now would be the time to do it. It would be awful to have a freight train running through your beautiful new downtown.

>> is this on? Great. My name is glenn williams with the county of santa clara. Quick question for the city. Before I do that, I want to thank you for the presentation I thought was excellent. It's always google has done a great deal of work. Spent a lot of time and invested a lot of energy and interest in making sure that a lot of voices are heard. And I want to thank you. Question for the city. In the dear don station plan, I'm unclear how much of the station plan is going to be google and the plans they are submitting and what does in fact happen to the other 160 acres. When you go in for the revision, other going to be substantial edits to the 100 other 160 that reflects how much housing will be built in those and can you clarify for me.

>> I'm going to let alexa go back to the map that outlines the google owned property in the diridon station area boundary. So to answer your question, or scope of work for the eminent the station area plan are going to be looking at, mentioned earlier, the two key components are the additional development capacity that has been added as a result of the city council action to increase the heights in diridon and downtown. Obviously we are going to be looking at that. Is likely to be some changes in the development program at capacity. Secondly, the changes in the existing land uses in the station area plan, we do anticipate making some changes. The key thing is no longer that we are planning for the ballpark, but they are likely other areas outside of the google owned land that we would also want to consider land use designation changes as well.

>> we won last member and we will transition the public comment.

>> I missed the memo. So I am erica from the guadalupe river park conservancy. Want to say I appreciate your presentation in your care toward open spaces and green spaces, particularly los gatos creek and how you are incorporating that into your plan. The one piece I didn't see quite as much as the guadalupe river park itself pretty wanted to ask about your approach to the river, and you want to incorporate that or not, and you see that as a transit hub or not and get your thoughts on the.

>> it's a great question. I think part of it is similar to the question about all the parks adjacent. How can we collaborate think about how this works overall as a whole for the larger part. That is an enormous resource and expands the part. And then for Guadalupe River within our site, this shows it a little bit. It's only really one edge we are all and is a more channelized engineered situation there with the Army Corps. That will lend itself less to being able to expand or do things their. We want to look at how to best appreciate that experience, but that's one of the constraints we are working with.

>> and you very much. Thank you, Alexa and Laura. Thank you all again for your patience. Now we are going to head and transition to the public comment section. So I have about 17 cards here. We will give you the traditional two minutes each. Going to read three names at a time and ask you to go ahead and lineup as we go. Appear at this microphone standing. We are going to go ahead and get started here. Here in if you need us to bring the mic to you, we are happy to do that. We're going to start with Robert, Larry Ames and Aurora so please. Robert, you were up.

>> Robert here. Can I hold it? Thank you. I will be here all night. First of all, thank you for the presentation. It does make things a little bit clear, but one of the things I would like to point out is the number of people in the city that have become houseless has increased tremendously. 42 percent I believe is the number. I'm wondering why we don't represent that number in our representation of the people in the Saag group. I have been talking about this since this committee was first started. We have had representation, but no voice in what goes on. This is an ongoing problem and I really believe we need to have people that can articulate, can ask questions and that can challenge the group. And I offered to be a member of that as well for some time. The next thing I want to talk about is the properties that Google has purchased that have remained vacant. And we see overweighth and having sanctioning encampments on some this property so will not be developed for a number of years and in the meantime we can have people have some safe secure place to live that we can put a fence around and take care of the people that are there and have them have an opportunity to be able to be a part of this community. Thank you.

>> thank you very much, Robert. I want to let you all know the public speakers, we have a timer here. You did perfect. You did very well. If you want to keep an eye on that, we have two more comment cards we want to respect that two-minute time. Very, you are up.

>> I'm quite pleased with the overall time. It seems like the design addressed almost every one of them. The Diridon area is quite suitable for intense commercial development. It's at the center of an incredible transit network. You do want to have some housing to make the area live. You do want to have some housing to make the area alive. You don't want the area to be a ghost town, but much of the housing that is needed can and should be in the branches of the transit developments in the urban villages. Q1 have a mix of types of housings for singles, families and elderly. You want to have the diversity. And add to the vibrancy of the area. I'm quite glad the design development is open and woven into the fabric of the community. That it is not fenced off. Google seems quite appropriate for this area here. I see there are shops for employees for the area residents and neighbors and visitors. It makes for a vibrant area. I'm glad to see parks and open spaces. You don't want this to be concrete canyons. You need to have parks for the residents and also it's needed for the worker so they can get away for a bit during the day and get away from their computer screens. I'm glad you're going to incorporate historic structures. It adds to the variety the character of the area. And I'm glad to see you have trails because it makes it so you don't have to drive and find parking spaces there. Everything does change. This area is to be in an agriculture area, but things have changed. Now we are going through a transition. This is the right time to do this transition. Want to echo Kevin's statement. You need to accommodate the elevated alignment for the high-speed rail and electrified Caltrain. This is a once-in-a-lifetime opportunity so I'm glad you are going to aim high.

>> we have Aurora next and we have Greg Miller could please come up and Bill. I noticed Larry had written all his comments nicely on the back of the agenda. There's a comment box at the back of the room as well. Please feel free to leave written comments and well. Larry is saying I can't read his comments, but for the rest to you, that would be great. With Greg Miller and Bill.

>> good evening. My name is Aurora. I may lead with pack, people acting in community together. And thank you for your wonderful presentation. My concern is about my son who was able to afford a house in Gilroy. He is a teacher here in San José. He has two school aged children with a commute to and from work on a daily basis. It takes a tremendous amount of time that if they were able to live here in San José in an affordable home, my son could spend more quality time to spend with his children and his wife and overall as a family in their own home without spending so many hours on the road daily. What I am trying to say, teachers here in

San José can't afford to live in San José now. What can be done on before google comes on board so our teachers can live here in affordable housing . Also, my question has to do with schools in our neighborhoods, particularly schools in our low income neighborhoods . What is google in the city doing to see our youth are going to be able to get to work with good paying jobs in the future.

>> thank you. Greg?

>> thank you. So I am worried about this 3000 to 5000 units . How affordable they are going to be the very low income and extremely low income affordable . You have defined affordable, but I'm worried about that. Moore is just going to be affordable to the highly paid google staff. So housing is a basic need and shouldn't be an object of speculation. That's the underlying problem in our society is housing is like an investment that you make a lot of money off of and it shouldn't be that way. It should be considered shelter. It's something basic everybody needs. I think the solution, glad you are looking at community land trusts and limited equity co-ops and also encourage you to look at public housing . We are in a public health emergency in an emergency requires bold action in the richest area of the world. There is money here. The city needs to use its ability to tax and eminent domain to acquire land and the finance housing affordable to low income, every low income and extremely low income folks.

>> thank you, great. Next we have bill and I want to ask marine and scott larges please be ready to speak after that.

>> I'm bill. I am a resident of north willow glen. I am also President Of save our trails, santa clara county trails advocacy group. Thank you for the very good presentation. For the most part I am very happy with the design. It really looks great. I like the green space and the utilization. I was sad to see the daylighting of the creek appears to be off the table. Because it really would be a good way to get pedestrians to the station without crossing the streets if the trail could follow the creek back. But short of that, I would like to see the trail across park near the tracks to take advantage of the road cut that already exists. That would also be a good way to get pedestrians to the station. I would like to see the trail as it heads north , cross over or under street crossings. Interact with vehicular traffic better. would like to urge the city , disc, caltrain and high-speed rail to rebuild the station with the tracks elevated. To better use the land under the tracks instead of the impediment it is now. Also, urge the city to build over 280,

87. Not just to save the neighborhoods to the south from the hundreds of trains expected, but to build for the future for the hundreds more that are not expected at this time. Thank you.

>> thank you, bill. Is maureen or scott still here? Thank you. So will be followed by scott largent and shelley leslie.

>> good evening. My name is maureen and I'm here with destination home. I would like to start by saying thank you to the members for hosting tonight meeting and to google for sharing some of your initial concepts. We are extremely excited about the possibility of adding several thousand more housing units in the diridon station area. The challenges we face as a community with the lack of available and affordable housing is no secret. As we create solutions, it's imperative plans for this area include a range of affordability levels. Most importantly, housing for low income households. These are households who make less than the 30 percent of the medium income. These households are the most severely burdened, have the fewest housing opportunities available to them and face the greatest risk of being pushed onto the streets. We know that by building more affordable housing at this income level is precisely what we need to meaningfully combat ongoing homelessness crisis. And so as we unlock new development capacity in the diridon area, we have a great opportunity to develop housing for people of all means, including the lowest income earners. We would love to partner with you to see how we can make a vision a reality and we hope it is something that will be incorporate it in both plans for googles mixed use development in cities provisions to the diridon area master plan.

>> thank you very much. With scott largent. Are you still here? No. Shelley leslie? Shelley? No. We have milt grant followed by jerome shaw and blair. Take your time.

>> hello. My name is grant print am a member of the affordable housing network. And several other organizations in the bay area community land trust. One of the newest and best, we hope, community land trusts in the entire nation. Your presentation was fine. Certainly a lot of amenities for San José connecting localities, making trails better and so on and so on. The problem is, before anybody can enjoy these kinds of amenities, the very first thing we need is a good place to live. If you don't have a good place to live, or if you don't have any place to lay your head at night, you can't enjoy these things. First, and I did not hear this, first housing. And possibly the amenities. I think one of the best approaches would be too take all the money,

thousands and thousands and made millions of dollars to make these improvements . First make more housing. Affordable housing. Then we will see about the amenities. Most of the people that need housing are being served by beautiful trees and trails and so on. First have to have housing. That's my major message. That I did not hear so much. One way of helping people get housing that will be always affordable is to look into more community land trusts and we could use some of your donation as well. We could use the money, we could use land, we would put it to good use. Would have affordable housing that will stay affordable for as long as the person lives. Thank you.

>> thank you. We are going to go to shelley and jerome.

>> hi. I'm shelley. A member of the first unitarian church okay. Thanks. Tell me if you can hear me. Okay thank you. I'm shelley, a member of the first unitarian church of San José. How is this? Okay. High. I'm shelley, a member of the first unitarian church of San José and a resident of San José. Love San José periods . I'm shelley and and love San José . Okay. Can you hear me now? Okay. I love San José and it breaks my heart that because google is moving into north San José and the downtown area, including the diridon station, that low income residents are being evicted and displaced so landlords can bring in tenants who earn much more and can pay much more rent. Googles move into San José has also had a devastating impact on my personal life. I'm a low income renter in San José so googles moved into San José really worries me. If the aging rent control building I live in is torn down, where will I go. I feel especially vulnerable because I have gotten excellent medical treatment in this area for breast cancer, including and especially innovative treatment of chemotherapy and radiation. That saved my life. If I have to leave San José and cannot duplicate excellent medical treatment, will I survive. And in spanish, [Spanish]

>> thank you, shelley. Jerome, you are up. Do you go.

>> thank you for everybody for the presentations and things like that. I noticed in the boundaries here that there are two shelters within that boundary . And wondering what is going to happen to those two shelters that are within that boundary and also with the gentrification and displacement , that is more about renters. Them showed sure there is a lot of homeowners over there who want google to come in. Your home value goes up. Is more about the displacement of the renters , not the homeowners. The guy from georgetown, I felt it appalling

that he said only doctors and lawyers could afford to live where you are. I work in sheet metal and I guess I couldn't live where you are, but that was kind of a low blow. And I'm thinking, there's a lot of older homeowners over there but I don't know if you have children or relatives that want to get into the area. If they do, they probably will be able to get into the area unless they actually work for google. And the saag individual who said that gentrification started in 2015 and it wasn't a direct correlation with this google project, the google project I saw on the slide started in 2014 for the station or the plans for them. So I feel that is a direct correlation to the gentrification in the area. And that's all I have to say. [Clapping]

>> next up we have blair followed by markel and donna wallick. I very much apologize if I am butchering your name for .

>> thank you. I wanted to offer, heard at the council meeting there is a 17/1 ratio of jobs to housing with this google project at this time. Is it possible this can be negotiated to 12 or 10/1? Just ask. Going to offer if you words about the high speed rail. But it must be relieved that the high-speed rail can finally be were out in the open. With this openness I hope I can remind you it is an openness , accountability and learning that is a part of how to create practices toward peace and good community sustainability. There is a positiveness to this idea. I hope to remind yourselves of I have been trying to work towards over four years now in San José. I hope my job today can be simply to remind yourselves how to keep cool and prepare yourselves to keep options , how to look at different options and to simply have a few different contrasts and comparisons viewpoints. I hope you can consider a second more direct express train of the westside of interstate 5 from bakersfield to tracy. I hope you can also consider how the high-speed rail possibly travel from merced to tracy. With an hour and 1/2 ride with a train to San José and a part extension to tracy. Santa clara county to finish, is an important in a leadership position for the high-speed rail project. Not just the self they but the peninsula. I hope you can balance the high-speed rail choices at this time and can be open with the community in how this process is going. Thank you.

>> thank you. We have racquel followed by donna and jeremy taylor. Looks like number kelso donna, you are a.

>> google should get back the public land and give it to the south bay community land trust who will do the best thing for the people here in San José than what google could think in their

worst nightmare. Google should not come to San José, property values are going to skyrocket . Our roads are going to skyrocket and thousands more will be displaced. There is no way google can build tens of thousands, hundreds of thousands of housing for the people who need to housing currently. Google practices racism at the workplace, google surveillance surveys us and our children. Google is not healthy for us nor our children. Googles plans are good for the rich, not for the low income and no income people. Google should stay out of San José. You will cause more harm through google, you are not welcome in San José. [Clapping]

>> if you could please hold the cheers, I would appreciate it. Be of jeremy taylor followed by mary and sandy perry.

>> google San José is going to be awesome. Really excited. I live almost as close as you can live. 1/4 mile from google. I've never seen a single verse in from the gardner neighborhood protesting like this. The people who live close to where google is coming are all excited. Thanks in advance for helping make this place a lot better for us to read one thing I would recommend, because a lot of your employees will be moving to gardner neighborhood, it's already housing happening. Recommend you work to get a sound wall put up because when high-speed rail comes, your employees won't like the tain. Thank you.

>> sandy, b of those mary. Is mary here? No. Sandy, you are up.

>> of sandy from affordable housing network. I want 2 to comment about the anti-displacement plan. One of the things that it lacks is any kinds of numbers as to how many people it will prevent being displaced. There is a range of about 10 or 12 or 15 policies. And there is no sense of how many people it can protect . We have got a problem here in San José with commercial development, which is completely out of control and with jobs, housing and balance in silicon valley, which is causing homelessness and displacement. In addition to googles 25,000 jobs , I have a list here of a number of other projects in the downtown area. Museum place four thousand jobs, platform 16,000s of jobs, market street towers 2900 jobs , 255 w. Julian number 4000 jobs. 250 stockton, 3500 adobe, 4000 cityview plaza, 20,000 boston properties , 9000 google. We knows about 25,000. Doing park avenue, 3700. Not to mention all the ones that coleman santana west and a whole bunch more. San José's general plan is to bring in 382,000 jobs into the city but prevent construction of housing and only allow 120,000 housing units to be built. That is going to end up displacing about 400,000 people

from the and to say we have an intake displacement plan when the general plan is trying to displace 400,000 people is a joke. We have lost our moral compass, or city council has lost their moral compass, we are in a moral crisis. Homelessness went up 42 percent and the housing department tells us we are fully committed to doing something about homelessness. If homelessness is going up 42 percent in only two years, what kind of a competent is that? It's completely out of control. Homelessness is out of control in the city. If you want to change things, we have to stop this crazy commercial development and stop google. [Clapping]

>> in terms of the quick time check the comment cards are rolling in. We still have about 10 left wrist the next three over michelle mashburn, roland and victor vasquez. Those aren't filled out. We have been grabbing them out-of-the-box as they have been coming in.

>> my name is michelle mashburn freedom was San José peace and justice center, but today I'm talking as a disabled person and resident of downtown San José who is directly impacted by this project. There has been b there is zero conceptualization on urban design in this planning and much of the planning in San José. San José wants to follow ada, the ada is out dated and not inclusive. And seem proposed plans and have been on other google campuses and I won't even mention google buses as an example for this not enough inclusive design in San José nor in this saag plan in that area of diridon station print San José's vision lacks inclusivity and I see a lack of vision again in this plan. Even your presentation fails the basic principles and practices of universal design with text size, text size and other things. Affordable housing for people with disabilities, especially those with adult onset. Are not talking developmental disability. Disabilities is never affordable. Many of us live on a check that is less than \$1000 per month. There are not vouchers available for us so all of this pretty housing does not apply to this population. [Clapping] Another group that is not included is the lower income people who barely scrape by with less than a paycheck away from life catastrophe and I would say that as many people , even in this room. The question I will leave you with is where the voices of those that will be most impacted . When we are not included, nothing changes and oppression continues to rain.

>> thank you. We will go to roland and victor vasquez and jake .

>> thank you. Unfortunately I missed most of the presentation because I was on my way back on the caltrain and everything died when I had to disconnect my caltrain. But the last slide I

saw was when alexa was introducing the 18. There were six but I noticed lend lease . i was thinking to myself, why do these people know about real. And so the first, and I would like to make as it would be wonderful if we could extend the framework boundary all the way up to the tracks to include our beautiful historical station and so see what people can bring to the conversation. By the way, I noticed these people left the room and the public comment started. The only comment I would make is I see the of 60 acres and 20 acres for street. It's a crying shame for crying out loud. Why can't we have street grade in bold above it? Tell the rest of the world is doing it. London is doing this, so is hong kong. San José get on board and let's do it ! Thinking of it next we have victor.

>> my name is victor. Ma San José printer report in regards to the google presentation, I saw you mentioned several areas that, interest on housing, community spaces and funding to this displacement print those of whom units you claim to build will be affordable nothing and for low income people? How many will prioritize for local and generational San José resident and how can you build units and bring thousands of workers in the city. What can you really build 50 million . A rough cost 400,000 1/4 million dollars to build housing units per that means your 50 million open 66 units 125 units. That is peanuts compared to the cost. You will build more b will need to build more affordable housing and more alternative unity ownership models for the google project will benefit the website areas and surrounding neighborhoods of diridon increase property value while the rest of us can't economically afford to live in San José pritikin, for the displacement print displacement that will build into the other neighborhood like a San José where the poorest and most depressed residents in downtown live. He will bring more incredible amount of condos that we can't afford to buy and entice owners to increase rent and sales. What are you doing to ensure displacement doesn't really happen? What are you doing to ensure community ownership of homes produce book about new business baseball, how can these be family businesses could how many of these places local street vendors as part of your plan? Are you going to hire locally? Will we have equitable wages? Will you address the miserable hiring practices of black and brown people? Will he support cooperative ownership dismisses, will defund levels of education across San José. Mentioned having a community space, how can it be community if the community doesn't control her you give up the San José water company site and give it back to community so they can control it and do what they want. Lastly, will you sign a community benefits packet to ensure for the next 100 years you get back more than what you take? If agreed or is it about human life? If not, the people checking here tonight are completely justified in asking you to stop this project and definitely

leave. You have the power to change that . It's your decision. Spoke next we have jake followed by jason and lives.

>> my name is jake. I live just around the corner down bascom . I want to echo so many other comments I believe victor just sent. The understanding of context. What \$650,000 gets us for one unit and a \$250 million affordable housing fund doesn't do much when it is for the entire bay area. For our entire community, this seems to be a strong question of power. Everyone here is concerned because we don't know what the city can do to put what our community needs first because the land got sold. I think I uncle bill's comments like are we really sure this was the appropriate step forward and it makes me even more concerned with two representatives from google decided to leave right before public comments. I appreciate it and I apologize. Is our you guys walked to the top. Thank you very much for that. The context before the meeting starts around what it is the city has in order to reiterate .[Inaudible] When we get back to the proposal in the beginning of 2020 from google. What happens when the community doesn't support it and how does that process forward? I would like to see that he the initial statements from city staff so everybody in the community is on the same level of understanding. Thank you.

>> next we have jason followed by liz and then jackie.

>> thank you. I name is jason part of the executive director of the guadalupe river park conservancy. I want to thank both the city of San José and google for your presentation. I would like to drive the point my board member made earlier. The guadalupe river park is an urban park in the conservancy envisions it to be the premier riverfront of the bay area. The proposed project brings people we are excited with the prospect in that we can finally see more people experience when San José's greatest most under invested public spaces. If you take a look at the screen, you can see the project boundary almost parallels the river, which means that almost every point of the project you have equal access to the riverpark. We would like to encourage that connection to the river is enhanced and maintained and the connection to the river is a connection to downtown. Specifically for the design team to take a look at the area where the river in santa clara street intersects. I understand there are constraints to that site, but I do hope you take these constraints as an exciting design opportunities and perhaps find something more interesting and cohesive to connect the west and east side of downtown. Think you.

>> our final three speakers are liz, jackie followed by daniel.

>> I'm from east San José., founding member of the community land trust. Thanks for paying attention. I saw you earlier when google was up there and you were not paying attention. Please pay attention to us to. Before google comes to San José, what are you doing about the families living in rvs and on the streets. Just blocks from your campus. Are you behind the efforts to ban them ? You are disappearing whole communities. And that's what you are going to do to us. Is that your plan? That's what it feels like. I'm too mad to even keep looking at you because you straight up ignore people who don't want this project. That's not collaboration. That's ignoring people who don't agree with you. That they take over. That is a takeover because from the start of this project, people had said no, we don't want this. We know what you did in mountain view, we know what you do in other cities. Why should we allow that here when it's going to benefit one percent of this population. Why on earth when most of people here earlier were not going to be here to see the shiny new campus. Most of the people sitting over there think they will be here too are not going to be here. You are not welcome here .
[Clapping]

>> we have jackie and daniel vasquez and one more. Gabriel and gabriella.

>> my name is jackie for the washington neighborhood. I just want to say what to reiterate what my companion was saying, we are not going to be here to say any of that. It's not only googles job to provide more housing, it's the achievements of there are also being attacked . Ellis act is coming up and all these things we are supposedly passing and protecting but trying to take away at the same time. Google is a predatory and sexist company. All those payouts they have done for the cases that have been coming up his money being thrown at us for housing, or pay out for the assault they are doing on our community. There was all this concern about the google employees being able to throw their frisbees around and getting out of their office. What about the concern for the children that don't have the opportunity to step out of where they live because it is so dangerous when there is not enough space and they are overcrowded. Also concerned for those poor google employees. Let them breathe. Don't let them work so hard. Another concern is was a tech worker cafeteria and we unionized in cisco and it's great to have a union, but when you are commuting from two hours away, what's the

point of having that if you can't even live where you are working. I just wanted to close out by saying not everything google is gold.

>> next up we have daniel . Were the last speaker, I believe.

>> thank you. My name is daniel vasquez . I live here in San José. This plan looks beautiful, but I think for the people who work in google it is more beautiful because they will work very nice. They will have everything nice, but on the other hand we have people who don't have nothing to do with google . Right now it is very expensive. The people that handle it camp a more expensive rent, expensive houses so right now there is a lot of homeless everywhere. We don't do nothing . They can help with the rent low , we don't want google here. Google has to do something before it came here. I think everything looks good, but we want a guarantee that everything you say is going to happen . Google is going to have b .[Inaudible] Want to see it . Thanks.

>> thanks.

>> I name is gabrielle and I just looked up a couple. I am being displaced from my residence down on saint carlos because the new complexes being built. 100 new luxury urban living. As a displaced person, I want to talk about what displacement means for a person. Displacement means approving of somebody's normal lifestyle. My neighbor left and found a place, I now don't have that neighbor to rely on. I rely on my neighbors for my everyday living because I am disabled and I need their assistance almost every day or they need mine. Displacement means to force someone out of their place of living . However you pronounce it, also when I looked it up is basically the same thing due to financial power to benefit an increase like income. He say human value and commitment to the population that is already here is important to you then are any of these plans implementing the residence that are living here now? Can we take some of these people that are in those shelters and put them to work in these implementations? Can that be the priority? Can you show us that what you say is correct and not just some promise? But by training and implementing the locals to come first to employ and be able to afford here . I also lived at the guadalupe river when I was homeless and that was my home. That dirt and those trees were my home . So for you to come and build something for people who don't even live here so they can drive in my homeland, we say no.

>> thank you. We have one final speaker appeared. Thank you all for your patience.

>> I just have a collection of thoughts here. It's kind of fun addressing you guys when you are right here. I don't know who thought this was a good idea. One of my first thoughts was work primarily outhouse people. Working with the tenants union and second studios. One of the first meetings the second streets studios I asked how many are from San José. Almost all of them raised their hand through the majority were from willow glen, which is the neighborhood the proud boy at the top wants to be a part of. The displacement is a big deal, honestly it affects people in willow glen a lock. One of the things that bothers me is tonight it seemed like there was a small strong will to defend gentrification. Anytime you are trying to defend it, you are on the wrong side. We walked in an article coming out in the paper. 39 percent of women go back to an abusive situation because they feel safer there than at the shelters or any other option. And that is awful. Please think of that with the money you are putting into a fund, because a lot of the current organizations are crap. They are not good providers. We need better providers. Also wanted to point out the women on the streets right now are being raped, abused, going to jail. These are the people I work with. When you sit there and give me that sad face, your giving me the I feel you face. This is what you are doing when you're displacing women and putting them on the street. Your direct actions are putting these women on the streets. You cannot ignore the majority of the people speaking out right now are women, they are people of color , they are not google employees. These are not the people you employ, these are the people you displace. I also, robert brought up a good point. We need to use your property through the properties sitting vacant doing nothing. We need all those properties as sanctioned encampments and safe parking places. If you really want to take immediate action to help people right now. I do hear a lot about affordable housing and ranges. We need only el I and vli. We do not need anything else but el I and vli. To our crispy man, if your frisbees. Only an old white dude wih talk about frisbees.

>> thank you all again very much for this has been in a formative evening. There is a website dedicated to this project with the summaries from this meetings. They will all be posted there as well as all the upcoming events. Thank you all very much and the meeting is officially adjourned.