

From: [Phan, Johnny](#)
To: [Downtown West Project](#)
Subject: FW: Google - DW - DA Community Benefits
Date: Tuesday, April 6, 2021 2:37:57 PM
Attachments: [210222 Community Benefits-c.pdf](#)

From: Straka, Stephanie <SStraka@coblentzlaw.com>
Sent: Monday, February 22, 2021 12:47 PM
To: Phan, Johnny <Johnny.Phan@sanjoseca.gov>
Cc: Miller, Gregg <gmiller@coblentzlaw.com>
Subject: Google - DW - DA Community Benefits

[External Email]

Johnny, Please see the attached community benefits information in response to requests made on Friday. Please pass on to Nanci, Jacky, and Rachel. Thanks.

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Google Downtown West Mixed-Use Plan

Community Benefits

February 22, 2021

**CPRA Confidential Treatment Request
Not for Public Release – CPRA Exempt
Confidential and Proprietary Business / Siting Information
Pre-Decisional Draft – For Review Only**



Community Benefits (\$200M assuming 7.3M sf Office @ \$27.40/sf)

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Community Benefits Package	Base Requirement	Above Base Community Benefits
Affordable Housing (Proposed IHO Code) Total Residential Onsite: 4,000 Units 20% On-Site Affordable (800 Units)		
In-Lieu Fee (\$18.70/NSF) 15% 600 Units <ul style="list-style-type: none"> \$18.70 x 3,400 Units x 637 NSF = \$40.5M Fee Credits: \$39.7M from 2.16 acre land dedication (600 Units) Remaining \$773k fee prepaid 120 days after Final Approval 	\$5.44/SF \$39.7M \$0.11/SF \$0.77M	
Moderate Inclusionary 4% 170 Units 1% 30 Units <ul style="list-style-type: none"> 170 units (5% of 3,400 Units) + 30 units above base 	\$5.45/SF \$39.8M 170 Units	\$0.96/SF \$7.0M 30 Units
CLF \$12/SF <ul style="list-style-type: none"> Funds onsite dedicated affordable units Excess funds dedicated to affordable units in Downtown West/DSAP 	\$10.27/SF \$75.0M \$1.73/SF \$12.6M	
Community Stabilization Fund and Opportunity Fund		\$21.20/SF \$154.8M
Prepayment for Job Readiness and Stabilization Paid 120 days after Final Approval		\$0.92/SF \$6.7M
Additional Unallocated Community Benefits Commitment		\$3.17/SF \$23.1M
Autumn St Parcel Land Donation¹ 3 parcels total 0.8 acres ~\$8.4M land value or \$1.15/office sf transferred 6 mos after Final Approval		\$1.15/sf \$8.4M
Total Community Benefits	\$23.00/SF \$167.9M	\$27.40/SF \$200.0M

(1) The City is considering rezoning of these parcels to allow for residential development as part of its DSAP update, and thereafter the City could elect to develop the sites with affordable housing, increasing the amount of affordable housing in the DSAP in furtherance of the 25% DSAP-wide goal.