

From: [Phan, Johnny](#)
To: [Downtown West Project](#)
Subject: FW: Preliminary Draft: Exhibit C1
Date: Tuesday, April 6, 2021 3:24:52 PM
Attachments: [Exhibit C1 Base Requirements and CB Schedule-c.docx](#)

From: Phan, Johnny
Sent: Monday, March 29, 2021 8:00 PM
To: Straka, Stephanie <SStraka@coblentzlaw.com>; Miller, J. Gregg <gmliller@coblentzlaw.com>
Subject: Preliminary Draft: Exhibit C1

Changes will be accepted and C-1 is Final. Thanks. Johnny

Johnny V. Phan

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From: Straka, Stephanie <SStraka@coblentzlaw.com>
Sent: Monday, March 29, 2021 7:32 PM
To: Phan, Johnny <Johnny.Phan@sanjoseca.gov>
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Subject: Exhibit C1

[External Email]

Johnny, Revised C1 attached. Thanks.

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Exhibit C1

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Base City Housing Requirements and Community Benefits Schedule

Base City Requirements + Community Benefits	Base Requirement		Community Benefits		Timing and Notes
	Basis	Per 7.3M gsf of Office	Basis	Per 7.3M gsf of Office	
Affordable Housing: IHO “Mixed Compliance Option”	\$18.70/nsf Residential	Equivalent of: \$5.55 x 7.3M gsf Office: ~\$40,500,000			This fee requires provision of Moderate Inclusionary units as described in Exhibit D.
Affordable Housing: Moderate Inclusionary Units	170 Units	Equivalent of \$5.45 x 7.3M gsf Office: \$39,785,000	30 Units	Equivalent of: \$0.96 x 7.3M gsf Office: ~\$7,000,000	Delivered with market rate residential development at a ratio of 5.88% of total market rate units
Commercial Linkage Fee	\$12/gsf Office	\$12.00 x 7.3M gsf Office: \$87,600,000			Pay at TCO of each office building
Community Stabilization and Opportunity Fund			\$21.20/gsf Office	\$21.20 x 7.3M gsf Office: \$154,760,000	Pay at TCO of each office building
Prepayment for Job Readiness and Stabilization			~\$1.03/gsf Office	~\$1.03 x 7.3M gsf Office: \$7,500,000	Pay 120 days after Final Approval
Unallocated Community Benefit Commitment			\$3.06/gsf Office	\$3.06 x 7.3M gsf Office: \$22,340,000	Pay at TCO of each office building
Autumn Street Parcels			In-kind (\$1.15/gsf Office)	\$1.15 x 7.3M gsf Office: ~\$8,400,000	Fee simple transfer to the City 3 months after Final Approval in the transfer condition described in DA Section 4.1.2(c)
Total Baseline City Requirements + Community Benefits	\$23.00/gsf Office	\$23.00 x 7.3M gsf Office: ~\$167,885,000	\$27.40/gsf Office	\$27.40 x 7.3M gsf Office: ~\$200,000,000	