

**From:** [Moua, Louansee](#)  
**To:** [DowntownWestD6](#)  
**Subject:** Fw: SV@Home Letters RE: Downtown West and Diridon Station Area Plan Amendments  
**Date:** Monday, May 24, 2021 1:41:32 PM  
**Attachments:** [image002.png](#)  
[SVH Letter RE - Downtown West + DA \(City Council\).pdf](#)  
[SVH Letter RE - DSAP + AHIP \(City Council\).pdf](#)

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**From:** David Meyer <david@siliconvalleyathome.org>

**Sent:** Thursday, May 20, 2021 4:28 PM

**To:** Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Peralez, Raul <Raul.Peralez@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>

**Cc:** City Clerk <city.clerk@sanjoseca.gov>; Rood, Timothy <timothy.rood@sanjoseca.gov>; Ruano, Jose <Jose.Ruano@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>; Mathew Reed <mathew@siliconvalleyathome.org>; Leslye Corsiglia <leslye@siliconvalleyathome.org>

**Subject:** SV@Home Letters RE: Downtown West and Diridon Station Area Plan Amendments

[External Email]

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Cohen, Davis, Carrasco, Esparza, Foley, Jimenez, Mahan, and Peralez,

On behalf of Silicon Valley at Home and our members, we write today to provide our comments on the two interconnected Diridon Station redevelopment issues you will be addressing at your Council Meeting next week. We have split our comments into two letters: The first addressing Google's Downtown West proposal and the second addressing the Amendments to the Diridon Station Area Plan and the accompanying Affordable Housing Implementation Plan.

As a member of the Station Area Advisory Group (SAAG), SV@Home has been actively involved in community engagement and policy development efforts around Diridon from the very beginning. We greatly appreciate the efforts of City Staff, especially the Housing and Planning Departments, as well as the commitments by Google, to create a housing-rich vision for the Diridon Station Area, focus attention on affordability needs and displacement solutions, and (in Google's case) put forth a comprehensive project proposal that will catalyze much-needed residential development throughout the Station Area.

**We strongly support the City Council's approvals of the staff-recommended Development Agreement with Google, the Amendments to the Diridon Station Area**

**Plan, and the Affordable Housing Implementation Plan.**

SV@Home is looking forward to continuing to work closely with the City and the community to ensure that the overall housing and affordable housing goals are met.

Sincerely,

David

**David Meyer**  
**Director of Strategic Initiatives**  
408-462-1572  
[david@siliconvalleyathome.org](mailto:david@siliconvalleyathome.org)



*Silicon Valley Is Home. Join us for [Affordable Housing Month 2021](#)*

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Jennifer Van Every  
*The Van Every Group*

**STAFF**

Leslye Corsiglia  
*Executive Director*

**TRANSMITTED VIA EMAIL**

May 20th, 2021

City Council  
City of San José  
200 E. Santa Clara St.  
San José, CA 95113

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Cohen, Davis, Carrasco, Esparza, Foley, Jimenez, Mahan, and Peralez:

**RE: Downtown West Proposal and Development Agreement**

On behalf of Silicon Valley at Home and our members, we are writing to express our support for Google's Downtown West proposal for Diridon Station. As a member of the Station Area Advisory Group (SAAG), SV@Home has been actively involved in all community engagement and policy development efforts around Diridon from the very beginning. We believe that the Google Team has remained committed to this engagement throughout this process, and deserves credit for the broad support they will receive. We would like to especially thank San José city staff for all of their hard work to make the Downtown West Development Agreement possible as well as all of the members of the community who have shaped this project.

SV@Home is especially excited about the residential components of Google's proposal, which will bring 4,000 new homes alongside new office space, neighborhood-serving retail, open space, and bike-ped infrastructure, creating the vibrant district we all want to see at Diridon. Of the 4,000 new homes, 25% of them will be deed-restricted affordable to lower and moderate income families. We are supportive of Google's approach to achieving these 1,000 affordable homes through a combination of land dedication and some on-site inclusionary. As the City Council knows well, land is always one of the most challenging pieces of the development puzzle for affordable housing developers, and by dedicating land developers can access more funding and create more affordable homes.

We want to highlight Google's commitment to front-loading key pieces of the affordable housing development, including the dedication of their first affordable housing parcel soon after overall project approval. This first parcel dedication would be an important opportunity for San José to partner with Santa Clara County to leverage Measure A funds to reach the deepest levels of affordability and help our neediest neighbors. Making this a reality, however, will require that the San José City Council and Staff make it a priority. While we appreciate, and support Google's recommendation to ensuring there will be funding in place to support these standalone affordable developments through the allocation of Commercial Linkage Fees, this and other policy decisions will require City action and commitment to meeting ambitious timelines and goals for affordable development in the Station Area. Early resources for the development of the Autumn Street site should be a high priority.

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Additionally, we are excited to support Google's commitment to provide a total of \$200 million in funding to the community, including \$154.8 million for the new Community Stabilization and Opportunity Pathway Fund. This Fund will provide real resources for affordable housing production, preservation, and housing stability/tenant protection in addition to addressing other community needs. This is a critical step towards an inclusive partnership with the people of San José, and a realization of the consensus that this project offers an opportunity to respond to the breadth of needs facing the city as it continues to grow. The fact that the community will have a say in how the funds will be used over time is an important and innovative component of this Fund. However, realizing the broadly shared goal of mitigating displacement has become an immediate and pressing need as the city works through the impact of the pandemic. Targeted early resources should prioritize these needs. That is why we are supportive of the recent progress staff has made on allocating some of these early resources for COVID response legal assistance and initial support for a community land trust.

**Google's Downtown West proposal will catalyze additional much-needed residential development throughout the Station Area and we urge the City Council to move it forward.** However, it is important to note that the proposal is just a part of the entire Station Area and the concomitant approval of the amendments to the Diridon Station Area Plan (DSAP) will lay out the ground rules for development across the entire 240-acre area, including overall development capacity, heights, and the Affordable Housing Implementation Plan. We have included more comments about the greater DSAP plan in an accompanying letter.

Sincerely,



Leslye Corsiglia  
Executive Director



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**STAFF**

Leslye Corsiglia  
*Executive Director*

**TRANSMITTED VIA EMAIL**

May 20th, 2021

City Council  
City of San José  
200 E. Santa Clara St.  
San José, CA 95113

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Cohen, Davis, Carrasco, Esparza, Foley, Jimenez, Mahan, and Peralez:

**RE: Diridon Station Area Plan Amendments and Affordable Housing Implementation Plan**

On behalf of Silicon Valley at Home and our members, we write today to express our support for the staff-recommended Amendments to the Diridon Station Area Plan, including the Affordable Housing Implementation Plan. As a member of the Station Area Advisory Group (SAAG), SV@Home has been actively involved in all community engagement and policy development efforts around Diridon from the very beginning. We would like to thank staff for their excellent work developing this comprehensive plan and for their cooperative approach to receiving and including community feedback. The Planning and Housing Departments should be commended for this achievement.

The Amendments to the Diridon Station Area Plan set the framework and expectations for development across the 240-acre Station Area, inclusive of Google's Downtown West proposal. And while Downtown West will catalyze development across the Area, the development of a complete, vibrant neighborhood can be made possible only through a forward-looking, ambitious, but achievable, vision. We believe that this Plan accomplishes this, and key to its overall success will be the success of its residential components.

SV@Home strongly supports staff recommendations on the overall land use plan and distribution of uses, the development capacity numbers, and the allowable heights for the entire Station Area. These factors are critical to the Plan's total housing capacity number: 13,519 new homes. When these new homes are added to recent and underway residential development in the Area, the Station Area will approach a total of 15,000 homes, a key goal that tracks with SV@Home's own data-driven capacity analysis. Importantly, this housing-rich vision relies on the other staff recommendations on land use and height allowances. Modifications, especially any reductions, to these allowances would undermine the potential for housing across the Station Area. **Therefore, we urge the City Council to approve staff recommendations on land use, housing capacity, and height allowances to meet San José's overall housing vision for the Station Area.**

We support staff's significant work in developing an assessment, through the Affordable Housing Implementations Plan, of the challenges that lie ahead for both reaching the target of 25% affordable within the Station Area, and responding to the Council and community mandate to address the risks of displacement in adjacent communities. We believe that the extension of the City's current 3Ps approach (production, preservation, and protection) to the local housing crisis is the right frame to craft a response to these challenges, and

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support the comprehensive range of policy proposals and recommendations for proactive administrative efforts presented in the Plan. This will not be simple or easy.

Many of the key elements of the plan will require future approval, and City Staff will need the full support of the City Council and the community in assembling the resources and prioritizing policies to implement the Plan. Monitoring its progress will be essential to its success. We believe that that the collective commitment to this effort is both clear and sincere, and that the successful racial and economic integration of the Station Area, and surrounding neighborhoods, will be a gauge for generations of San Joséans in assessing equitable growth in the city.

Overall, we are excited by the opportunity presented by the redevelopment of Diridon Station and are strongly supportive of staff's housing-rich vision. SV@Home is looking forward to continuing to work closely with the City and the community to ensure that the overall housing and affordable housing goals are met.

Sincerely,



Leslye Corsiglia  
Executive Director

