

From: [District 6](#)
To: [DowntownWestD6](#)
Subject: FW: SCCAOR Letter Item 8.1, 10.2, 10.3 Diridon Station Area Plan/Google Development
Date: Tuesday, May 25, 2021 12:17:17 PM
Attachments: [SCCAOR Letter SanJose DiridonStationAreaPlan May252021.pdf](#)

From: SCCAOR Advocacy <advocacy@sccaor.com>
Sent: Tuesday, May 25, 2021 11:13 AM
Cc: City Clerk <city.clerk@sanjoseca.gov>
Subject: SCCAOR Letter Item 8.1, 10.2, 10.3 Diridon Station Area Plan/Google Development

[External Email]

Honorable Mayor and Council,

Please see the attached letter with SCCAOR's official position on the proposed Diridon Station Plan and Google Development.

Kind Regards,
SCCAOR Advocacy Team

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May 25, 2021

San Jose City Council

City of San Jose
200 E. Santa Clara Street
San Jose, CA 95113

RE: Item 8.1, 10.2, and 10.3

Dear Honorable Mayor Liccardo and Councilmembers,

On behalf of the Santa Clara County Association of REALTORS® (SCCAOR) and our 6,000 members, I write regarding potential amendments to the Diridon Station Area Plan. SCCAOR is supportive of the staff-recommended development agreement with Google and applauds the work of everyone involved.

Google's Downtown West project will create an inclusive space with community involvement and bring long-term benefits to San Jose. This will bring thousands of permanent jobs to the region, as well as prevailing wage construction jobs to build the development, helping our region through an economic recovery from the COVID-19 Pandemic. This project also commits to creating 4,000 desperately needed housing units, 25% of which will be affordable. SCCAOR highlights the importance of these affordable units that exceed the normal 15% affordability threshold. This will allow our entire community to live in and enjoy this new urban hub. As we face a housing crisis, this project achieves a fine balance of providing ample housing while also including ample commercial, retail, and green space to create a vibrant mixed-use development providing the City of San Jose with valuable tax revenue.

However, SCCAOR does have some concerns with the accompanying Diridon Affordable Housing Implementation Plan. We appreciate staff clarifying timelines and additional approval for several recommendations in the supplemental memorandum. However, we still have large concerns about some of the policies themselves. We urge the Council to consider a policy that supports vulnerable residents, without unduly burdening small property housing providers. SCCAOR strongly opposes any stricter rent control or tenant protections in any area of the City as state law and existing ordinances address displacement concerns. Stricter regulations only erode property rights and force "mom and pop" housing providers to remove naturally affordable housing from the market. It does nothing to incentivize homeownership for these residents which is truly the best way to decrease the wealth gap, create generational wealth, and protect these residents. We look forward to the outreach process to create anti-displacement policies in the Diridon Area that supports the entire community.

Regards,



Doug Goss
2021 President, Santa Clara County Association of REALTORS®