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**TRANSMITTED VIA EMAIL**

January 11, 2021

Jacky Morales-Ferrand

Director

Department of Housing

City of San Jose

**Re: Draft Diridon Affordable Housing Implementation Plan**

Director Morales-Ferrand.

On behalf of Silicon Valley at Home we write today to provide comments on the draft Diridon Affordable Housing Implementation Plan prepared by Strategic Economics. We submitted initial comments on the plan in a broader letter dated November 15<sup>th</sup>, 2020, which also addressed the proposed DSAP amendments, ahead of a study session at the City Council. These comments are attached here, and we appreciate this opportunity to comment directly on the Affordable Housing Implementation Plan.

We support staffs significant work with Strategic Economics in developing an assessment 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 to the local housing crisis is the right frame to craft a response to these challenges, and support the comprehensive range of policy proposals and recommendations for pro-active administrative efforts presented in the plan. We are also supportive of the development of socio economic metrics against which to measure the efforts' success. We believe the successful economic and racial integration of the Station Area, and surrounding neighborhoods, will be a gauge for generations of San Joseans in assessing the collective commitment to equitable growth in the city.

In that light, we believe that the content of the current Draft Plan is necessary to the implementation of the outlined goals, but is not sufficient to ensure success. We would recommend that a reasonably short timeline be established to hold additional discussions with community and industry stakeholders and develop final staff recommendations, which should return for approval by the City Council. Topics which we believe require additional attention should include, but not be limited to the following:

- A timeline for adoption and implementation of the various policy changes/additions outlined in the plan.
- Articulation of the administrative procedures necessary to support both site acquisition and funding goals.

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- Calculation of the increase in local funding necessary to make the development of high-rise affordable housing development feasible, and the level of explicit city commitment necessary now to allow affordable developers to pursue these projects.
- Strategies for contingency approaches to financing in the event that critical funding sources, such as county Measure A funds, or Housing Authority project-based vouchers are not available in the future.
- Additional development streamlining or cost-reduction strategies that could provide additional tools in ensuring the feasibility of the implementation plan.
- Final decision on whether neighborhood preservation efforts will proactively target troubled properties or use the TOPA/COPA process under development to identify sites.
- Calculation of the funding necessary for the housing preservation strategy outlined in the plan and more explicit plans for generating these resources.
- Processes for regular assessment of the status and incremental success of the implementation plan in meeting the established goals.

The challenges to producing affordable homes, preserving existing affordable opportunities in the private market, and protecting current residents from displacement are significant. The needs throughout the city and region are already well beyond the existing available resources. The draft Affordable Housing Implementation Plan offers an outline of necessary steps to meet the shared expectations for affordable and stable housing in the Station Area. We commend the efforts thus far, and believe that the collective commitment to this effort is both clear and sincere. We look forward to participating in further discussions as the plan's details are flushed out.

Sincerely,

Mathew Reed

Policy Manager

