

June 11, 2019

Mayor Sam Liccardo  
San Jose City Council  
200 E. Santa Clara Street  
San José, CA 95113

**RE: Item 4.2 – Envision San Jose 2040 General Plan, Four-Year Review Scope**

Dear Mayor Liccardo, Vice Mayor Jones, and Honorable City Councilmembers,

We the undersigned organizations, commend staff for their thorough work in presenting the scoping for the General Plan Four-Year Review. We were proud to join the more than 5,000 individuals who participated in the initial design and crafting of the General Plan from 2008-2011 that set the vision for the future growth and evolution of our City.

Much has changed since the initial approval of the General Plan in 2011 and since the last Four-Year Review concluded in 2016: Our housing crisis has only deepened and has become a major threat to the future vitality of our City and region; a sustainable source of affordable housing funding was eliminated with the demise of redevelopment agencies in 2012; Google and other technology companies are investing in the greater downtown and North San Jose; the city is planning for a modern, mixed-use transit village around the Diridon Station; and recently, the City has adopted One-Engine Inoperative (OEI) policy changes that unlock greater density potential in the Downtown.

The General Plan Four-Year Review is a smart and appropriate opportunity to reevaluate planning and growth principles, to level set against the realities of today and new projections of tomorrow, to celebrate what has been working well, and to explore opportunities not originally envisioned or imagined when the General Plan was first adopted or last updated.

Given the recent patterns of potential jobs generating development activity, and the ongoing challenges of housing, and especially affordable housing production, the General Plan Four-Year Review offers an important opportunity to revisit a number of policy areas.

We recommend that consideration of the following be added to the scope of work for the Four-Year Review:

- Explore opportunities to reassess the appropriate balance between land for jobs generation and land for residential development.
- Consider additional land use and planning strategies to support the General Plan prioritization of both market-rate and affordable-housing development, including better integration into high growth areas such as urban villages.
- Continue to focus growth in downtown San Jose, Urban Villages, and transit-oriented Urban Villages. Expand the potential for housing and jobs in downtown San Jose by

including the recent projections made by One-Engine Inoperative (OEI) policy changes and Station Area Advisory Group (SAAG) discussions.

- Look into the expansion of state and local streamlining policies and how development costs can be reduced to encourage the construction and completion of affordable and market-rate developments.
- Update plans to better reflect the current state of transportation, and the future of major transportation projects (BART to Silicon Valley, VTA Bus and Light Rail, Caltrain Electrification - including the Caltrain Business Plan projections, High Speed Rail, Altamont Commuter Express, and others) and their impact on reducing local Vehicle Miles Traveled (VMT).
- Our organizations were supportive of Senate Bill 50 and continue to encourage high-density, transit-oriented development around major transit stops. We additionally support the exploration of "Opportunity Housing"--duplexes, triplexes, and fourplexes--that can untap housing potential in transitional neighborhoods proximate to transit-oriented Urban Villages.

This Four-Year Review is important as the next few years will be critical in determining how the City of San Jose combats the housing crisis. We need the City and all stakeholders to be committed to making this process as thorough, thoughtful, and realistic, as possible. Please feel free to reach out to us should you have any questions.

Sincerely,

**Silicon Valley Leadership Group**  
**SV@Home**  
**SPUR**