



Memorandum

TO: HONORABLE CITY COUNCIL

FROM: Councilmember Dev Davis

SUBJECT: Downtown Residential High-Rise
Incentive Program Extension

DATE: June 18, 2024

Approved:

RECOMMENDATION

1. Approve the 06/14/2024 memorandum from the Mayor, Vice Mayor Kamei, and Councilmembers Torres, Davis, and Candelas.
2. Approve the 06/14/2024 memorandum from Councilmembers Cohen and Jimenez, amending recommendations 4b and 4c to the following:
 - a. 4b: Return to the City Council with a preliminary assessment of high-impact modifications to the City's regulatory framework that increase the financial feasibility of residential development "within Envision San Jose General Plan Growth Areas."
 - b. 4c: "Review and propose a transparent method to calculate park impact fees and provide a report to the City Council."
3. Approve the 06/17/2024 supplemental memorandum from the City Attorney.

BACKGROUND

Thank you to my council colleagues, and to all the home builders, advocates, and residents for actively engaging on this critical issue. It's clear we all share a commitment to increasing our housing supply. In their memo, Councilmembers Jimenez and Cohen outlined numerous commendable strategies to enable and accelerate the pace of development by optimizing our fees and investigating various streamlining measures.

As stated in the joint memo from the Mayor, Vice Mayor Kamei, and Councilmembers Torres, Candelas, and me, the proposal to remove timelines and extend the fee waiver program to the next 10,000 units abides by staff's analysis of SJMC 14.10. Our City Attorney should publicly respond to the 06/17/2024 memorandum from Councilmember Jimenez to verify that our direction abides by staff's analysis on SJMC 14.10.