



February 26, 2019

Honorable Mayor Sam Liccardo and City Council
City of San José
200 East Santa Clara Street
San José, CA 95113

Re: Item 4.2 Adding Co-Living Facilities as a New Use in the Downtown (Support)

Dear Mayor Liccardo and City Council:

On behalf of The Silicon Valley Organization (The SVO), I would like to communicate our strong support for creating a new zoning ordinance as recommended by City staff to add co-living facilities as a new use in downtown San José. By way of background, The SVO is Silicon Valley’s premier business advocacy organization representing 1,400+ companies that employ nearly 300,000 workers and we represent our membership as the region’s largest Chamber of Commerce.

Co-living facilities, also known as micro-units, are an innovative and smart planning design that not only increases density in housing developments, but also improves sustainable practices through changes in living habits that reduce consumption and incentivize shared living spaces. We believe that this type of design is in alignment with the City’s Housing Crisis workplan and specifically can be geared towards meeting the City’s missing middle housing production goals.

We appreciate the memorandum submitted by Mayor Liccardo, Vice Mayor Jones and Councilmembers Peralez and Carrasco that specifically focuses on parking and transportation demand management plans (TDM). However, we believe that co-living facilities are a type of transit oriented development that will attract tenants who do not rely on driving. Thus we support the Planning Commission and City staff’s recommendation for a 0.25 per unit parking requirement as to increase the viability of housing production in the downtown core by helping projects to reduce costs while also increasing the reliance on greener forms of transportation like public transit, ride sharing, electric assist, biking and walking. We believe that the long-term future of downtown San José depends on green transportation solutions like Caltrain and the BART Phase II extension. The broader goal should be to incentivize innovative developments that utilize public transit, through the elimination of parking minimums in the downtown core.

For these reasons and more, we urge the Mayor and Council to support the new zoning ordinance as recommended by City staff. Thank you for your consideration and if you have any questions on our position, please contact Eddie Truong, Director of Government & Community Relations, at (408) 291-5267.

Sincerely,

Matthew R. Mahood
President & CEO

Executive Committee

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