

**San Jose All District Leadership Group**

Council Districts

D1 - D2 - D3 - D4 - D5 - D6 - D7 - D8 - D9 - D10

San Jose, California

The Honorable Matt Mahan, Mayor of San José  
and Members of the City Council  
via email, sent June 7, 2024

re: Council 6/18/24, Agenda Item 8.2: “Downtown Residential High-Rise Program”

Dear Mayor and Councilmembers,

The San Jose All District Leadership Group (SJADLG) is a consortium of the leadership of the active San Jose leadership groups. The purpose of the SJADLG is to strengthen two-way communication between neighborhoods and government agencies and representatives and build a stronger sense of community within all Districts in the City of San Jose.

**Protect our parks!** Housing is important, but don’t vote to promote it at the expense of our vibrant city’s soul.

Recommendation (c) of the Downtown Residential High-Rise Program seeks to spur housing development by offering ever larger park fee discounts. But as the Staff Report notes, it is currently financially infeasible to construct high-rise residential buildings in San José: the high cost of material and financing, coupled with a relatively low rate of return, means that developers lose roughly a half million dollars on each dwelling unit they construct – and offering a few more thousands in fee reductions won’t balance the account. However, giving away the park fees does mean that there is less money available to create and maintain the parks that serve our current and future residents. The way to incentivize downtown residential development is to make downtown a vibrant and exciting place to live, complete with active and well-maintained nearby parks. If people **want** to live downtown, developers would then find it financially attractive to construct more housing to meet the demand.

Recommendation (d) is to study extending the fee reduction program citywide and to low- and mid-rise projects as well. If this were to be done, it would cripple our city park system, leaving us eventually with nothing but a collection of deteriorating and uninviting wastelands.

**Please vote NO on 8.2 (c) and (d):** do NOT vote to give away our parks in a futile attempt to spur development; instead, INVEST in parks downtown and citywide: make our city inviting so residents want to live here, and so developers want to build here!

Thank you,  
Greg Peck,  
Chair, San Jose All District Leadership Group

District 1 – Gary Cunningham

District 2 – John Leipelt

District 3 – Joan Rivas-Cosby

District 4 – Linda Locke

District 5 – Juan Estrada

District 6 – Bill Rankin

District 7 – Alie Victorine

District 8 – Pat Waite

District 9 – Bobbi Pena-Atak

District 10 – David Heindel

Cc: City Clerk, City Manager, and PRNS Director.