

**CALIFORNIA
RENTERS LEGAL
ADVOCACY AND
EDUCATION FUND**

August 1, 2022

**City of San Jose
200 E. Santa Clara Street
San José, CA 95113**

Re: Proposed Blossom Hill Station Project

Dear City Council and City Attorney:

The California Renters Legal Advocacy and Education Fund (CaRLA) submits this letter to inform San José City Council that they have an obligation to abide by all relevant state housing laws when evaluating the proposed Blossom Hill Station Project. The Housing Accountability Act (GOV 65589.5) requires approval of zoning and general plan compliant projects unless findings can be made regarding specific, objective, written health and safety hazards.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit; it will bring increased tax revenue, new customers to local businesses, decarbonization in the face of climate crisis, but most importantly it will reduce displacement of existing residents into homelessness or carbon-heavy car commutes.

CaRLA is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. Consistent with the general plan, the proposed mixed-use development will provide badly needed housing and enable the achievement of economic growth while fostering the development of a vibrant and walkable urban setting. In addition, the proposed development is compatible and aesthetically harmonious with surrounding development and neighborhood character.

While no one project will solve the regional housing crisis, the proposed 605 Blossom Hill Road development is the kind of housing San José needs to mitigate displacement, provide shelter for its growing population, and arrest unsustainable housing price appreciation. You may learn more about CaRLA at www.carlaef.org.

[REDACTED]

Sincerely,



Dylan Casey
CaRLA Executive Director

Sincerely,



Courtney Welch
CaRLA Director of Planning and Investigation



8/9/2022

San Jose City Council
200 E. Santa Clara St.
San Jose, CA 95113

city.clerk@sanjoseca.gov
Via Email

Re: 605 Blossom Hill Road

Dear San Jose City Council,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the City Council has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The project consists of a six-story mixed-use multifamily building with 239 market-rate units and a five-story residential multifamily building with 89 affordable units, along with improvements to the Canoas Creek trail.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,



Sonja Trauss
Executive Director
YIMBY Law



My Thoughts on Items 10.2 & 10.3 on Tuesday's Agenda

Kathryn Hedges <[REDACTED]>

Mon 8/8/2022 12:05 PM

To: Liccardo, Sam <[REDACTED]> Jones, Chappie <[REDACTED]> Jimenez, Sergio <[REDACTED]>
<[REDACTED]> Peralez, Raul <[REDACTED]> Cohen, David <[REDACTED]>
<[REDACTED]> Carrasco, Magdalena <[REDACTED]> Davis, Dev <[REDACTED]>
<[REDACTED]> Esparza, Maya <[REDACTED]> Arenas, Sylvia <[REDACTED]> Foley, Pam <[REDACTED]>
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City Councilmembers,

I am a resident and small business owner in San Jose, and a member of Catalyze SV.

Today, I write to you in support of two projects on your 8/9 Council agenda, with suggestions for how to improve each of them.

Cambrian Village:

I support the vibrant Cambrian Village project AND I want to see homes that are more affordable built there.

First, I applaud Kimco's recent pledge to increase the number of affordable homes in Cambrian Village from 15 to 30 homes. This has long been one of the main requests of Catalyze SV members & the representative for this area, Councilmember Foley.

The Council can make the proposal even more affordable by:

- a) increasing the total number to 50 homes as the 8/5 Council memo calls for; and/or
- b) making the current proposed 30 affordable homes focused more on residents such as teachers & service workers (by lowering the income levels to 60% of our area's median income, instead of the current level of 100%, which is now \$117,900 per year).

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Catalyze SV members offered a lot of feasible suggestions to the developer two years ago and the developer didn't take any of them. I'd like to ask you to incorporate the main ideas, such as:

- a) provide free VTA transit passes to residents to make the transit stop here a greater success
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- c) activate the buildings & public space further to make it safer and more vibrant for residents & transit riders

I would like to add that I live in affordable housing near transit. The free VTA SmartPass included with my apartment has been an incentive to use VTA for many trips even though I own a car. This helps reduce my carbon footprint even though I still need to use my car to haul materials for my business. Having the free pass means I don't worry about whether it's cheaper to pay for the gas than the fare, or if I'm going to ride enough to justify buying a monthly pass.

The best developments are ones in which community members like me offer constructive ideas for how we can make them better for everyone and you ensure these ideas are incorporated. Thanks for your engagement on these two projects!

Sincerely,
Kathryn Hedges



San Jose, CA 95112

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My Thoughts on Items 10.2 & 10.3 on Tuesday's Agenda

Courtney Portal <[REDACTED]>

Mon 8/8/2022 12:15 PM

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<[REDACTED]> Peralez, Raul <[REDACTED]> Cohen, David <[REDACTED]>
<[REDACTED]> Carrasco, Magdalena <[REDACTED]> Davis, Dev <[REDACTED]>
<[REDACTED]> Esparza, Maya <[REDACTED]> Arenas, Sylvia <[REDACTED]> Foley, Pam <[REDACTED]>
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The Council can make the proposal even more affordable by:

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Courtney

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Input on Items 10.2 & 10.3 on Tuesday's Agenda

Milo Trauss <[REDACTED]>

Mon 8/8/2022 2:58 PM

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<[REDACTED]> Perez, Raul <[REDACTED]> Cohen, David <[REDACTED]>
<[REDACTED]> Carrasco, Magdalena <[REDACTED]> Davis, Dev <[REDACTED]>
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My Thoughts on Items 10.2 & 10.3 on Tuesday's Agenda

Eamonn Gormley <[REDACTED]>

Mon 8/8/2022 12:48 PM

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<[REDACTED]> Peralez, Raul <[REDACTED]> Cohen, David
<[REDACTED]> Carrasco, Magdalena <[REDACTED]> Davis, Dev
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Pam <[REDACTED]> Mahan, Matt <[REDACTED]> District1 <[REDACTED]> District2
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Sent from my iPhone

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My Thoughts on Items 10.2 & 10.3 on Tuesday's Agenda

Daniel Strokis <[REDACTED]>

Tue 8/9/2022 2:34 PM

To: Liccardo, Sam <[REDACTED]> Jones, Chappie <[REDACTED]> Jimenez, Sergio <[REDACTED]>
<[REDACTED]> Peralez, Raul <[REDACTED]> Cohen, David <[REDACTED]>
<[REDACTED]> Carrasco, Magdalena <[REDACTED]> Davis, Dev <[REDACTED]>
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Sincerely,
Daniel Strokis

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Input on Items 10.2 & 10.3 on Tuesday's Agenda

J'Carlin <[REDACTED]>

Tue 8/9/2022 2:15 PM

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<[REDACTED]> District4 <[REDACTED]> District5 <[REDACTED]> District 6 <[REDACTED]>
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<[REDACTED]> Meiners, Laura <[REDACTED]> Brilliot, Michael <[REDACTED]>
<[REDACTED]> Peralez, Raul <[REDACTED]> Jones, Chappie <[REDACTED]>
<[REDACTED]> Burton, Chris <[REDACTED]> City Clerk <[REDACTED]> Nape, <[REDACTED]>
Cristina <[REDACTED]> Cohen, David <[REDACTED]> Davis, Dev <[REDACTED]>
<[REDACTED]> jessie <[REDACTED]> <jessie <[REDACTED]>

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Sincerely,

Carlin Black
District 1 Resident, San Jose
For info: Catalyze SV, SCAG, WNAC

--
Carlin Black

Aka J'Carlin

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