

## Fw: Please create more opportunities to build affordable housing!

The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

Thu 2/4/2021 7:56 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

FYI

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**From:** Janette Stokley [REDACTED]

**Sent:** Thursday, February 4, 2021 3:13 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Subject:** Please create more opportunities to build affordable housing!

[External Email]

Re: Please create more opportunities to build affordable housing!

Dear Sam Liccardo,

Re: Item 10.2 – General Plan Policy H-2.9 (“1.5-Acre Rule”)

I am writing to ask you to support increased opportunities to build more affordable housing in San Jose. Fixing General Plan Policy H-2.9 (the “1.5-Acre Rule”) has been a priority since you approved the Housing Crisis Work Plan in 2018. At that time you acknowledged that there was not one solution to the housing crisis, but by leveraging all of the tools available, and creating some where they didn’t exist, we could do better. This policy was one of those tools, and it has taken too long to come back for action.

The new policy is much clearer, and includes important changes, but it is still unnecessarily restrictive, and will fall short of its intended impact and full potential. San Jose can do better.

I urge you to support changes that will expand the criteria for what qualifies as an underutilized property, and remove unnecessary and redundant restrictions on housing opportunities in areas that include a range or residential, commercial and industrial uses.

The needs are too great, and the human costs of the housing crisis are too high not to take full advantage of every opportunity to build the affordable housing we so desperately need. Making this policy work is one of those opportunities.

Sincerely,

Janette Stokley  
[REDACTED]

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## Fw: Please create more opportunities to build affordable housing!

The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

Mon 2/8/2021 11:08 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

FYi

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**From:** Edgar Mationg [REDACTED]

**Sent:** Thursday, February 4, 2021 3:15 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Subject:** Please create more opportunities to build affordable housing!

[External Email]

Re: Please create more opportunities to build affordable housing!

Dear Sam Liccardo,

Re: Item 10.2 – General Plan Policy H-2.9 (“1.5-Acre Rule”)

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Edgar Mationg  
[REDACTED]

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The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

Mon 2/8/2021 11:09 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

FYI

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**From:** Kathryn Hedges <[REDACTED]>

**Sent:** Thursday, February 4, 2021 3:17 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Subject:** Please create more opportunities to build affordable housing!

[External Email]

Re: Please create more opportunities to build affordable housing!

Dear Sam Liccardo,

Re: Item 10.2 – General Plan Policy H-2.9 (“1.5-Acre Rule”)

I live in downtown San Jose and I'm writing to ask you to support increased opportunities to build more affordable housing in San Jose.

Fixing General Plan Policy H-2.9 (the “1.5-Acre Rule”) has been a priority since you approved the Housing Crisis Work Plan in 2018. At that time you acknowledged that there was not one solution to the housing crisis, but by leveraging all of the tools available, and creating some where they didn't exist, we could do better. This policy was one of those tools, and it has taken too long to come back for action.

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Sincerely,

Kathryn Hedges  
[REDACTED]

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To: Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Rebecca A Gallardo <[REDACTED]>

**Sent:** Thursday, February 4, 2021 3:19 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Subject:** Please create more opportunities to build affordable housing!

[External Email]

Re: Please create more opportunities to build affordable housing!

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Sincerely,

Rebecca A Gallardo  
[REDACTED]

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**From:** Eileen Hunter [REDACTED] >

**Sent:** Thursday, February 4, 2021 3:21 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Subject:** Please create more opportunities to build affordable housing!

[External Email]

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Sincerely,

Eileen Hunter  
[REDACTED]

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**From:** Adam S Mayberry <[REDACTED]>

**Sent:** Thursday, February 4, 2021 3:30 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Subject:** Please create more opportunities to build affordable housing!

[External Email]

Re: Please create more opportunities to build affordable housing!

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Sincerely,

Adam S Mayberry

[REDACTED]

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To: Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Tom MacRostie [REDACTED]

**Sent:** Thursday, February 4, 2021 3:32 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Subject:** Please create more opportunities to build affordable housing!

[External Email]

Re: Please create more opportunities to build affordable housing!

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Sincerely,

Tom MacRostie  
[REDACTED]

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Mon 2/8/2021 11:10 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Kevin Shlosberg <[REDACTED]>

**Sent:** Thursday, February 4, 2021 3:51 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Subject:** Please create more opportunities to build affordable housing!

[External Email]

Re: Please create more opportunities to build affordable housing!

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Sincerely,

Kevin Shlosberg  
[REDACTED]

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Mon 2/8/2021 11:11 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

FYI

---

**From:** Sonia Avitia [REDACTED]

**Sent:** Thursday, February 4, 2021 3:56 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Subject:** Please create more opportunities to build affordable housing!

[External Email]

Re: Please create more opportunities to build affordable housing!

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Sonia Avitia  
[REDACTED]

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Mon 2/8/2021 11:12 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Rafael Morales [REDACTED] >

**Sent:** Thursday, February 4, 2021 5:08 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Subject:** Please create more opportunities to build affordable housing!

[External Email]

Re: Please create more opportunities to build affordable housing!

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Sincerely,

Rafael Morales  
[REDACTED]

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**From:** Ron Avanzino <[REDACTED]>

**Sent:** Thursday, February 4, 2021 5:16 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Subject:** Please create more opportunities to build affordable housing!

[External Email]

Re: Please create more opportunities to build affordable housing!

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Ron Avanzino

[REDACTED]

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**From:** du ng [REDACTED]

**Sent:** Thursday, February 4, 2021 5:43 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Subject:** build more affordable housing

[External Email]

Re: build more affordable housing

Dear Sam Liccardo,

Re: Item 10.2 – General Plan Policy H-2.9 (“1.5-Acre Rule”)

Fixing General Plan Policy H-2.9 (the “1.5-Acre Rule”) has been a priority since you approved the Housing Crisis Work Plan in 2018.

The new policy fix is much clearer, and includes important changes, but it is still unnecessarily restrictive, and will fall short of its intended impact and full potential. Please expand the qualification criteria for "underutilized property" and remove unnecessary and redundant restrictions on housing opportunities in areas that include a range or residential, commercial and industrial uses.

It is clear from observation that there are many commercial sites that are dominated by vast, mostly empty parking lots. These are sensible areas for new housing, since they are conveniently proximate to existing services. There are so many opportunities to build infill housing that can be made available by expanding the qualifying criteria in Policy H-2.9.

Sincerely,

du ng

[REDACTED]

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## Fw: Please improve the 1.5 acre rule!

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Mon 2/8/2021 11:13 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Mitch Mankin [REDACTED]

**Sent:** Thursday, February 4, 2021 5:45 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Subject:** Please improve the 1.5 acre rule!

[External Email]

Re: Please improve the 1.5 acre rule!

Dear Sam Liccardo,

Re: Item 10.2 – General Plan Policy H-2.9 (“1.5-Acre Rule”)

I am a resident of district 3, and I am a housing voter. I am writing to ask you to support increased opportunities to build more affordable housing in San Jose.

Fixing General Plan Policy H-2.9 (the “1.5-Acre Rule”) has been a priority since you approved the Housing Crisis Work Plan in 2018. At that time you acknowledged that there was not one solution to the housing crisis, but by leveraging all of the tools available, and creating some where they didn’t exist, we could do better. This policy was one of those tools, and it has taken too long to come back for action.

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Sincerely,

Mitch Mankin  
[REDACTED]

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**From:** Karen Schlessler [REDACTED]

**Sent:** Thursday, February 4, 2021 6:19 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Subject:** Please create more opportunities to build affordable housing!

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Karen Schlessler  
[REDACTED]

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## Fw: Please create more opportunities to build affordable housing!

The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

Mon 2/8/2021 11:13 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

FYI

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**From:** Alison Cingolani [REDACTED]

**Sent:** Thursday, February 4, 2021 8:30 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Subject:** Please create more opportunities to build affordable housing!

[External Email]

Re: Please create more opportunities to build affordable housing!

Dear Sam Liccardo,

Re: Item 10.2 – General Plan Policy H-2.9 (“1.5-Acre Rule”)

I am writing to ask you to support increased opportunities to build more affordable housing in San Jose. Fixing General Plan Policy H-2.9 (the “1.5-Acre Rule”) has been a priority since you approved the Housing Crisis Work Plan in 2018. At that time you acknowledged that there was not one solution to the housing crisis, but by leveraging all of the tools available, and creating some where they didn’t exist, we could do better. This policy was one of those tools, and it has taken too long to come back for action. The new policy is much clearer, and includes important changes, but it is still unnecessarily restrictive, and will fall short of its intended impact and full potential. San Jose can do better.

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Sincerely,

Alison Cingolani  
[REDACTED]

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The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

Mon 2/8/2021 11:14 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

FYI

---

**From:** Virginie Mitchem [REDACTED]

**Sent:** Thursday, February 4, 2021 9:59 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Subject:** Please create more opportunities to build affordable housing!

[External Email]

Re: Please create more opportunities to build affordable housing!

Dear Sam Liccardo,

Re: Item 10.2 – General Plan Policy H-2.9 (“1.5-Acre Rule”)

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Sincerely,

Virginie Mitchem  
[REDACTED]

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Mon 2/8/2021 11:14 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

FYI

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**From:** Amanda Ryan [REDACTED]

**Sent:** Thursday, February 4, 2021 10:19 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Subject:** Please create more opportunities to build affordable housing!

[External Email]

Re: Please create more opportunities to build affordable housing!

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Sincerely,

Amanda Ryan  
[REDACTED]

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Mon 2/8/2021 11:14 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

FYI

---

**From:** Allan L. Campbell [REDACTED]

**Sent:** Thursday, February 4, 2021 11:08 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Subject:** Please create more opportunities to build affordable housing!

[External Email]

Re: Please create more opportunities to build affordable housing!

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Sincerely,

Allan L. Campbell  
[REDACTED]

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## Fw: Please create more opportunities to build affordable housing!

The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

Mon 2/8/2021 11:15 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

FYI

---

**From:** Mary Dowd [REDACTED]

**Sent:** Friday, February 5, 2021 1:36 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Subject:** Please create more opportunities to build affordable housing!

[External Email]

Re: Please create more opportunities to build affordable housing!

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Sincerely,

Mary Dowd  
[REDACTED]

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Mon 2/8/2021 11:15 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

FYI

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**From:** Carloos and Consuelo Avitia [REDACTED]

**Sent:** Friday, February 5, 2021 7:07 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Subject:** Please create more opportunities to build affordable housing!

[External Email]

Re: Please create more opportunities to build affordable housing!

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Sincerely,

Carloos and Consuelo Avitia  
[REDACTED]

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## Fw: Please create more opportunities to build affordable housing!

The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

Mon 2/8/2021 11:16 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

FYI

---

**From:** Sidney Ellison [REDACTED]

**Sent:** Friday, February 5, 2021 9:22 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Subject:** Please create more opportunities to build affordable housing!

[External Email]

Re: Please create more opportunities to build affordable housing!

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Sincerely,

Sidney Ellison  
[REDACTED]

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## FW: Please create more opportunities to build affordable housing!

Mossing, Mackenzie <Mackenzie.Mossing@sanjoseca.gov>

Mon 2/8/2021 1:42 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Cc: Ho, Nathan <Nathan.Ho@sanjoseca.gov>

Forwarding for posting under Item 10.2. Thanks!



### Mackenzie Mossing

Deputy Chief of Staff and Senior Policy Advisor

p: (408) 535-4863 | e: [mackenzie.mossing@sanjoseca.gov](mailto:mackenzie.mossing@sanjoseca.gov)

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### COVID-19 Community Resources & Information:

Silicon Valley Strong: [www.siliconvalleystrong.org](http://www.siliconvalleystrong.org)

---

**From:** Ratana, Christopher

**Sent:** Monday, February 8, 2021 10:44 AM

**To:** Ho, Nathan <Nathan.Ho@sanjoseca.gov>; Mossing, Mackenzie <Mackenzie.Mossing@sanjoseca.gov>

**Subject:** Fw: Please create more opportunities to build affordable housing!

---

**From:** Deborah St Julien <[REDACTED]>

**Sent:** Sunday, February 7, 2021 7:57 PM

**To:** The Office of Mayor Sam Liccardo <[TheOfficeofMayorSamLiccardo@sanjoseca.gov](mailto:TheOfficeofMayorSamLiccardo@sanjoseca.gov)>

**Subject:** Please create more opportunities to build affordable housing!

[External Email]

Re: Please create more opportunities to build affordable housing!

Dear Sam Liccardo,

Re: Item 10.2 – General Plan Policy H-2.9 (“1.5-Acre Rule”)

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Sincerely,

Deborah St Julien



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Gina Dalma, Vice Chair  
*Silicon Valley Community  
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Shiloh Ballard  
*Silicon Valley Bicycle Coalition*

Bob Brownstein  
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Amie Fishman  
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Association of Northern CA*

Ron Gonzales  
*Hispanic Foundation  
of Silicon Valley*

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Jennifer Loving  
*Destination: Home*

Mary Murtagh  
*EAH Housing*

Chris Neale  
*The Core Companies*

Kelly Snider  
*Kelly Snider Consulting*

Jennifer Van Every  
*The Van Every Group*

**STAFF**

Leslye Corsiglia  
*Executive Director*

**TRANSMITTED VIA EMAIL**

February 8, 2021

Honorable Mayor Sam Liccardo and Members of the City Council  
City of San Jose  
200 East Santa Clara Street, 18th Floor  
San Jose, CA 95113

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Davis, Carrasco, Cohen, Esparza, Foley, Jimenez, Mahan, and Peralez.

**Re: Item 10.2 – General Plan Policy H-2.9 (“1.5-acre Rule”)**

On behalf of our members and the undersigned organizations, we support the City’s efforts to align Policy H-2.9, with City Council’s intent of expanding the number and location of affordable housing opportunity sites. We believe that the minor changes proposed below will further these goals and better align with this intent.

General Plan Policy H-2.9 (“1.5-acre Rule”) came out of the first General Plan 4-Year Review Task Force in 2016, and sought to replace an older policy, which allowed affordable development on small commercial sites up to up to 2 acres in size. The 2-acre policy, which had produced a small but steady stream of affordable developments over the years, had been eliminated with adoption of the Employment Lands Framework in 2007. The overarching policy logic was clear -- where small commercial properties are no longer viable, or underutilized, there should be a way to re-use these sites for infill affordable housing without unreasonably impacting surrounding uses. This goal is not unique to San Jose, it is being applied in practice throughout the region, and has prompted consideration of state legislation that would make conversions of underutilized commercial properties to residential uses allowable by right

Prompted by Mayor Liccardo’s *Responding to the Housing Crisis* memo from 2017, the Policy H-2.9 was added to the June, 2018, *Housing Crisis Workplan*. At that time staff recommended that work begin immediately on a complete and comprehensive review of the policy, and adoption of objective definitions of “underutilized” and “viability of surrounding commercial properties” so that developers could take advantage of the affordable development streamlining law, SB35. In response to feedback from the affordable development community that the policy was overly restrictive, the Council went further and pro-actively changed the policy criteria to require that qualifying properties be adjacent to residential uses on only one side rather than two, and expressed confidence that the other criteria could be clarified to create real housing opportunities out of non-functioning commercial properties.

We would like to acknowledge that city staff have invested significant effort in this policy over the last few years, have added some important elements, and have made significant progress on clarifying the policy’s qualifying criteria. However, these changes were prompted by the recognition that San Jose faces a severe housing affordability crisis, and



February 7, 2021

Re: Item 10.2 – General Plan Policy H-2.9 (“1.5-acre Rule”)

Page 2 of 3

this policy is intended to generate additional opportunity sites for affordable housing. **We believe that in efforts to create objective standards, staff have defined the criteria for “underutilized,” and “viability” of surrounding uses, in ways that will constrain opportunities without substantially furthering the intent of the policy to protect viable commercial uses.**

As the staff memorandum acknowledges, the factors that will ultimately determine what is an attractive and viable site for affordable housing, and whether those sites will match the qualifying criteria, is impossible to determine, and so the underlying logic and intent of the criteria must be the focus of the policy. We recommend the following adjustments to the proposed criteria:

- **Criteria 2.c** defines “underutilized” as being completely vacant for 5 years. While we believe 5 years is an untenable length of time for a property owner to carry a vacant property, we are equally concerned that this definition does not account for significant vacancy in multi-tenant properties, and recommend that the standard be at least 2/3rds vacant for a period of five years.
- **Criteria 4** proposes buffers of 1000 and 500 feet from properties zoned for industrial uses. While we appreciate the City’s desire to protect current or future jobs generating uses of adjacent properties, the proposed criteria does not acknowledge that these industrial uses may already be constrained, or precluded, due to current proximity to residential uses within this buffer zone – the policy requires that prospective development sites share a property line with a residentially zoned property. Amending this criteria to allow exceptions for cases where existing residential uses fall within such buffers and therefore potentially preclude issuance of industrial permits that require such distances for safety purposes, will create more opportunities going forward and still reflect staff’s concerns and intent.

We are broadly supportive of the other proposed changes to the policy criteria. Eliminating the required integration of commercial space into affordable housing developments will help make projects viable, even if it will have little effect on which sites qualify under the policy. Acknowledging the potential for residential displacement, while very unlikely, is an important extension of existing city policy to protect vulnerable households.

These policy clarifications and amendments have been a long time coming. Since the Housing Crisis Workplan was adopted, the housing crisis in San Jose has not abated, and the pandemic has both exacerbated this crisis and laid bare the costs of overcrowding and housing insecurity. We believe the opportunities afforded by a functional policy that meaningfully expands sites available for affordable development will be all the more important as we recover and plan for the future.

Sincerely,

Leslye Corsiglia, Executive Director

SV@Home

John Bigley, Secretary

Ikaika Ohana - Urban Housing Communities LLC

Louis Chicoine, Chief Executive Officer

Abode Services and Allied Housing



February 7, 2021

Re: Item 10.2 – General Plan Policy H-2.9 (“1.5-acre Rule”)

Page 3 of 3

Amie Fishman, Executive Director  
Non Profit Housing of Northern California

Matthew O. Franklin, President & Chief Executive Officer  
MidPen Housing

Poncho Guevara, Executive Director  
Sacred Heart Community Service

Laura Hall, President & Chief Executive Officer  
EAH Housing

Janice Jensen, President & Chief Executive Officer  
Habitat for Humanity East Bay/Silicon Valley

Jennifer Loving, Chief Executive Officer  
Destination: Home

Linda Mandolini, President  
Eden Housing

Craig D. Mizushima, Chief Compliance & Risk Officer  
Housing Trust Silicon Valley

Geoffrey Morgan, President & Chief Executive Officer  
First Community Housing

Joel John Roberts, Chief Executive Officer  
PATH Ventures

Jim Silverwood, President  
Affirmed Housing Group

Dan Wu, Executive Director  
Charities Housing

Lori Zito-Klose, Affordable Housing Consultant  
Klose Enterprises LLC

Kevin Zwick, Chief Executive Officer  
United Was Bay Area





February 9, 2021

## **San Jose City Council**

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

### **RE: Item 10.2 General Plan Update to Policy H-2.9: Revisions to Neighborhood/Community Commercial Land Use Designation**

Dear Honorable Mayor Liccardo and Councilmembers,

On behalf of the Santa Clara County Association of REALTORS® (SCCAOR) and our 6,000 members, I write regarding potential amendments to the General Plan to allow underutilized and vacant commercial parcels to be rezoned for affordable housing opportunities. SCCAOR supports the intent of the memorandum authored by Councilmember Jimenez and Councilmember Peralez to create more affordable housing opportunities in the City of San Jose.

SCCAOR thanks the Mayor and Council for approving this item in his Housing Crisis Workplan. Given regional land constraints, it is important to take action such as this proposal to find creative solutions to fix our housing shortage. This new “1.5-acre rule” will create more viable affordable housing opportunities citywide for the most vulnerable members of the population without excessively impacting surrounding areas and communities.

SCCAOR does support Recommendation 1 in the memorandum authored by Councilmember Jimenez and Peralez to take an additional step to create even more affordable housing opportunities. This will create further affordable housing opportunities on viable sites, while only minimally impacting the business community. Given the severity of our housing shortage, we favor this additional policy change to decrease the standards constituting a vacant and underutilized commercial space.

However, we have concerns about Recommendation 2 in the Councilmembers Jimenez and Peralez memorandum, as it may create health, safety, and environmental risks for potential tenants in housing developments so close to industrial sites. SCCAOR supports the staff recommendation of at least 1,000-foot separation from any property with a Heavy Industrial or Light Industrial General Plan land use designation, and at least 500-foot separation from any property with a Combined Industrial Commercial or Industrial Park general plan land use designation. This strikes a balance of further increasing the opportunity for affordable housing citywide, while also ensuring a safe and environmentally healthy living space for future tenants.

## **CALIFORNIA'S FIRST REAL ESTATE BOARD**

*SCCAOR exists to meet the business, professional and political needs of its members and to promote and protect home ownership and private property rights.*



1651 North First Street, San Jose, CA 95112  
(408) 445-8500 • www.sccaor.com

SCCAOR thanks the Council and City staff for their efforts to advance much needed affordable housing in the City of San Jose. This is an important step to maximize our region's land for the most effective purpose. We urge the Council to support the memorandum authored by Councilmember Jimenez and Councilmember Peralez to take additional steps towards the creation of affordable housing, given that it ensures a safe and healthy living environment with proper separation from industrial sites.

Regards,



Doug Goss  
2021 President, Santa Clara County Association of REALTORS®

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**FW: Please create more opportunities to build affordable housing!**

Mossing, Mackenzie <Mackenzie.Mossing@sanjoseca.gov>

Tue 2/9/2021 4:36 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Cc: Ho, Nathan <Nathan.Ho@sanjoseca.gov>

For Item 10.2

Thanks!



**Mackenzie Mossing**

Deputy Chief of Staff and Senior Policy Advisor

p: (408) 535-4863 | e: [mackenzie.mossing@sanjoseca.gov](mailto:mackenzie.mossing@sanjoseca.gov)

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**COVID-19 Community Resources & Information:**

Silicon Valley Strong: [www.siliconvalleystrong.org](http://www.siliconvalleystrong.org)

---

**From:** Karen Flower [REDACTED]

**Sent:** Tuesday, February 09, 2021 1:02 PM

**To:** The Office of Mayor Sam Liccardo <[TheOfficeofMayorSamLiccardo@sanjoseca.gov](mailto:TheOfficeofMayorSamLiccardo@sanjoseca.gov)>

**Subject:** Please create more opportunities to build affordable housing!

[External Email]

Re: Please create more opportunities to build affordable housing!

Dear Sam Liccardo,

Re: Item 10.2 – General Plan Policy H-2.9 (“1.5-Acre Rule”)

I am writing to ask you to support increased opportunities to build more affordable housing in San Jose.

Fixing General Plan Policy H-2.9 (the “1.5-Acre Rule”) has been a priority since you approved the Housing Crisis Work Plan in 2018. At that time you acknowledged that there was not one solution to the housing crisis, but by leveraging all of the tools available, and creating some where they didn’t exist, we could do better. This policy was one of those tools, and it has taken too long to come back for action.

The new policy is much clearer, and includes important changes, but it is still unnecessarily restrictive, and will fall short of its intended impact and full potential. San Jose can do better.

I urge you to support changes that will expand the criteria for what qualifies as an underutilized property, and remove unnecessary and redundant restrictions on housing opportunities in areas that include a range of residential, commercial and industrial uses.

The needs are too great, and the human costs of the housing crisis are too high not to take full advantage of every opportunity to build the affordable housing we so desperately need. Making this policy work is one of those opportunities.

Sincerely,  
Karen Flower



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