



October 16, 2017

Hon. Magdalena Carrasco, Vice Mayor  
City of San Jose  
200 E. Santa Clara Street, 18<sup>th</sup> Floor  
San Jose, CA 95112

**RE: Oct. 17 City Council Mtg., Agenda Item, No. 4.1  
Evergreen Senior Homes Initiative - 9212 Study Authorization**

Dear Vice Mayor Carrasco,

I am writing to you on behalf of San Jose Residents for Evergreen Senior Homes. As you know, the coalition of senior citizens, veterans, and community leaders proposed the Initiative last month, which will allow for the creation of a new housing community for independent seniors in San Jose's Evergreen neighborhood. The project would include up to 910 residential units, at least 20% of which must be designated as affordable, with a preference given to military veterans. You can learn more about the Initiative at [www.evergreenseniorhomes.com](http://www.evergreenseniorhomes.com).

San Jose is in the midst of an unprecedented housing crisis plaguing the local community which the Mayor recently acknowledged the City has been unable to effectively address, saying "we must think big and act boldly to address this growing crisis." We completely agree! With housing costs skyrocketing across the region, it has become far too expensive for many seniors to live in San Jose. The Initiative takes 200 acres of unused industrial land and upgrades it into senior housing designated for active, independent living. It will allow local seniors to age with dignity, while maintaining their independence and giving them an opportunity remain near their family and friends.

We are pleased to report that in just a couple of weeks many thousands of signatures have already been gathered, and hundreds of residents have separately pledged their support for the Initiative. Our coalition looks forward to delivering the Initiative petition in the near future to the City Clerk with signatures from more than 5% of San Jose voters to qualify for the June, 2018 election.

Evergreen Senior Homes Initiative supporters are committed to a transparent, truthful discussion about the Initiative with the public and welcome the City's early start of the "9212" report to study the Initiative. The Initiative includes a detailed specific plan providing clear requirements for any future housing so the public can fully understand what is being proposed. We are confident that with proper and unbiased analysis, the report will demonstrate the benefits of the Evergreen Senior Homes proposal.

We have thoughtfully drafted the Initiative after assessing the many issues that are typically considered in a 9212 report. The housing plan was scoped and shaped by an extensive environmental assessment built upon comprehensive professional third party studies, including a detailed traffic impact analysis. We look forward to sharing this environmental assessment with the City for use in the preparation 9212 report and with the public.

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However, we have significant concerns about the preparation of the 9212 report, and whether it can be done without improper political and administrative interference. Since our launch, the Mayor has already begun campaigning against the Initiative and illegally using City resources to do so. He has made several significant misrepresentations and outright untruths in his calls to voters through official City channels.

These revelations—and the motives behind them—should be extremely disturbing to the public, and it is not how the City should conduct its business. The Initiative coalition’s attorney has written separately to the City Attorney on this matter demanding such illegal political activities cease and desist. Furthermore, the Mayor’s actions constitute specific direction to City staff to oppose the Initiative, which is clear interference with an administrative matter in direct violation of Section 411 of the City Charter.

All we ask for is a fair and unbiased execution of the City’s duties and obligations so that voters can make their decision on the Initiative, which calls for senior housing on the unused industrial land to address San Jose’s most significant challenge—housing its residents, especially its seniors and veterans. We have chosen the Initiative process because the City has been unable to approve projects that seek to do this. San Jose voters have a right to decide this issue themselves on the merits, and without improper political or administrative interference.

Sincerely,

San Jose Residents for Evergreen Senior Homes



Jeff Schroeder

cc: City Council & City Clerk

4.1

**From:** Shani Kleinhaus [REDACTED]  
**Sent:** Tuesday, October 17, 2017 2:56 PM  
**To:** The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; City Clerk  
**Cc:** Mackenzie Mossing  
**Subject:** proposed Evergreen Senior Homes Initiative

Dear Mayor and San Jose City Council members,

Santa Clara Valley Audubon Society is greatly concerned with the proposed Evergreen Senior Homes Initiative.

Initiative such as this circumvent the environmental review process (CEQA) and eliminate a critical element of public engagement. This allows shiny marketing materials to mask potentially significant harm to the City and its residents.

We support staff recommendations and the memo by Mayor Liccardo and Council Member Arenas.

Thank you,

Shani Kleinhaus, Ph.D.  
Environmental Advocate  
Santa Clara Valley Audubon Society

[REDACTED]