

Agenda Item 8.2, November 15, 2022

Kathryn Hedges [REDACTED]

Mon 11/14/2022 8:11 PM

To: City Clerk <city.clerk@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; mayorinbox@sanjoseca.gov <mayorinbox@sanjoseca.gov>
Cc: Catalyze SV [REDACTED] >; shhaccoreteam [REDACTED] >

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Dear Mayor and City Councilmembers:

I am a Downtown resident, registered voter, small business owner, and tenant in affordable housing. I'm also a member of Catalyze SV and the Sacred Heart Housing Action Committee.

I support Agenda Item 8.2 because it is important to make the best use of our scarce available land to build the maximum amount of affordable housing. I am aware that neighbors to proposed projects often pressure developers to reduce the size of their projects. Although I understand it is difficult to see a neighborhood change over time from when you purchased your home there, it is undeniable that change happens anyway. It's just distributed more diffusely.

San Jose is reaping the consequences of its shortfall of affordable housing. Even though it may be easier to visualize the effects of a new tall apartment building down the street than it is to visualize the connection between "fewer affordable units" and the social effects of displacement, it is just as real. Just because the hardship falls on lower-income people doesn't mean it isn't worth preventing. Our Housing Department understands this, and the authors of the Memorandum agendizing this item.

Likewise, it is easier and more lucrative* for affordable housing developers to build lower, cheaper buildings. But they're wasting the potential for that parcel to house more people--which contradicts their stated goal of housing poor people. I don't know what the natural lifespan is for the type of buildings currently constructed, but it's unlikely that the property will be redeveloped at greater density in the foreseeable future. (*Yes, I am aware that affordable housing developers are technically nonprofits. However, that doesn't stop them from paying their C-suite nicely, or so they say at industry events.)

Please approve Item 8.2 to prioritize higher density projects and penalize developers who backtrack and reduce density after being put on the fast track.

Sincerely,

Kathryn Hedges
Sole Proprietor, Splendid Colors

[REDACTED]
[REDACTED]

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TRANSMITTED VIA EMAIL

November 15, 2022

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, and Councilmembers Arenas, Carrasco, Cohen, Davis, Esparza, Foley, Jimenez, Jones, Mahan, and Peralez,

**8.2 Housing Crisis Work Plan,
8.3 Maximizing Affordable Homes within Projects Receiving City Financing**

We support the Staff recommendations related to the transition of the Housing Crisis Work Plan to a newly established Housing Catalyst Team Work Plan aligned with the timeline and goals of the Housing Element. We are also in support of the increase in the Housing Department's per unit affordable housing funding amount.

As the final status memorandum on the Housing Crisis Workplan acknowledges, we have fallen significantly short of the 10,000-unit affordable housing production goal endorsed by the City Council in 2018. At the time, this goal felt aggressive. Even as we acknowledged that the real housing needs in the city were significantly greater and that the work would need to be sustained.

Significant progress has been made developing tools and implementing levers to address many of the obstacles to affordable housing development – streamlining development processes, making more land available, taking steps to reduce costs, and committing to do more as lessons were learned. Significant work remains on key elements, but we know that the positive impact of the work over the last four years has yet to be fully seen.

The evolution of Housing Crisis Workplan since 2018 has illustrated that the housing crisis will not be addressed solely through the production of new housing units. Council and staff have acknowledged and endorsed the importance of housing preservation, tenant protections, and homelessness prevention as key elements of an equitable and accountable response to the multi-dimensional crisis of housing affordability and displacement. These policies, included in the Anti-Displacement Strategy, the Diridon Station Housing Implementation Plan, and a number of individual work items, remain in development or implementation phases and will be augmented by the policies and programs included in the Housing Element update.

In addition, the North San Jose Affordable Housing Implementation Plan currently under consideration has the potential to shift the development landscape by confronting other barriers to building inclusive housing communities in North San Jose. There have also been major changes in State Law over the last four years, many of which made progress on key elements of the original Housing Crisis Workplan. Along with local implementation of AB 2011, which streamlines development opportunities in urban villages and commercial sites

outside of planned growth areas, we strongly support the proposed amendment of the Zoning Ordinance to allow for 100% affordable housing development through a Site Development Permit and the temporary suspension of construction Taxes for affordable housing.

Finally, it is essential to ensure that planning processes and legal requirements that establish height and setback regulations should not undermine the affordable housing development process. Too often, we have seen our collective needs undermined by a small number of loud voices. As a result, we support local actions to support our shared interest in optimizing the tools we have to respond to the crisis we face.

Transition to the work outlined in the 6th Cycle Housing Element Update is essential, having the benefit of being grounded in robust outreach and detailed assessment of steps San Jose can take to respond equitably to housing needs. The San Jose community must continue to strive for solutions to the housing crisis, and this community deserves a renewed commitment from this City Council and the next.

Sincerely,

A black rectangular box redacting the signature of Regina Celestin Williams.

Regina Celestin Williams
Executive Director



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November 14, 2022

Mayor & City Council
City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Re: Housing Crisis Workplan (Item 8.2 on the Nov. 15th City Council Agenda)

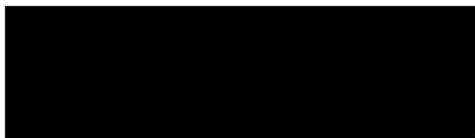
Dear Mayor Liccardo and City Councilmembers,

We write in support of the recommended actions included in the final Housing Crisis workplan update. To meet the scale of the crisis, we must continue to act with urgency and the many actions outlined in the report are critical to building on the important steps we've taken over the past few years.

We'd also like to express our support for the memo authored by Mayor Liccardo, Vice Mayor Jones and Councilmember Carrasco to maximize the number of homes in city-funded affordable housing projects. Given the depths of the current crisis, we cannot afford to leave any potential units on the table as we continue building more affordable housing.

With your continued commitment and support, we can solve our housing and homelessness crisis. We urge you to support the recommended actions before you and look forward to our continued partnership in the year ahead.

Sincerely,



Jennifer Loving
CEO