

08/31 Agenda Item 8.6 - Affordable Housing Siting Policy

James Simpson · [REDACTED]

Mon 8/30/2021 10:24 PM

To: District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@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>
Cc: Agendadesk <Agendadesk@sanjoseca.gov>

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[External Email]

Dear Mayor Liccardo and San José City Council,

I am emailing in support of San José Councilmembers Raul Peralez, Maya Esparza, and Sergio Jimenez's memo to the Affordable Housing Siting Policy. Their recommendation will further strengthen the policy to ensure that the City is taking meaningful steps to encourage affordable housing developments in all neighborhoods across San Jose.

Sincerely,

Jim Simpson

[REDACTED]

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Fw: Affordable Housing Siting Policy

City Clerk <city.clerk@sanjoseca.gov>

Tue 8/31/2021 7:28 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Alexandra Rodriguez <[REDACTED]>
Sent: Monday, August 30, 2021 5:36 PM
To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District1 <district1@sanjoseca.gov>
Cc: City Clerk <city.clerk@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>; action@housingready.org <[REDACTED]>
Subject: Affordable Housing Siting Policy

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Dear Mayor Liccardo, Vice Mayor Jones, and City Councilmembers,

I am writing to express my support for the proposed Affordable Housing Siting Policy (item 8.6 on the August 31, 2021 San Jose City Council agenda). Approval of the policy is an important step towards achieving key affordable housing goals in our community.

In order to solve our housing crisis and continue work to end and prevent homelessness, we need to drastically increase the production of affordable housing in our community. To meet the enormous level of need, we must continue building deed-restricted affordable housing in all parts of our city.

At the same time, we must take steps to promote more equitable development that ensures lower-income neighbors have access to affordable housing options in all parts of the city, including in opportunity- and resource-rich neighborhoods.

The proposed Affordable Housing Siting Policy provides a strong framework for how we can build more affordable housing throughout San Jose, while shifting more of that production to resource-rich areas.

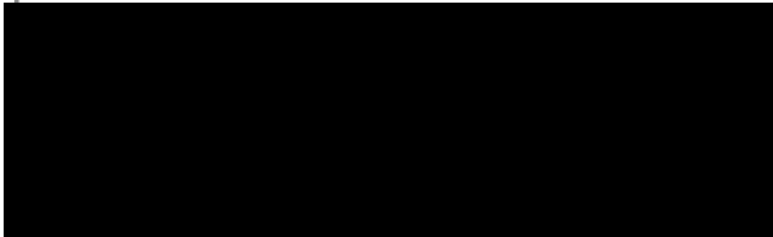
Thank you for your work on this important component of our collective work to end and prevent homelessness in San Jose!

Alexandra Rodriguez



Amigos de Guadalupe
Center for Justice & Empowerment

Alexandra Rodriguez (she/her)



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Fw: Support for Affordable Housing Siting Policy (Item 8.6)

City Clerk <city.clerk@sanjoseca.gov>

Tue 8/31/2021 7:28 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

From: VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>**Sent:** Monday, August 30, 2021 5:36 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** FW: Support for Affordable Housing Siting Policy (Item 8.6)**Rachel VanderVeen**

Deputy Director

Housing Department

408.535.8231

From: Andrea Gera [REDACTED]**Sent:** Monday, August 30, 2021 4:59 PM**To:** VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>**Subject:** Support for Affordable Housing Siting Policy (Item 8.6)

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Dear City Councilmember,

I am writing to express my support for the proposed Affordable Housing Siting Policy (item 8.6 on the August 31, 2021 San Jose City Council agenda). Approval of the policy is an important step towards achieving key affordable housing goals in our community.

In order to solve our housing crisis and continue work to end and prevent homelessness, we need to drastically increase the production of affordable housing in our community. To meet the enormous level of need, we must continue building deed-restricted affordable housing in all parts of our city.

At the same time, we must take steps to promote more equitable development that ensures lower-income neighbors have access to affordable housing options in all parts of the city, including in opportunity- and resource-rich neighborhoods.

The proposed Affordable Housing Siting Policy provides a strong framework for how we can build more affordable housing throughout San Jose, while shifting more of that production to resource-rich areas.

Thank you for your work on this important component of our collective work to end and prevent homelessness in San Jose!

Andrea Gera

Andrea Gera, BSW

Housing Service Coordinator



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Fw: The Siting Policy of San Jose, CA

City Clerk <city.clerk@sanjoseca.gov>

Tue 8/31/2021 7:28 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Keith Young [REDACTED]**Sent:** Monday, August 30, 2021 6:42 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** The Siting Policy of San Jose, CA

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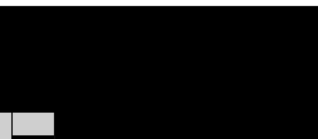
Dear City Clerk of San Jose,

Please note that I have been a resident of the Vendome for more than two decades. I am writing regarding the Siting Policy of San Jose. Here are important points that can make the Siting Policy better:

1. Send the Siting Policy be sent back to staff for revision.
2. Have the staff document, account and acknowledge the wide variety of Affordable Housing offered in Downtown San Jose and use this information in the Siting Policy analysis.
3. Have the staff differentiate between Affordable and Supportive Housing in the Siting Policy.
4. Have the staff estimate and measure both the ongoing 1. additional supports and 2. \$funding required for Supportive Housing (additional code enforcement, police, and other helpful services).
5. Have the staff include neighborhoods and districts in the census tract analysis to be most effective in distribution and support.

Thank you for your work, and for considering these important points.

Sincerely,
Keith Young



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08/31 Agenda Item 8.6 - Affordable Housing Siting Policy

Angie Schertle [REDACTED]

Tue 8/31/2021 9:11 AM

To: District2 <District2@sanjoseca.gov>; District3 <district3@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>; Agendadesk <Agendadesk@sanjoseca.gov>; District1 <district1@sanjoseca.gov>

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[External Email]

Dear Mayor Liccardo and San José City Council,

I am emailing in support of San José Councilmembers Raul Peralez, Maya Esparza, and Sergio Jimenez's memo to the Affordable Housing Siting Policy. Their recommendation will further strengthen the policy to ensure that the City is taking meaningful steps to encourage affordable housing developments in all neighborhoods across San José. Housing is San Jose's biggest problem right now and it's crucial that all neighborhoods are a part of the solution if we are going to solve it.

Sincerely,
Angie Schertle
San Jose

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Re: San Jose Siting Policy

Teresa McCollough

Tue 8/31/2021 9:32 AM

To: District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@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>; Agendadesk <Agendadesk@sanjoseca.gov>

Cc: Tim Clauson [REDACTED] Lance Shoemake [REDACTED] Teresa McCollough [REDACTED]

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Dear members of the City Council,

As you know, in 2017, Governor Brown signed into law Senate Bill 35 (SB 35) to address the State of California's housing shortage. This law provides a **streamlined review** process for eligible multifamily projects in cities and counties that have not built their share of housing to accommodate the region's population growth. Under the streamlined review process, applicants are routed directly to "ministerial" project review (review of project compliance with the County's objective standards). This means that **SB 35 applicants can skip both "discretionary" review** (subjective project review) and environmental review under the California Environmental Quality Act (CEQA). The streamlined process also provides **more flexible density and parking requirements, reduced project review timelines, and extended project approval expirations**. Furthermore, it applies **Objective Standards** (as opposed to Subjective Standards) which allows the city to disregard the existing parameters for building heights (for example) and forge ahead with very tall buildings which may be out of character with the existing neighborhood. 75% of the perimeter must be surrounded by defined urban uses, and must have a general plan or zoning designation that allows for residential or mixed-use development.

In essence, this means that our small Vendome Neighborhood, because of our proximity to the Ayer Street VTA station, and the general 880 corridor, is basically disregarded and highly impacted in the recent siting plan for buildings proposed at Empire and 1st Street. The current recommendation for the "North First Street Village" is to build units that are 10-11 stories high (!!), which is completely out-of-character with the existing historic Hensley and Vendome neighborhoods. I am writing to ask for the following:

- **Consider height limits and zoning set at comparable 50 feet guidelines** for the plan thought the southern portion (especially near any residential areas). Because of the streamlined process for SB35 these same proposed buildings are not required to take into consideration natural light requirements to existing homes, or front and setback guidelines, which is wrong, because it will greatly affect the quality of the neighborhood.

- **Provide for adequate transportation and parking:** because there has been little city planning for public transportation, many of the supportive and affordable housing projects proposed do not provide ample parking for the nurses, PTs and other support staff who will need to park in this neighborhood to serve that community. We already have an inordinate problem with the staff from The Seneca Center, and our neighborhood is constantly responding to crime and other issues related to their existing services. None of the people who work there live here--just like none of the applicants to build these buildings.
- **Set limits on the amount of affordable housing** to avoid over-concentration in only a few neighborhoods. The Vendome and Hensley neighborhoods already accommodate several group homes and supportive housing services and they are generally unsupported by the city and cause many problems in the neighborhood including increased crime, and vagrancy.

I request that this current Siting Policy under consideration be returned to staff for revision and that they take into consideration the neighborhoods and districts that are deeply impacted by this legislation. There is a clear difference between affordable and supportive housing and that should be studied and considered before anymore policies are enacted.

San Jose has an opportunity to be better than the current policies proposed. Slapping this together at the last minute does not serve anyone well.

Thank you,

Teresa McCollough
Vendome Neighborhood

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Affordable housing siting policy

Brittany Wolak [REDACTED]

Tue 8/31/2021 10:27 AM

To: District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@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>; Agendadesk <Agendadesk@sanjoseca.gov>

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Dear Mayor Liccardo and San José City Council,

I am emailing in support of San José Councilmembers Raul Peralez, Maya Esparza, and Sergio Jimenez's memo to the Affordable Housing Siting Policy. Their recommendation will further strengthen the policy to ensure that the City is taking meaningful steps to encourage affordable housing developments in all neighborhoods across San José.

I have participated in several meetings to discuss supported housing in our city over the past few months, and believe a lot more thought and attention can and should be given to this policy before its approval. There were many public comments made at the most recent meeting, many of which have yet to be addressed. I am hopeful that the city council will take its time and make sure to get this very important issue right.

I appreciate all you do for our community, and look forward to seeing a revised policy soon.

Sincerely,
Brittany Wolak
[REDACTED]

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Fw: Siting Policy

City Clerk <city.clerk@sanjoseca.gov>

Tue 8/31/2021 10:45 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

How is our service? [Please take our short survey.](#)

From: Wade Hall [REDACTED]**Sent:** Tuesday, August 31, 2021 10:45 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Siting Policy

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Hello,

I have been a San Jose resident for 60 years. I have lived in neighborhoods from the Eastside to Almaden, Willow Glen and now downtown for the past 20 years.

The distribution of lower income housing, however you name it, has always been unfairly weighted towards downtown.

I have closely followed the progress of this new policy being proposed.

We need to separate affordable and supportive housing in the new policy.

We need to properly and fairly account for how much of this weight downtown is currently carrying.

We must distribute this across all neighborhoods and council districts in order to share the load more fairly.

It needs to go back to staff for further consideration, let's do this right before we are saddled with bad policy yet again.

Wade Hall

Vendome Neighborhood

Sent from my iPhone

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Fw: Siting policy

City Clerk <city.clerk@sanjoseca.gov>

Tue 8/31/2021 10:45 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

How is our service? [Please take our short survey.](#)

From: Nancy DeMattei [REDACTED]**Sent:** Tuesday, August 31, 2021 10:42 AM**To:** City Clerk <city.clerk@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>**Subject:** Siting policy

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[External Email]

Dear Sam and Raul,

I'm writing to ask you to please send back the siting policy for revision.

Please document the wide variety of affordable housing offered in downtown San Jose to use in the Siting policy.

Please differentiate between affordable and supportive housing.

Supportive housing requires additional services(police, fire, mental health, medical.) The services needed, needs to be documented and in writing.

Please include districts in the census tract analysis to be most effective in distribution.

Thank you for your time,

Nancy DeMattei

Sent from my iPhone

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08/31 Agenda Item 8.6 - Affordable Housing Siting Policy

mcclewis [REDACTED]

Tue 8/31/2021 11:00 AM

To: District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@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>
Cc: Agendadesk <Agendadesk@sanjoseca.gov>

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Dear Mayor Liccardo and San Jos   City Council,

I am emailing in support of San Jos   Councilmembers Raul Peralez, Maya Esparza, and Sergio Jimenez's memo to the Affordable Housing Siting Policy. Their recommendation will further strengthen the policy to ensure that the City is taking meaningful steps to encourage affordable housing developments in all neighborhoods across San Jose.

Sincerely,

Mark Lewis
[REDACTED]

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United Way Bay Area

Gina Dalma, Vice Chair
Silicon Valley Community Foundation

Candice Gonzalez, Secretary
Sand Hill Property Company

Andrea Osgood, Treasurer
Eden Housing

Shiloh Ballard
Silicon Valley Bicycle Coalition

Bob Brownstein
Working Partnerships USA

Amie Fishman
Non-Profit Housing Association of Northern CA

Ron Gonzales
Hispanic Foundation of Silicon Valley

Javier Gonzalez
Google

Poncho Guevara
Sacred Heart Community Service

Janice Jensen
Habitat for Humanity East Bay/Silicon Valley

Janikke Klem

Jan Undenthal
MidPen Housing

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

August 31, 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, and Councilmembers Arenas, Carrasco, Cohen, Davis, Esparza, Foley, Jimenez, Jones, Mahan, and Perez,

Re: 8.6 – Affordable Housing Siting Policy

SV@Home writes today to support the Affordable Housing Siting Policy proposed by City staff. We believe that the proposed framework will support the city's ongoing commitment to responding to the incredible need for affordable housing throughout the city and expand the tools available to realize that intent. We also understand that there are challenges in implementing new systems, and that there will be a need for coordination with agencies both internally and externally. We support the multiple memos that have drawn attention to these further action items, and the commitment of a clear majority of the council to following up and staying informed on the policy's progress.

The human and social costs of the lack of affordable housing in our communities are overwhelming. Severe rent burden, overcrowding, housing instability, displacement, and the reality of experiencing homelessness, negatively impact physical and mental health, educational and employment outcomes, and rates of family and community violence. These costs are disproportionately borne by people of color and lower-income workers, their families, and their communities. At the same time we know that stable housing that people can actually afford, improves health, facilitates recovery, supports educational success and stable employment, and decreases family and community violence. This is true in every neighborhood in the city, even as expanding the opportunities for stable affordable housing in parts of the city with significant social and economic resources is mandated by the State's Affirmatively Furthering Fair Housing Laws (AFFH), and has been a clearly stated goal of this Council and the City.

A number of concerns have been expressed throughout the development of the siting policy, including whether affordable housing will be approved in lower-income neighborhoods where residents want to see new development, and whether the rest of the city will be ignored in favor of projects in higher-resourced neighborhoods. A more significant concern is whether there will be adequate sites for feasible affordable housing

development in Category I resource-rich neighborhoods, which are dominated by single family homes.

SV@Home has looked carefully at the updated report from the consulting team and the staff recommendation and considered these concerns. After a thorough analysis, we believe that there will be funding available for all of the three categories, especially given the increased funding provided by Measure E and the recently-approved Commercial Linkage Fee. At the same time, the framework for creating scoring incentives for different types of developments – senior, family, permanent supportive/special needs – to balance opportunities throughout the city, will necessarily mean additional limits on some projects and new opportunities for others going forward.

Additionally, based on our GIS review and site visits, we believe that sufficient land is available in higher-resourced areas. These areas, already planned for residential development, are included within the Urban Village and PDA framework of the current general plan, and will be opened up as planning staff does the work to come into conformance with State law and brings recommendations back from the General Plan Four-Year Review Task Force. Existing city policies will facilitate prioritization of 100% affordable developments, and these sites should be competitive for increasingly scarce state affordable housing funding. At the end of the day, we believe that the new siting policy will achieve its goal of better integrating affordable housing throughout the city and allow people of all incomes to live near their jobs, good schools, and other amenities.

That said, we do agree that ensuring that these opportunities exist over time is critical, and that it will require ongoing monitoring and adjustment to ensure that the policy is effective and does not have a negative impact on the city's ability to meet its Housing Element goals. We are pleased that staff's proposal has acknowledged these potential challenges and that they, and the Council, have identified the just-begun Housing Element Update process as an ideal opportunity for the Housing and Planning Departments to dig into these questions and what land use and policy tools will be necessary to implement these important goals.

SV@Home, and its members, look forward to continuing to support both city staff and members of the City Council as this new policy is implemented.

Sincerely

A solid black rectangular box used to redact the signature of the Executive Director.

Executive Director



08/31 Agenda Item 8.6 - Affordable Housing Siting Policy

Anthony Madieros [REDACTED]

Tue 8/31/2021 12:06 PM

To: District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@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>
Cc: Agendadesk <Agendadesk@sanjoseca.gov>

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[External Email]

Dear Mayor Liccardo and San José City Council,

I am emailing YOU THAT I'M NOT IN SUPPORT of San José Councilmembers Raul Peralez, Maya Esparza, and Sergio Jimenez's memo to the Affordable Housing Siting Policy. Their recommendation will further DESTROY! neighborhoods across San Jose.

You all should be ashamed to have your name associated with this proposal!

Sincerely,

Anthony Madieros

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San Jose Housing Siting Policy

Walter Hudson [REDACTED]

Tue 8/31/2021 12:43 PM

To: District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@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>; Agendadesk <Agendadesk@sanjoseca.gov>

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Dear Citizen Leaders:

On Tuesday, August 31st 2021, you as members of the San José City Council will vote on passing an Affordable Housing Siting Policy. The Siting Policy identifies high-level goals based on three neighborhood categories organized according to their characteristics' association with positive outcomes for residents—meaning Category 1 neighborhoods have characteristics most associated with positive outcomes, followed by Categories 2 and 3, respectively. I hope you understand these categories as I with the benefit of several graduate degrees am unable to.

What I do expect from you is that the adoption of this policy is intended to help the City equitably distribute affordable housing developments throughout San José to meet the needs of underserved residents. This policy aims to ensure that affordable housing developments do not continue to remain concentrated in one area, but rather be redistributed to resource rich neighborhoods.

I hope you are reading up on the recent Siting Policy of Sacramento -- it offers a brilliant approach to equitable distribution of homeless and transitional housing in a major metropolitan California city. We can learn much from their process.

Citizen Walter Hudson
[REDACTED]

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08/31 Agenda Item 8.6 - Affordable Housing Siting Policy

Bob Pfahnl [REDACTED]

Tue 8/31/2021 1:20 PM

To: District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@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>; Agendadesk <Agendadesk@sanjoseca.gov>

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Dear Mayor Liccardo and San José City Council,

I am writing to OPPOSE this policy as stated in the agenda for tonight's meeting.

What the city desperately needs is QUANTITY of units, not city disbursement based on the whims of the council. Unfortunately, the city council has to come to terms with the fact that land value varies in different areas of the city. Unnecessarily spending vastly more money on far less units just because it's in a different district does not alleviate the problem. Affordable housing needs to be built wherever it makes the most sense, does the most good, and affords the most units.

Thank you.

-Bob Pfahnl
San Jose, District 3

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08/31 Agenda Item 8.6 - Affordable Housing Siting Policy

ED BERGER <[REDACTED]>

Tue 8/31/2021 1:42 PM

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

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Dear Mayor Liccardo and San José City Council,

I am emailing in support of San José Councilmembers Raul Peralez, Maya Esparza, and Sergio Jimenez's memo to the Affordable Housing Siting Policy. Their recommendation will further strengthen the policy to ensure that the City is taking meaningful steps to encourage affordable housing developments in all neighborhoods across San José.

Sincerely,
Ed Berger

[REDACTED]

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Fw: Siting Policy opposition

City Clerk <city.clerk@sanjoseca.gov>

Tue 8/31/2021 3:52 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

How is our service? Please take our short survey.

From: Marni <[REDACTED]>**Sent:** Tuesday, August 31, 2021 3:26 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Siting Policy opposition

[You don't often get email from [REDACTED] Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

[External Email]

Dear Councilmembers,

It is well documented that more affordable housing is needed in California and San Jose.

However, the siting policy proposal that is being presented tonight does not offer the best solutions to this ongoing problem.

Please send this policy back for revisions. It needs to document how much affordable, supportive, transitional and group housing already exists before adding more to any given neighborhood. It needs to acknowledge that each type of housing needs differing amounts of resources to ensure that the new community can be successful. And it needs to discontinue the practice of build all affordable/supportive/group and transitional housing in specific areas. Right now, 22% of the city has 100% of affordable and supportive housing. I cannot understand a policy that does not equitably disperse housing throughout the city instead of concentrating it all in one spot.

Marni Kamzan

Downtown San Jose

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08/31 Agenda Item 8.6 - Affordable Housing Siting Policy

Denise Perez <[REDACTED]>

Tue 8/31/2021 5:44 PM

To: District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@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>
Cc: Agendadesk <Agendadesk@sanjoseca.gov>

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[External Email]

Dear Mayor Liccardo and San José City Council,

I am emailing in support of San José Councilmembers Raul Perez, Maya Esparza, and Sergio Jimenez's memo to the Affordable Housing Siting Policy. Their recommendation will further strengthen the policy to ensure that the City is taking meaningful steps to encourage affordable housing developments in all neighborhoods across San Jose.

Sincerely,

Denise and Raul Perez
[REDACTED]

Sent from Mail for Windows

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Fw: For your consideration tonight

City Clerk <city.clerk@sanjoseca.gov>

Wed 9/1/2021 9:43 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

How is our service? [Please take our short survey.](#)

From: Kimberlee Stephens <[REDACTED]>
Sent: Tuesday, August 31, 2021 4:59 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Cc: Irene Smith <[REDACTED]>
Subject: Fwd: For your consideration tonight

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[External Email]

Forgot to copy City Clerk on this so doing it now to get it on record.

Thank you,
Kimberlee

----- Forwarded message -----

From: Kimberlee Stephens <[REDACTED]>
Date: Tue, Aug 31, 2021 at 1:54 PM
Subject: For your consideration tonight
To: Perez, Raul <raul.perez@sanjoseca.gov>, Unknown <sam.llicardo@sanjoseca.gov>
Cc: Irene Smith <[REDACTED]>, Anna Heckman <[REDACTED]>, Cynthia Jones <[REDACTED]>, Kimberlee Stephens <[REDACTED]>

Dear Councilmember Perez and Mayor Llicardo,

I am unable to make it to tonight's City Council meeting, but Irene Smith will be there to represent me as well as a number of our NagleePark/Brookwood community members who have been meeting and participating regularly in activities and meetings due to our extreme concern regarding the homeless crisis and environmental impacts stemming from it (fires and trash) in our community.

Here are our requests for your consideration:

1. Ask for the current Siting Policy to be sent back to staff for revision.
2. Ask for staff to document, account, acknowledge the wide variety of Affordable Housing offered in Downtown San Jose and use this information in the Siting Policy analysis.
3. Ask staff to differentiate between Affordable and Supportive Housing in the Siting Policy.
4. Ask staff to estimate and measure both the ongoing 1. additional supports and 2. \$funding required for Supportive Housing (additional code enforcement, police, and other helpful services).
5. Ask staff to include neighborhoods and districts in the census tract analysis to be most effective in distribution and support.

Kind Regards,
Kimberlee



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Fw: Comments for tonight's meeting

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Wed 9/1/2021 9:43 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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From: Anna Heckman [REDACTED]**Sent:** Tuesday, August 31, 2021 6:07 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Comments for tonight's meetingYou don't often get email from [REDACTED] [Learn why this is important](#)

[External Email]

Dear Councilmember Peralez and Mayor Liccardo,

I am unable to make it to tonight's City Council meeting, but Irene Smith will be there to represent me as well as a number of our NagleePark/Brookwood community members who have been meeting and participating regularly in activities and meetings due to our extreme concern regarding the homeless crisis and environmental impacts stemming from it (fires and trash) in our community.

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5. Ask staff to include neighborhoods and districts in the census tract analysis to be most effective in distribution and support.

Thank you,

Anna Heckman
[REDACTED]

Sent from Yahoo Mail for iPhone

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Fw: Item 8.6 Affordbale Housing Siting Policy

City Clerk <city.clerk@sanjoseca.gov>

Wed 9/1/2021 9:43 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

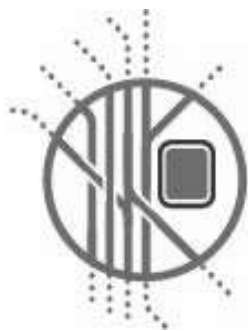
How is our service? [Please take our short survey.](#)

From: Roland Lebrun [REDACTED]
Sent: Tuesday, August 31, 2021 6:04 PM
To: CouncilMeeting <CouncilMeeting@sanjoseca.gov>
Cc: City Clerk <city.clerk@sanjoseca.gov>
Subject: Item 8.6 Affordbale Housing Siting Policy

[External Email]

Dear Mayor Liccardo and Council,

I was looking forward to participating in this discussion but will not be able to do so because of a conflict with the DSAP meeting which is unfortunate: <https://www.diridonsj.org/dsap-transitions>

**DSAP Transitions — Diridon Station Area**

DSAP Community Meeting. The City is hosting a virtual community meeting on neighborhood transition measures for the Diridon Station Area Plan (DSAP) on Tuesday, August 31st at 6:30pm.. The City adopted the DSAP in 2014 to guide transit-oriented development in the western portion of Downtown San Jose.

www.diridonsj.org

I am not in a position to speak to the siting policy per se at this point but I would like to share concerns with the data referred to in Councilmember Perales' memo whereby half of the Santa Teresa Bernal Neighborhood Association (STBNA) shows up in a 95 percentile (purple) crime area.

I believe that this may be due to two main issues with the data: currency and granularity. The currency issue can be addressed simply by waiting for the 2020 census data.

The granularity issue is of more concern and may have been addressed in the 2020 census, specifically that the purple census track extends from the Santa Teresa foothills in the south all the way up to Monterey Highway in the north but this Census track consists of 3 primary subareas:

- Santa Teresa Foothills to Santa Teresa Boulevard: western half of STBNA (Foothill Apartments and single-family housing)
- Santa Teresa Boulevard to Highway 85: Kaiser Hospital, Santa Teresa library, multi-family housing, single-family housing, VTA light rail (34 acres) and office/light industrial).
- Highway 85 to Monterey Highway: Cottle Urban Village (7,500 units), Western Digital HQ, Southern Division Police station and Costco).

In closing, I would like to recommend analyzing the 3 subareas separately and ask staff **how/why a formerly secured IBM facility could possibly have morphed into a high-crime Urban Village with sideshows and people getting shot dead in broad daylight** and if there is a similar pattern in Urban Villages elsewhere in the City of San Jose.

Thank you in advance and I look forward to listening to your discussions later this evening.

Roland Lebrun

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Fw: Tonight's meeting

City Clerk <city.clerk@sanjoseca.gov>

Wed 9/1/2021 9:43 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

How is our service? Please take our short survey.

From: Cynthia Jones [REDACTED]**Sent:** Tuesday, August 31, 2021 5:40 PM**To:** City Clerk <city.clerk@sanjoseca.gov>; Peralez, Raul <Raul.Peralez@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>**Subject:** Tonight's meeting

[External Email]

Dear Councilmember Peralez and Mayor Liccardo,

I to am unable to make it to tonight's City Council meeting, but Irene Smith will be there to represent me as well as a number of our NagleePark/Brookwood community members who have been meeting and participating regularly in activities and meetings due to our extreme concern regarding the homeless crisis and environmental impacts stemming from it (fires and trash) in our community.

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Kind Regards,

Cynthia Jones

Sent from my iPhone

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Re: San Jose Siting Policy

Lance Shoemaker <californialance@gmail.com>

Wed 9/1/2021 9:34 AM

To: Teresa McCollough [REDACTED]

Cc: District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@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>; Agendadesk <Agendadesk@sanjoseca.gov>; Tim Clauson [REDACTED]

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Thank you! Although the siting policy was not amended as we would've liked. It is a good thing that we at least have a siting policy. Something is better than nothing.

On Tue, Aug 31, 2021 at 9:32 AM Teresa McCollough [REDACTED] wrote:

Dear members of the City Council,

As you know, in 2017, Governor Brown signed into law Senate Bill 35 (SB 35) to address the State of California's housing shortage. This law provides a **streamlined review** process for eligible multifamily projects in cities and counties that have not built their share of housing to accommodate the region's population growth. Under the streamlined review process, applicants are routed directly to "ministerial" project review (review of project compliance with the County's objective standards). This means that **SB 35 applicants can skip both "discretionary" review** (subjective project review) and environmental review under the California Environmental Quality Act (CEQA). The streamlined process also provides **more flexible density and parking requirements, reduced project review timelines, and extended project approval expirations**. Furthermore, it applies **Objective Standards** (as opposed to Subjective Standards) which allows the city to disregard the existing parameters for building heights (for example) and forge ahead with very tall buildings which may be out of character with the existing neighborhood. 75% of the perimeter must be surrounded by defined urban uses, and must have a general plan or zoning designation that allows for residential or mixed-use development.

In essence, this means that our small Vendome Neighborhood, because of our proximity to the Ayer Street VTA station, and the general 880 corridor, is basically disregarded and highly impacted in the recent siting plan for buildings proposed at Empire and 1st Street. The current recommendation for the "North First Street Village" is to build units that are 10-11 stories high (!!), which is completely out-of-character with the existing historic Hensley and Vendome neighborhoods. I am writing to ask for the following:

- **Consider height limits and zoning set at comparable 50 feet guidelines** for the plan thought the southern portion (especially near any residential areas). Because of the

streamlined process for SB35 these same proposed buildings are not required to take into consideration natural light requirements to existing homes, or front and setback guidelines, which is wrong, because it will greatly affect the quality of the neighborhood.

- **Provide for adequate transportation and parking:** because there has been little city planning for public transportation, many of the supportive and affordable housing projects proposed do not provide ample parking for the nurses, PTs and other support staff who will need to park in this neighborhood to serve that community. We already have an inordinate problem with the staff from The Seneca Center, and our neighborhood is constantly responding to crime and other issues related to their existing services. None of the people who work there live here--just like none of the applicants to build these buildings.
- **Set limits on the amount of affordable housing** to avoid over-concentration in only a few neighborhoods. The Vendome and Hensley neighborhoods already accommodate several group homes and supportive housing services and they are generally unsupported by the city and cause many problems in the neighborhood including increased crime, and vagrancy.

I request that this current Siting Policy under consideration be returned to staff for revision and that they take into consideration the neighborhoods and districts that are deeply impacted by this legislation. There is a clear difference between affordable and supportive housing and that should be studied and considered before anymore policies are enacted.

San Jose has an opportunity to be better than the current policies proposed. Slapping this together at the last minute does not serve anyone well.

Thank you,

Teresa McCollough
Vendome Neighborhood

--

Thanks, Lance

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