

Fw: Concerns about eliminating Single Family Residential R-1-8 in Willow Glen

City Clerk <city.clerk@sanjoseca.gov>

Tue 10/26/2021 4:11 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: Mery Gabriela Zelaya [REDACTED]**Sent:** Tuesday, October 26, 2021 4:11 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Concerns about eliminating Single Family Residential R-1-8 in Willow Glen

[External Email]

Hi,

Please preserve Single Family Residential Properties in the Willow Glen Community. We are facing real issues with developers looking to submit conforming rezone applications for properties that are R-1-8 and turning them into UR Urban Residential given the City of San Jose General Plan. We are fighting a conforming rezone application for property 2080 Almaden Rd & 2112 Canoas Garden Avenue (Project File: C21-021). We need this to stop.

Thank you!

Best,

Gabriela Zelaya
Almaden Walk Board Committee

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Fw: WE ADAMANTLY OPPOSE THE REZONING OF SINGLE FAMILY RESIDENT PROPERTY

City Clerk <city.clerk@sanjoseca.gov>

Tue 10/26/2021 4:12 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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From: Barb MacNeil [REDACTED]

Sent: Tuesday, October 26, 2021 3:51 PM

To: City Clerk <city.clerk@sanjoseca.gov>

Subject: WE ADAMANTLY OPPOSE THE REZONING OF SINGLE FAMILY RESIDENT PROPERTY

[External Email]

We adamantly OPPOSE the rezoning of ANY single family residence in San Jose!! We will be watching each of your votes very closely.

Barbara MacNeil

[Sent from AT&T Yahoo Mail for iPhone](#)

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Fw: Regards to single family zoning

City Clerk <city.clerk@sanjoseca.gov>

Tue 10/26/2021 4:12 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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From: michael joseph <[REDACTED]>
Sent: Tuesday, October 26, 2021 3:48 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Regards to single family zoning

[REDACTED]

[External Email]

Hello Council members.

It's come to my attention that the City of San Jose is looking into eliminating single family zoning.

It's extremely a bad idea due to there's many older and younger families established throughout the Willow Glen area, if this was to pass it will most definitely bring more people and most definitely more crime. Also this will affect the old Willow Glen turning it into a busy congested town which I speak for many if not all we don't agree to this plan.

I'm voting against this idea most definitely and hoping you'll see and understand how this will affect Willow Glen and reconsider this plan not to enter into our most loved family location of Willow Glen.

Thank you for your time.

Regards
Joseph Michael

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Fw: Reject Plans to Eliminate Single Family Zoning

City Clerk <city.clerk@sanjoseca.gov>

Tue 10/26/2021 4:12 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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From: Sean Collins <[REDACTED]>
Sent: Tuesday, October 26, 2021 3:43 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Reject Plans to Eliminate Single Family Zoning

[External Email]

Dear San Jose City Clerk -

I am encouraging you to reject any plans to eliminate single family zoning. "Opportunity Housing" will mostly benefit developers who will build multi-unit structures and charge high rents; it doesn't promote home ownership or affordability. Please protect our neighborhoods.

Thank You for Your Consideration,

Sean Collins
San Jose

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Fw: Single Family Zoning

City Clerk <city.clerk@sanjoseca.gov>

Tue 10/26/2021 4:12 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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From: Erika Freitas <[REDACTED]>

Sent: Tuesday, October 26, 2021 3:41 PM

To: City Clerk <city.clerk@sanjoseca.gov>

Subject: Single Family Zoning

[External Email]

Dear City Clerk,

Please do not eliminate single family zoning in San Jose 95124 area code. The infrastructure is already taxed with the number of cars on the street, water usage, and traffic. The neighborhood would be harmed with so many people living in such a small area. This is not what was originally planned for our community.

Thanks for your consideration.

Mrs. Erika M. Freitas



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Fw: Keep Single Family Housing

City Clerk <city.clerk@sanjoseca.gov>

Tue 10/26/2021 4:13 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

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Fax: 408-292-6207

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From: Chase Enzweiler [REDACTED]**Sent:** Tuesday, October 26, 2021 4:12 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Keep Single Family Housing

[External Email]

Hello,

I live near downtown in San Jose. Please do not get rid of single family housing in San Jose. Here where I live there is already not much space and nowhere to park. I know there is a need for housing, but humans need space to be happy and healthy especially in a world affected by covid 19. Last year I lived in south San Jose and there is still land and space to create affordable homes for new families where everyone can be happy. Zoning to put more people in less space isn't the housing or health solution that I think San Jose needs.

Kindly,

Chase

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Fw: Single Family Home Zoning

City Clerk <city.clerk@sanjoseca.gov>

Tue 10/26/2021 4:22 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

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From: Amy Sechrist [REDACTED]
Sent: Tuesday, October 26, 2021 4:20 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Single Family Home Zoning

[External Email]

To Whom it may concern -

It saddens me that this is how our government officials think we can solve our homing issues in Santa Clara Valley.

This plan shows no thought to the future and no planning. We currently do not have enough water for the residents in our valley. We do not have the infrastructure to handle the sewage, electricity and traffic that rezoning single family homes would create.

Has anyone even discussed this or was it decided those problems would be dealt with at a later date when it is too late to solve? This solution is a bandaid that will only make problems worse, not better.

The parking in single family neighborhoods is not designed for multiple families with multiple vehicles. It is already impacted as more families have older children staying home and adding vehicles. There would be no room unless people parked in front of other homes. Many of these neighborhoods were built in the 50's, 60's and 70's which means they have older water lines and electrical grids, never intended for the load of multiple families on one property.

We should be looking at building apartments and multiple family dwellings where there is transit and access to VTA, shopping and jobs. None of which is found in most single family neighborhoods.

I hope that these issues will be discussed and figured out before the damage is done.

Sincerely,

Amy Sechrist

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Fw: Zoning

City Clerk <city.clerk@sanjoseca.gov>

Tue 10/26/2021 4:26 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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From: Dan Phelan [REDACTED]

Sent: Tuesday, October 26, 2021 4:23 PM

To: City Clerk <city.clerk@sanjoseca.gov>

Subject: Zoning

[REDACTED]

[External Email]

I disagree with changing the single family zoning to multi plex. It will impact the traffic, parking, environment and bring down the property value of the neighbors
Sent from my iPhone

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Fw: Sb9

City Clerk <city.clerk@sanjoseca.gov>

Tue 10/26/2021 4:46 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

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From: Robin Urbisci [REDACTED]

Sent: Tuesday, October 26, 2021 4:32 PM

To: City Clerk <city.clerk@sanjoseca.gov>

Subject: Sb9

[External Email]

Please don't get rid of single family zoning. I know our sneaky governor signed that bill after he won the recall but I noticed his opponents didn't make it an issue.

I realize housing is expensive but what did people do during the virus, they bought single family houses so they could have space and not be crowded. Why do you think New York had so many deaths?

Plus we have electrical reliability issues and water issues. Unless you can fix that first, we shouldn't increase the density.

Doesn't the city have an imbalance of housing versus jobs which causes budget problems? How does more housing solve this?

If you go ahead with this, then the mayor and every council person should have their next door neighbors be a four plex with no parking. Show us how you like it first

Robin Urbisci

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Fw: Re-zoning San Jose

City Clerk <city.clerk@sanjoseca.gov>

Tue 10/26/2021 4:46 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José

200 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: David Finkle <[REDACTED]>

Sent: Tuesday, October 26, 2021 4:32 PM

To: City Clerk <city.clerk@sanjoseca.gov>

Subject: Fwd: Re-zoning San Jose

[REDACTED]

[External Email]

Sent from my iPhone

Begin forwarded message:

From: David Finkle <[REDACTED]>

Date: October 26, 2021 at 4:13:13 PM PDT

To: CityClerk@sanjose.gov

Subject: Fwd: Re-zoning San Jose

Sent from my iPhone

Begin forwarded message:

From: David Finkle [REDACTED]
Date: October 26, 2021 at 1:46:35 PM PDT
To: city.clerk@sanjose.gov
Subject: Re-zoning San Jose

Council members,

It makes me angry when I think about how (you all) sat back and let Gov Newsom sign off on SB 9, 10. You represent a lot of people/associations who are against this sort of thing and purchased homes in ZONED areas for a reason. You ought to be ashamed. Can someone please stop it already??!

My street's plumbing is already decayed and collapsing and there is no way you have planned for the infrastructure needed to support your "Opportunity" Housing plans—no way!!

You really ought to focus on cleaning up the 3rd world dump that San Jose has become.

Been here since 1974 and it gets crappier every year. No wonder that salmon no longer spawn in the Guadalupe Sewer. What a pit this place has become.

And (you) want more people to live here....

David

Sent from my iPhone

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Fw: Neighborhoods for All - SB 9 Study Session

City Clerk <city.clerk@sanjoseca.gov>

Tue 10/26/2021 4:46 PM

To: Agendadesk <Agendadesk@sanjoseca.gov> 1 attachments (156 KB)

NFA Letter on SB 9 Opportunity Housing (1).pdf;

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: Mathew Reed [REDACTED]**Sent:** Tuesday, October 26, 2021 4:27 PM**To:** Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Peralez, Raul <Raul.Peralez@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>**Cc:** McGarrity, Patrick <Patrick.McGarrity@sanjoseca.gov>; Ramos, Christina M <christina.m.ramos@sanjoseca.gov>; Ho, Nathan <Nathan.Ho@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; Hughes, Scott <scott.hughes@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; Kaspar, Nick <Nick.Kaspar@sanjoseca.gov>; Groen, Mary Anne <maryanne.groen@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Quevedo, Matthew <Matthew.Quevedo@sanjoseca.gov>; Brown, Stacey <Stacey.Brown@sanjoseca.gov>; Ramirez, Lucas <lucas.ramirez@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; Nguyen, Mindy <Mindy.Nguyen@sanjoseca.gov>; Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Kohl, Cassidy <Cassidy.Kohl@sanjoseca.gov>**Subject:** Neighborhoods for All - SB 9 Study Session

[External Email]

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

Re: SB 9 and Opportunity Housing Study Session

Please find the attached letter from SJ Neighborhoods for All, a broad coalition over 30 local organizations that was formed to remove barriers to building a community of inclusion where everyone can live, work and thrive. The recent state action (SB 9) to eliminate exclusionary single-family zoning, allowing 2-4 new homes, and taking measures to prevent displacement, was a major step forward for San Jose and communities throughout the state. The remaining piece that council must embrace is a separate study of measures to expand affordability, including both affordable homeownership and homes for rent. San Jose will need to do the work to implement the law, but the barriers of exclusionary single-family zoning throughout the city have been removed.

Thank you for your consideration of our perspective.

Mathew Reed – Director of Policy

SV@Home – siliconvalleyathome.org



Silicon Valley Is Home. Join our Houser Movement. [Become a member!](#)

350 W Julian St. #5, San José, CA 95110

[Website](#) [Facebook](#) [LinkedIn](#) [Twitter](#)

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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: October 28th City Council Study Session on SB 9

The San Jose Neighborhoods for All coalition was formed to remove barriers to building a community of inclusion where everyone can live, work and thrive. The recent state action (SB 9) to eliminate exclusionary single-family zoning, allowing 2-4 new homes, and taking measures to prevent displacement, was a major step forward for San Jose and communities throughout the state.

We continue to believe that expanding housing opportunities and communities of inclusion will help break down the division of our city by race and income, provide new housing choices and options, and promote environmental sustainability by building in rather than sprawling out. We believe that the state action will enhance neighborhoods and strengthen communities throughout the city.

Since this coalition came together we have known that ending exclusionary-zoning barriers alone would not make this new housing affordable to lower-income families, and we remain committed to expanding opportunities. We will be asking the City Council to come together to support a separate study of measures to expand affordability, including both affordable homeownership and homes for rent. This is the remaining piece of the General Plan Four-Year

Review Task Force recommendation not addressed by the state law, and we believe it deserves your support.

As city staff have outlined in their memorandum and presentation, San Jose will need to do the work to implement and support the law, but the barriers of exclusionary single-family zoning throughout the city have been removed.

San Jose Neighborhoods for All

From: [Val Douglass](#)
To: [City Clerk](#)
Subject: Zoning in San Jose
Date: Tuesday, October 26, 2021 10:00:00 PM

[External Email]

> I am a San Jose resident ([REDACTED]), and would like to express my opposition to eliminating single family zoning. I have lived in both Mountain View and Sunnyvale where many historical and beautiful homes have an apartment complexes built in the back yard or a poorly maintained multiplex is in the middle of a single family neighborhood. Mountain View and Sunnyvale continue to be extremely expensive places to live, however now they are expensive and have lost the charm and ambiance of the past. Once gone you cannot go back. I strongly believe neighborhoods work best when there can be higher density housing zoned in appropriate places and single family neighborhoods can be preserved.

> Please preserve what I love so much about San Jose.

> Val Douglass

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From: [Dave & Sue Wallworth](#)
To: [City Clerk](#)
Date: Tuesday, October 26, 2021 5:24:25 PM



[External Email]

Please do not change the zone of single family neighborhood to add multiple dwellings per parcel. There is no water, power or parking for the additional homes.



This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [Steve Blegg](#)
To: [City Clerk](#)
Subject: Single family zoning
Date: Wednesday, October 27, 2021 12:13:36 PM

[External Email]

I would like to be part of the record to voice my displeasure with SB 9 & SB10. Please do not allow San Jose to become part of this misguided effort to increase housing. Granted we need more housing, but not at the cost of our existing neighborhoods. Trying to force more homes into a limited space will only create overcrowding and above all diminish quality of life for all residents. I hope all council members are aware that that these 2 senate bills will change the character of San Jose for worse. There is no upside to allowing our single family zoning regulations in San Jose to adopt these regulations. I implore all city council members to take a moment to think of the negative consequences of adopting SB & SB 10 and to vote against adopting them.

Best regards

Steve Blegg

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From: [Nancy O'Connor](#)
To: [City Clerk](#)
Cc: [REDACTED]
Subject: Single Family zoning
Date: Wednesday, October 27, 2021 11:37:07 AM

[External Email]

Elimination of single family zoning in San Jose, is a huge mistake. Our city started out as a bedroom community and was designed and built to suit those needs. Trying to cram more people into areas meant for single homes will impact and already overstressed infrastructure. While some lots are oversized the majority are average and would not allow for off street parking of more people. In some areas of Willow Glen we already have impacted curbside parking that affects garbage pick up, safe driving/vision/and street cleaning. With our water shortage for the entire state I don't understand how we justify any new growth. A city can't encourage growth and also stress using less water.

Perhaps its time to improve the existing structures we have, fill the empty office buildings that sit with lights on. and encourage other cities in the state to grow with new businesses and population. I hear about new development projects that will handle 100 or more people, yet only provide 40 new parking spaces!!! You are building in failure at the get go. We need to admit that we LOVE our cars in California, and as we have grown it is not our transit systems that have grown with us, but our highway system that has increased.

Quality of life is what you are dealing with, along with sky-high housing costs....people will not support this when they go to vote for city council members who voted for this zoning change.

Regards,
Nancy O'Connor
Willow Glen

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From: [Marius Sundbakken](#)
To: [City Clerk](#)
Subject: Single family zoning
Date: Wednesday, October 27, 2021 10:20:08 AM

[External Email]

Hello,

I cannot attend the public hearing about eliminating single family zoning in San Jose, so I send this mail instead:

I do NOT want San Jose to eliminate single family zoning.

I hope the city will listen to its residents on this important topic.

Sincerely,
Marius

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [Ursula and Jeff Lukanc](#)
To: [City Clerk](#)
Subject: Single Family Zoning Meeting
Date: Tuesday, October 26, 2021 8:34:13 PM


[External Email]

Dear Mayor Liccardo and City Council Members,

As a concerned, tax paying San Jose voter I am emailing my requests about Single Family Zoning. I request that you:

- 1) Reject the General Plan Task Force recommendation outright and take a stand to oppose.
- 2) Do not opt in to SB10
- 3) Pass a resolution endorsing the proposed ballot initiative from Californians for Community Planning that would restore zoning and land use decisions to municipalities.

Sincerely,
Ursula Lukanc



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From: [Stephen Ontjes](#)
To: [City Clerk](#)
Subject: Single family zoning
Date: Tuesday, October 26, 2021 8:05:29 PM

[External Email]

>>

>> To whom it may concern....

>>

>> We are opposed to any initiative to eliminate single family zoning. We feel this will be a detriment to many neighborhoods and there are better ways to increase housing in San Jose. We wonder if plans already exist and just haven't been utilized. Our neighborhoods have many trees that would be eliminated if larger units are allowed on lots. This goes against the grain of helping the environment. There is also limited parking in neighborhoods. We feel this would help developers but not prospective homebuyers. We don't think this would do anything to increase affordability of homes.

>> We see no positive impact on this proposed change.

>>

>> Steve and Regina Ontjes

>>

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [Will Belknap](#)
To: [City Clerk](#)
Subject: Single Family House
Date: Wednesday, October 27, 2021 11:08:51 AM

[External Email]

As long time residents, home owners,tax payers, and voters, we are absolutely opposed to the general plan task force proposal to eliminate single family zoning throughout San Jose. The family oriented neighborhoods are the reason we moved here from a much larger, more congested city, and it is the reason we have stayed. To eliminate that in favor of over crowding, increased traffic and congestion, decreased parking is extremely shortsighted and will ultimately degrade the quality of life for the cities residents. Any planned/projected increase in tax base will be temporary, as families will move to cities with better environments, just as we moved here. Especially since the ability to work remotely from most anywhere becomes the standard (as it has in my company, a national company that is currently a major local employer).

It would make the most sense to continue to implement the existing Envision San Jose 2040 General Plan as approved, since that protects the neighborhoods and increases density via Urban Villages.

Get a clue and listen to the voters, not the real estate developers who are pushing a false narrative that it's somehow better for anyone but them. We will certainly remember come the next several elections.

Will Belknap

San Jose, CA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [John Bernstein](#)
To: [City Clerk](#)
Subject: Single Family Home Zoning
Date: Tuesday, October 26, 2021 9:02:45 PM

[External Email]

This email is regarding the proposed elimination of single family home zoning.

This is a horrible idea that will destroy neighborhoods.

My wife and I bought our home where we did because it had the small cottage esthetic that we desired. A quiet street, minimal cars parked on the street, neighbors helping neighbors.

Eliminating single family home zoning will destroy our neighborhoods.

It will become high density.

It will be filled with renters who don't have a vested interest in maintaining the neighborhood.

It will increase on-street parking.

It will increase congestion on the streets.

There are other places to build new high density houses, without impacting existing neighborhoods. There is no need to destroy existing neighborhoods.

Sadly we don't have the benefit of a HOA with CC&Rs to protect our neighborhoods.

Please preserve and DEFEND our neighborhoods.

John Bernstein

[Redacted]
San Jose (Willow Glen)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [Amy Kinaan](#)
To: [City Clerk](#)
Subject: SB 9 and SB 10
Date: Tuesday, October 26, 2021 9:55:04 PM

[External Email]

I strongly oppose SB 9 and SB 10 -

DO NOT let these state bills destroy the fabric of our neighborhoods!

I specifically wanted to buy in a single family home neighborhood - I purchased my house in Willow Glen over 15 years ago and love my charming and enchanted neighborhood.

Developers are already being allowed to buy up the bungalows, tear them down and build two story mansions that encroach on the privacy of all the surrounding properties. Don't let them start building 4 plexes and apartment buildings in the middle of a neighborhood.

Please, vote against SB 10 in San Jose.

Thank you for your consideration,

Amy Kinaan

Sent from my iPhone

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [Sue Martinsky](#)
To: [City Clerk](#)
Cc: [Willow Glen Neighborhood Association](#)
Subject: Save Our Single Family Lot Designations in San Jose
Date: Tuesday, October 26, 2021 7:50:00 PM



[External Email]

Tues. October 26, 2021

To Whom It May Concern:

It is mind boggling that the San Jose City Planners are even considering getting rid of so many 'Currently Zoned-Single Family Lots'.

You will be tearing down the beautiful and vibrant neighborhood communities in San Jose because you are inviting low income people who do not even care about living a daily active community minded life style.

Yes! Homelessness is a serious problem here. But ruining our existing single family communities is not the way to solve that problem.

Respectfully submitted,

Richard and Suzanne Martinsky



This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [Jennifer Ellies](#)
To: [City Clerk](#)
Subject: Re: Objection to Opportunity Housing
Date: Wednesday, October 27, 2021 11:16:35 AM

[External Email]

Hi,

I am deeply concerned that the City Council might enact a citywide elimination of single-family residential zoning by adopting a policy called "Opportunity Housing" that would allow a four-plex and up to 3 ADUs on any lot currently zoning for detached single family homes. San Jose already struggles to provide me the core services that I deserve. Eliminating single family zoning will place further stress on San Jose's spending and create difficulties in maintaining current service levels.

In addition, as the effects of the COVID pandemic lockdowns abate, traffic is returning to previous levels. The proposed elimination of single family zoning will make what were unacceptable levels of traffic service intolerably worse. That is unacceptable to me.

The San Jose General Plan reflects a commitment to preserve and enhance existing residential neighborhoods. Opportunity Housing is a gross violation of that promise. The adoption of Opportunity Housing is such a significant break from San Jose's established zoning policy that it should only be decided at the ballot box by San Jose's voters. I respectfully ask that you and the City Council avoid a unilateral decision on enacting such a policy.

Thank you for your time in this especially important matter.

Sincerely,

Jennifer

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [Steve Carter](#)
To: [City Clerk](#); [City Clerk](#)
Cc: [Willow Glen Neighborhood Association](#); "dsrizza@gmail.com" (dsrizza@gmail.com)
Subject: RE: Eliminating Single Family Zoning in San Jose - OPPOSED
Date: Wednesday, October 27, 2021 12:23:57 PM
Importance: High

[External Email]

Please see email I sent yesterday. I understand the email address may have been incorrect. Therefore I am resending.

Stephen P. Carter

From: Steve Carter
Sent: Tuesday, October 26, 2021 2:45 PM
To: CityClerk@sanjoseca.gov
Cc: Willow Glen Neighborhood Association [REDACTED]
Subject: Eliminating Single Family Zoning in San Jose - OPPOSED
Importance: High

Hello –

I am emailing to voice my very strong opposition to the measure that will eliminate single family zoning in San Jose.

This flies in the face of common sense, and would not accomplish any intended purposes.

Affordable housing would be put in the hands of those people/developers who can afford to buy up single family residences and convert them to multiple unit housing. The impact this would have on property values, traffic, parking, schools, etc. would be significant, not to mention the complete change in the complexion, charm, and community feel of a family oriented “neighborhood”.

Single family areas and multi-unit areas each have their place. Eliminating zoning to accommodate all areas to have multi-unit dwellings would have devastating impact and effect throughout the City. Desirable locations where families can raise children in a safer environment would be wiped out.

Property values would be impacted as people would leave to go to other locations.

As we all know, rental units tend to bring down the aesthetic nature of a neighborhood, as the wear and tear on properties occupied by non-owners requires constant maintenance, which many landlords will not do.

The American dream of owning one's own home would also be impacted as there would be fewer single family properties available. Areas would be turned into higher density "rental areas" only, where the charm and feel of a neighborhood, its personality, will be forever changed and ultimately lost.

Units built will have a huge impact upon residential area parking and traffic. The quiet streets and neighborhoods would be turned into parking lots and more highly traveled thoroughfares.

Bottom line, this idea is folly and does not serve, nor will accomplish, any intended purpose.

Thank you,

Stephen P. Carter

Stephen Carter, CPA, CGMA | Principal

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [Lilian Yum](#)
To: [City Clerk](#)
Cc: [LY](#)
Subject: Public Letter: Study Session - Overview of Senate Bill 9 and Senate Bill 10 and Implications to Planning Policy and Zoning Regulations
Date: Wednesday, October 27, 2021 1:52:56 AM



[External Email]

Dear Mayor and City Council Members,

I'm a resident in San Jose since 1990. I strongly oppose the General Plan Task Force proposal which would eliminate single family zoning "by right" throughout San Jose. Trying to fit too many households in a single family lot/neighborhood that wasn't planned for it would create very unpleasant living environment for everyone and destroy the neighbor and appeal of San Jose. I support the preservation of single-family zoning in the city of San Jose. I'm in favor of smart growth in San Jose with urban villages planned with the capacity/density desired in mind that is inviting to live in and best for affordability, environment and transportation. I urge you to continue to implement the existing Envision San Jose 2040 General Plan which shields neighborhoods and focus on making Urban Villages successful.

Sincerely,
Lilian Yum

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [Phillip Remaker](#)
To: [City Clerk](#)
Subject: Protect Single Family Zoning
Date: Tuesday, October 26, 2021 10:01:39 PM



[External Email]

I am writing to oppose the elimination of single family zoning.

The blanket elimination of single family zoning will irrevocably damage San Jose and ruin communities, all while not solving the problem it purports to fix.

More thoughtful strategies should be considered, like smart infill and urban villages.

Change is welcome and needed. Such plans should be carefully considered to avoid poor, simplistic, and irrevocable choices like eliminating single family zoning.

Phillip Remaker



This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [REDACTED]
To: [City Clerk](#)
Subject: Preserve SFH Zoning in San Jose!
Date: Wednesday, October 27, 2021 8:43:18 AM

[External Email]

Hello City Clerk,

I'm writing as a concerned San Jose homeowner and lifelong resident in strong favor of keeping Single Family Hosing zoning in our city. Eliminating SFH zoning will destroy the character, appeal, and community that exists in many neighborhoods today – in other words, the intrinsic value of living in such a neighborhood will be forever degraded and destroyed. In addition, with such permitted density that would follow no zoning requirements, the multiplication of parked cars and resulting traffic will bring increased environmental and safety hazards to many neighborhoods for all residents but notably children, elderly, pedestrians, and cyclists.

In recognition that more housing is needed, the solution should focus on building higher density housing around public transit hubs (not simply a bus stop within some arbitrary distance). This is how grown-up cities function and a future San Jose can continue to grow through existing affordable housing in current urban density zones. City proposed 2040 General Plan Urban Villages have not been a priority and are incomplete because of limited staffing levels. Urban villages should be completed as planned and demonstrated to be viable before jumping to increasing density throughout the city.

Further, increasing housing in neighborhoods not designed for it will impact sewer lines, power, roads and more! We are already experiencing rolling blackouts, failed transformers, and power line instability in our neighborhood! Higher density in single-family neighborhoods will increase electric usage even more and further strain our existing utility infrastructure.

Stop the destruction of San Jose! Preserve single family housing zoning in San Jose! Find real solutions not band-aides propagated by special interests and exceptionally vocal advocacy groups and lobbyists.

Regards,

Ryan Wright

This message is from outside the City email system. Do not open links or attachments from untrusted

sources.

From: [Robert Hawthorne](#)
To: [City Clerk](#)
Subject: Please do not change District or Single Family Zoning
Date: Tuesday, October 26, 2021 5:33:06 PM



[External Email]

Hi,

I live in San Jose and urge you **not** to change the Willow Glen district nor single family zoned areas of Willow Glen.

I moved to Willow Glen nearly 3 years ago specifically for the residential appeal - and indeed paid more for a house that is part of Willow Glen. By moving my house to the Cambrian district and further zoning for multi-tenant use, I expect the feel and value of my property to decline.

I do not see any benefit to the proposals, only negative outcomes for me and my family. Please do not change Willow Glen.

Sincerely,
Rob Hawthorne



This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [sue wong](#)
To: [City Clerk](#)
Cc: [Sue Wong](#)
Subject: Opposition to removing single family housing zones
Date: Tuesday, October 26, 2021 5:16:12 PM

[External Email]

Hello,

I am writing in opposition to removing the single family housing zones. Removing this would be detrimental to our city and the environment. The increase in population will bring more traffic congestion, more crowded schools, pollution, and decrease in property value. Additionally, there isn't enough resources now - we are facing a water shortage, and constant power outages. Several of my neighbors have moved out of the area due to the overpopulation, constant traffic and air pollution. We want to maintain our space and not have dense, multi unit housing in our single family developments. I bought my house specifically in a single family zone and want to keep that way. We have wonderful safe neighborhoods - please do not destroy them with dense, multi unit housing.

Please DO NOT remove the single family zones.

Regards,
Sue Wong

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [Laurie Elliott](#)
To: [City Clerk](#)
Subject: oppose SB9 abd SB10
Date: Tuesday, October 26, 2021 5:35:31 PM



[External Email]

Hello-

Please oppose SB9 and SB10. While they may be well intended, the bills aren't appropriate for every neighborhood, and the existing neighborhood property owners should have their voices heard.

The early 1930's houses on my Willow Glen street have single car width driveways and garages on zero lot-lines. There is only one entrance/exit (Willow Street) for the forty or so houses on our t-shaped neighborhood.

The street is very narrow with not enough room for two cars to pass when there are parked cars at the curbs. Someone has to pull aside and wait for opposing traffic to pass. This is achievable with the amount of traffic and cars currently here, but adding multiple occupants with multiple cars trying to operate on this street is a recipe for disaster. I dread the very thought of the numbers of garbage cans on pick up days.

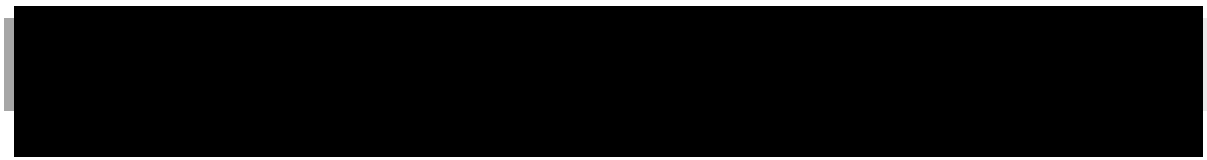
SB9 and SB10 should be reserved as options for wide, multiple lane streets with room to safely accommodate more residents and their vehicles.

Thank you,

Laurie Elliott & Michael Lee


This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [Ben Leech](#)
To: [City Clerk](#)
Subject: Opportunity Housing Study Session
Date: Wednesday, October 27, 2021 11:21:38 AM
Attachments: [PPTF Affordable Housing and Density Issue Brief.pdf](#)



[External Email]

Dear Mayor Liccardo and City Councilmembers,

In preparation for tomorrow’s important study session on Opportunity Housing, SB9 and SB10, I’d like to share with you some background information on the crucial—if under appreciated— role that older and historic neighborhoods serve in providing affordable, sustainable housing options. The attached brief, prepared by the National Trust for Historic Preservation and National Preservation Partners Network, highlights how historic preservation can and must be part of the affordable housing solution. By preserving existing affordable housing in older neighborhoods and creating new units through the rehabilitation of vacant and underused spaces, preservation has an important role to play in addressing the affordable housing crisis. Additionally there are many citations and resources linked at the back of the report that are extremely relevant to San Jose’s housing crisis and zoning reform debates.

PAC*SJ strongly supports the goals of housing affordability. Older and historic neighborhoods in San Jose already provide much of the city’s higher-density, more affordable, and transit-convenient housing stock. Unfortunately, many of these same neighborhoods do not appear on the City’s Inventory of Historic Resources, leaving them potentially vulnerable to demolition and their residents vulnerable to displacement if not properly safeguarded. I encourage you to review this report and also check out the Opportunity Housing page on our website (<https://www.preservation.org/opportunity-housing>). There are more links there, including one to a [recent LA Conservancy report](#) that also highlights the contribution historic preservation makes toward affordable housing goals.

Ben Leech
Executive Director
Preservation Action Council of San Jose

Founded in 1990, the Preservation Action Council of San Jose (PAC*SJ) is a dynamic nonprofit 501(c)(3) membership organization dedicated to preserving our unique and diverse architectural and cultural heritage. Through advocacy, education, and civic engagement, we promote historic preservation as an essential tool for fostering equitable, distinctive, sustainable, and prosperous communities.



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ISSUE BRIEF

PRESERVATION PRIORITY

Affordable Housing and Density

PRESERVATION PRIORITIES TASK FORCE



National Trust for Historic Preservation®

PRESERVATION PRIORITIES

This publication is one of four Issue Briefs created by the Preservation Priorities Task Force, a partnership of the National Trust for Historic Preservation and the National Preservation Partners Network. Formed in 2020, this two-year project brings together advocates from across the country to help statewide and local organizations address four significant, interrelated issues facing the preservation movement:

- Affordable housing and density
- Diversity, inclusion, and racial justice
- Preservation trades and workforce development
- Sustainability and climate action

These challenges are not new. Preservation organizations have grappled with them for years and many are making great strides. Yet the magnitude and complexity of these issues can prove daunting for organizations working on their own. Effective messaging, innovative policies, compelling cases studies, and best practices can be hard to find. There is an urgent need for coordinated and collaborative action across the preservation movement.

Not intended as comprehensive studies, the four Issue Briefs are designed to build mutual understanding of these topics, spark conversation, and inspire action at the local and state levels. Preservation organizations and advocates are encouraged to use the Issue Briefs in any number of ways—as guides for discussions with community leaders and stakeholders, background for outreach to potential partners, support materials for fundraising efforts, and more.

The Issue Briefs also provide a foundation for the next phase of this initiative: developing practical tools for use by preservation organizations, advocates, and practitioners across the country. For more information and to learn how you can participate in this effort, visit preservationpriorities.org.

INTRODUCTION: A SOLUTION, NOT A BARRIER

The lack of affordable housing is a national crisis impacting communities of all sizes. Solving this crisis will require innovative policies as well as collaboration among governments, nonprofit organizations, and the private sector.

Preservation can and should be part of the affordable housing solution. By preserving existing affordable housing in older neighborhoods and creating new units through the rehabilitation of vacant and underused spaces, preservation has an important role to play in addressing the affordable housing crisis.

This Issue Brief identifies key challenges and opportunities for preservation advocates and allies who are seeking to retain existing affordable housing in older buildings and create new units through adaptive use. It outlines opportunities to accelerate the production of new affordable housing through rehabilitation and highlights ideas to re-position preservation in policy debates as an effective strategy to help address the need to preserve and create affordable housing.

Due to demographic and economic shifts and rapidly rising housing costs, communities across the country are struggling to provide affordable housing for their residents.¹ The National Low Income Housing Coalition reports that no state has an adequate supply of rental housing that is affordable for extremely low-income households. The unmet need ranges from a deficit of 8,200 rental units in Wyoming to nearly one million in California.²



A large percentage of existing affordable housing units are found in older neighborhoods. In Chicago, for example, more than half of the city's unsubsidized multi-family affordable housing units are found in "two-flats" and "four-flats" built before World War II. Many are being lost to demolition and abandonment. Photo: Jim Lindberg

The supply of affordable housing is declining in both rural places and urban centers. According to the Housing Assistance Council, a national nonprofit that helps build homes across rural America, rental housing options in smaller communities are sparse and disappearing. In urban areas, African American neighborhoods bore the brunt of housing foreclosures in the subprime mortgage lending crisis of 2007-2010. This resulted in widespread displacement of predominantly African American residents and disinvestment across entire neighborhoods.

Most policy discussions about affordable housing focus on the need to construct new units. While increasing the supply of new affordable units is critical, this is only part of the solution. In a 2019 article, housing and community development experts Paul Brophy and Carey Shea put it this way:

“As we think about future housing policy, we need to be careful that we don’t focus so much on increasing production of new housing—important as that is—that we lose sight of a vast resource of affordable housing hiding in plain sight that can be preserved for the long-term for a modest fraction of the cost of building new.”³

According to the Joint Center for Housing Studies of Harvard University, approximately 75 percent of the nation’s existing affordable rental housing is found in unsubsidized, privately owned buildings. Sometimes called “naturally occurring affordable housing” (NOAH), this reservoir of affordable housing has been shrinking. For example, Washington, D.C. lost 18,300 “naturally occurring” affordable units between 2006 and 2017.⁴ Nationally, more than 13 million housing units built before 1960 were lost between 1987 and 2018, according to preservation and economic consultant Donovan Rypkema.

At the same time, many older buildings sit vacant and underused. From empty upper floors on Main Street to vacant houses, commercial buildings, and former industrial structures, potential space for housing is going to waste. Repurposing these older buildings to provide new living space can help address today’s housing crisis, adding density in older, mixed-use neighborhoods that typically offer more walkable streets and better access to transit and services than newer areas.

Historic preservation can help address the affordable housing crisis in three ways:

- 1) By creating new affordable housing through adaptive reuse of vacant and underused buildings.

- 2) By rehabilitating existing public and subsidized affordable housing units to better meet the needs of current residents.
- 3) By preserving existing privately owned affordable housing that is found in older homes and apartment buildings.

Affordable housing and preservation in practice

For decades, federal and state tax incentives have helped create housing through the rehabilitation of vacant and underused spaces. Between 1977 and 2019, the federal Historic Tax Credit (HTC) supported the rehabilitation of 291,828 housing units and created 312,176 new housing units across the country. More than 172,000 of these units provide low- and moderate-income housing.⁵ The recently introduced Historic Tax Credit Growth and Opportunity (HTC-GO) Act of 2021 includes provisions that would incentivize even more adaptive reuse of existing buildings for housing.⁶

At the state level, 39 states currently offer similar historic tax credits for adaptive reuse. A handful of states include enhancements to these credits for affordable housing projects, including Delaware, Maine, and Massachusetts. Recently, California, Maryland, and Pennsylvania have increased their state’s historic tax credit incentives for rehabilitation projects that provide workforce and affordable housing. Hawaii and Michigan legislators made sure that residential properties are eligible to participate in their new state historic tax credit programs.

Not limited by the type of building reuse, historic tax credits are often combined with other

financial assistance programs. The Low-Income Housing Tax Credit (LIHTC) is a key incentive used by developers to create affordable housing that is owned and managed by private or nonprofit owners.

Developers are also twinning the historic and low-income tax credits to preserve and rehabilitate aging public housing complexes as part of the U.S. Department of Housing and Urban Development (HUD) Rental Assistance Demonstration (RAD) program. The RAD program is designed to address the \$26 billion deferred maintenance backlog in publicly owned and managed housing properties, many of which are now more than 50 years old and eligible for historic designation.⁷

Although it can sometimes be difficult to reconcile the requirements of these varied incentives when combining them for specific projects, the resulting housing is “phenomenal, and tends to have a very low turnover of tenants,” according to Anna Mod, a Texas-based preservation consultant with MacRostie Historic Advisors.

The nation’s shortage of affordable housing is causing many city and state governments to look for ways to add new housing in established neighborhoods. Some cities and states are changing zoning regulations to encourage more housing in low-density areas. For example, the Minneapolis City Council recently voted to eliminate single-family zoning and allow residential structures with up to three units to be built throughout the city.

Similarly, in 2019 the Oregon state legislature passed a bill (HB 2001) that requires



Deepening state historic tax credit incentives to encourage more affordable housing. Maine is one of several states that increases the percentage of state historic tax credits for projects that include affordable housing. The reuse of this 1906 former convent in Portland, Maine created 66 new affordable apartments. Photo: David Mele.

communities over 10,000 in population to allow duplexes in single-family-zoned districts. In addition, starting in 2022 all Oregon cities over 25,000 will be required to allow triplexes, quadplexes, cottage courts, and townhouses in residential areas. Many older neighborhoods include historic examples of these smaller, multi-unit structures. Starting in the 1920s, however, exclusionary zoning laws prioritized single-family housing and limited multi-family uses.

Re-introducing “missing middle” housing types offers a promising path to add density and increase housing choices in older neighborhoods. However, some preservationists are concerned that sweeping local and state legislative actions will lead to demolition of smaller, often affordable older homes and replacement with larger, more expensive new housing. Thoughtful, carefully calibrated policy approaches are needed to ensure that neighborhood diversity and



2019 Preservation Design Award Recipient



Rehabilitation of 1916 A.V. Walberg Residence with Attached Studio Unit



New Single Family Urban Infill with Granny Flat in rear yard and Native Oak Preserved



Rehabilitation of a 1921 Craftsman with Adaptive Reuse of the Original 1920's Garage into a Studio Apartment

Highland Park - Garvanza HPOZ

A.V. WALBERG RESIDENCE & ADJOINING PROPERTIES

Team: Louisa Van Leer Architecture
Good Form Design Build
Garvanza Improvement Assoc.

Adding density in a historic district. Through infill construction and the addition of accessory dwelling units, a developer transformed two historic single-family homes into six units of housing without demolishing any existing structures in the Highland Park-Garvanza Historic Preservation Overlay Zone (local historic district) in Los Angeles. Photos: Thom Shelton and Louisa Van Leer Architecture.

affordability are not lost in the process of modernizing outdated zoning.

Local and state preservation advocates can play an important role in retaining the variety and affordability of housing options that are often found in older neighborhoods. Historic neighborhoods contain a diversity of housing types as well as rich architecture and history. A National Trust for Historic Preservation analysis of data from more than 50 major cities found that neighborhoods with a concentration of older, smaller buildings generally had higher population densities and greater percentages of affordable

housing units than areas with newer, larger structures.⁸

Similarly, a recent study commissioned by the Los Angeles Conservancy highlighted positive correlations between local historic districts and high-density development. The study found that within the city's Historic Preservation Overlay Zones, 69 percent of buildings provide more than one unit of housing and 39 percent provide five or more units. The report also found that over 12,000 new housing units were created through the adaptive reuse of historic buildings during the last 20 years.⁹

CHALLENGES AND OPPORTUNITIES

Historic preservation plays an important role in retaining existing affordable housing and creating new housing through rehabilitation. This role is not fully recognized, however, even within the preservation field itself.

Below is a summary of three key challenges related to affordable housing and density, along with ideas for how local and state preservation advocates can address these issues. While far from comprehensive, this summary points to opportunities for collaboration and the development of practical resources to better position the preservation movement as an ally in efforts to address the affordable housing crisis.

Cost of rehabilitating historic buildings for housing

Many developers and policy makers believe that rehabilitation is more expensive than new construction. In fact, a recent study by the National Council of State Housing Agencies found that the average new construction cost for LIHTC projects is \$209,094 per unit, while the average acquisition and rehabilitation cost for LIHTC projects is \$153,394 per unit.¹⁰

Nonetheless, there are many instances where rehabilitating older buildings for housing is not feasible without significant subsidy, particularly for projects in disadvantaged neighborhoods. Federal and state tax incentives help fill the financial gap, but additional incentives are needed to spur more affordable housing projects.

In addition, the complexity of rehabilitation projects requires time consuming regulatory reviews and permitting. Building and zoning codes are often not compatible with reuse projects. Navigating through review processes adds time and cost, particularly for projects that combine multiple tax credits and incentives.

Opportunities:

- Change the evaluation and scoring criteria in state affordable housing Qualified Allocation Plans (QAPs) to direct more financial assistance to rehabilitation projects.
- Enhance existing state historic tax credits by adding bonuses or removing funding caps for projects that include affordable housing.
- Develop state tax credit incentives for the creation of affordable housing through adaptive reuse of older buildings that are not eligible for designation.
- Create state voucher or tax certificate systems to attract investment to smaller housing projects.
- Waive fees and offer property tax relief for adaptive reuse projects that create affordable housing.
- Coordinate and expedite local, state, and federal reviews of complex housing rehabilitation projects.
- Adopt model building codes, such as the International Existing Building Code (IEBC), that allow local jurisdictions to apply performance-based approaches to code compliance for historic buildings.

Demolition of historic buildings and loss of neighborhood affordability

Efforts to add housing and increase density, particularly near historic transit lines and employment centers, can lead to the loss of older buildings that have long provided affordable space for residents and businesses. Often these are highly diverse, mixed-use, and livable areas. The social and economic diversity of older neighborhoods is eroded when larger, higher-rent projects displace existing residents and businesses. More nuanced, incremental ways of adding density in older neighborhoods are needed.

The potential for adding “density without demolition” is highlighted in a National Trust study of Little Havana in Miami. Researchers found that even in this dense urban neighborhood, more than 500 new buildings and 10,000 new residents could be added without demolishing a single structure. Similarly, a 2019 analysis of 17 metropolitan areas by Zillow found that allowing an additional housing unit (such as an ADU) on just 10 percent of existing single-family lots could yield almost 3.3 million additional housing units.¹¹

Opportunities:

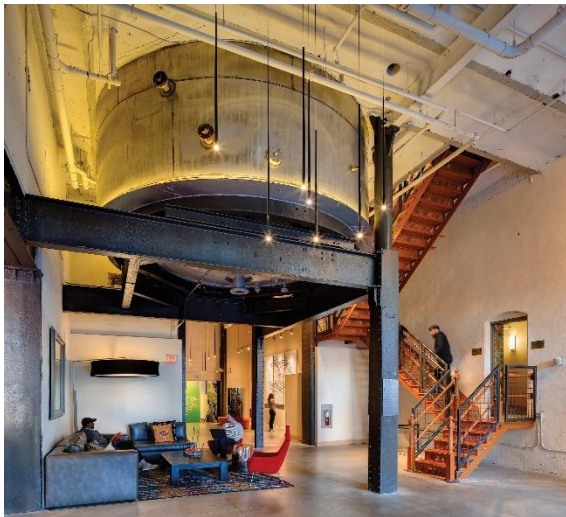
- Add density by allowing Accessory Dwelling Units (ADUs) as well as duplexes and other “missing middle” housing types where compatible with existing development patterns.
- Update Transfer of Development Rights (TDR) approaches to incentivize retention of older, affordable properties while allowing

new development in alternative locations along transit corridors.

- Remove or reduce parking requirements, particularly for rehabilitation projects.
- Adopt more stringent demolition review to discourage unnecessary loss of existing housing.
- Adopt conservation district ordinances or use zoning overlays to achieve combined goals of preventing demolition of historic structures, retaining existing affordable housing, and encouraging compatible new development on vacant parcels.
- Encourage the retention and maintenance of affordable older homes through financial assistance programs for rehabilitation and energy efficiency retrofits.

Perception of historic preservation as a barrier to affordable housing

In policy discussions about solving the affordable housing crisis, local and state preservation regulations are often portrayed as protecting low-density areas and creating barriers to the construction of new housing. For example, a 2020 HUD report on eliminating barriers to affordable housing asserts that “local historic preservation programs can make building new housing more difficult for property owners and developers.”¹² These critiques warrant a proactive response from the preservation community, including more dialogue and collaboration with affordable housing advocates.



Reusing vacant structures to create affordable housing without demolition or displacement.

Reuse of the former Schmidt's Brewery in St. Paul, Minnesota created 247 new loft apartments, all with household income limits to ensure affordable rents for artists. A former brewing tank is suspended above the main lobby. Photo: Jason Keen.

Opportunities:

- Partner with community development groups, community land trusts, and housing advocates to develop policies and programs to preserve and rehabilitate existing affordable housing.
- Use data and mapping to highlight the location of properties eligible for the use of historic tax credits as part of rehabilitation projects to create more affordable housing.
- Gather and share data showing how preservation helps retain, rehabilitate, and create affordable housing.
- Share research and case studies illustrating how housing costs often increase when

zoning is changed to allow larger structures in older neighborhoods.

- Support zoning changes that promote “density without demolition,” such as allowing Accessory Dwelling Units (ADUs) and eliminating parking requirements.
- Use case studies and data from existing research to highlight how rehabilitating existing buildings is a cost-efficient way to create affordable housing.
- Illustrate how the loss of affordable units in existing older buildings contributes to the housing crisis.

CONCLUSION

There is no one-size-fits-all solution to the lack of affordable housing. Preservationists can join with housing and community development advocates to shape policies and programs that preserve existing affordable housing in older neighborhoods, add new development without unnecessary demolition, and create new housing through rehabilitation. Through this two-year project, the Affordable Housing and Density Working Group will focus on state and local solutions to encourage greater use of vacant and underused spaces for new housing and address the misperception that preservation is a barrier to increasing population density in older and historic neighborhoods.

ADDITIONAL RESOURCES

[Gaps and Opportunities in the Provision of Education, Training, and Technical Assistance on Local Housing Policy Local Housing Solutions](#) (2020). This clearly written 17-page report offers insights about the levers that local officials can use to help create housing and describes the obstacles they face in developing a comprehensive set of multi-faceted housing strategies. Their website also offers short videos that explain the basics of affordable housing policy.

[Historic Preservation – Part of the Solution to the Affordable Housing Crisis](#), National Alliance Review, National Alliance of Preservation Commissions (2018). Author Donovan Rypkema offers ways to increase preservation’s role in addressing both the affordable housing crisis and a changing climate

[Opportunity at Risk: San Antonio’s Older Affordable Housing Stock](#), prepared for the San Antonio Office of Historic Preservation, Place Economics (2019). This report describes how the city’s pre-1960 housing stock can help meet policy objectives, including stabilizing homeownership rates, preventing and mitigating displacement, and increasing affordable rental units, through preservation and rehabilitation.

[The Preservation Compact 2020 Report](#). (2020). This report describes housing preservation solutions and a policy framework to keep rental housing affordable in metropolitan Chicago. [Their website](#) also offers information about different local housing strategies including tools for retaining Naturally Occurring Affordable Housing (NOAH).

NOTES

- 1 Since the 1940s housing programs have measured affordability in terms of percentage of income. Currently keeping housing costs below 30 percent of income helps ensure that renters and homeowners can pay for other nondiscretionary costs. Policymakers consider those who spend more than 30 percent on housing to be cost-burdened.
<https://www.huduse.gov/po/ta/pd/edge/pd-edge-featd-atc-081417.htm>
- 2 National Low Income Housing Coalition *The Gap: A Shortage of Affordable Homes* (2021)
<https://epo.ts.nhc.org/gap>
- 3 Paul Bophy and Casey Shea “Opinion: Natality Occurring Affordable Housing’s Hidden Plan Slight” *Shelterforce* July 22 2019.
- 4 Rachel M. Cohen “D.C. Is Rapidly Gentrifying and the Fate of Its Affordable Housing Hangs in the Balance” *Washington City Paper* November 14 2019.
<https://washingtoncitypaper.com/article/177623/dc-s-rapidly-gentrifying-and-the-fate-of-its-affordable-housing-hangs-in-the-balance/>
- 5 National Park Service *Federal Tax Incentives for Rehabilitating Historic Buildings Annual Report for Fiscal Year 2019*
<https://www.nps.gov/tps/tax-incentives/taxdocs/tax-incentives-2020annual.pdf>
- 6 A bipartisan group of House of Representatives members recently introduced the Housing Tax Credit Growth and Opportunity (HTC-GO) Act of 2021 a bill that includes a temporary increase in the federal Housing Tax Credit (HTC) and a permanent increase in the HTC percentage for small projects. These provisions would incentivize even more adaptive reuse of existing buildings for housing.
- 7 U.S. Department of Housing and Urban Development. “Rental Assistance Demonstration.” www.hud.gov/RAD
- 8 Preservation Green Lab *Atlas of ReUrbanism* (2016) p 11
<https://fo.um.savngp.aces.org/vewdocument/epo-t-at-as-of-eurbanism-bu-d>

- 9 Pace Economics *Preservation Positive Los Angeles* Report for the Los Angeles Conservancy (2020)
<https://www.aconsevancy.org/study-preservation-positive-los-angeles>
- 10 National Council of State Housing Agencies *Variation in Development Costs for Low Income Housing Tax Credit Projects* Final Report (August 30 2018) <https://www.ncsha.org/wp-content/uploads/2018/09/Final-LIHTC-Costs-Analysis-2018-08-31.pdf>
- 11 Iss Romem “A Modest Proposal: How Even Minimal Densification Could Yield Millions of New Homes,” *Zow* (December 6 2019)
<https://www.zow.com/eseach/modest-densification-new-homes-25881/>
- 12 U.S. Department of Housing and Urban Development *Eliminating Regulatory Barriers to Affordable Housing: Federal, State, Local, and Tribal Opportunities* (January 2021)
<https://www.huduse.gov/pota/pota/sites/default/files/pdf/eliminating-regulatory-barriers-to-affordable-housing.pdf>. In response the National Trust offered the following comment letter:
<https://forum.savingplaces.org/viewdocument/inthp-comment-letter-to-hud-and-the> and asserted that older and historic buildings are community assets with significant reuse potential that can make an important contribution to solving the affordable housing crisis.

COVER PHOTO

Apartment for rent in historic building in West Philadelphia. The shortage of affordable housing is a growing crisis in communities across the country. Preservationists can play a role by helping to retain existing affordable housing in older neighborhoods and by creating new units through adaptive reuse. Photo: Kat Kendon.

About the Preservation Priorities Task Force

Established through a formal agreement between the National Trust for Historic Preservation and the National Preservation Partners Network, the task force includes four working groups, one for each issue, plus a steering committee and a communications subcommittee. To date, more than 50 preservation practitioners have joined working groups, representing 23 states and dozens of organizations. A full list of task force members is available at preservationpriorities.org.

What's coming next?

The working groups will spend the next year developing and sharing new resources to support efforts by preservation advocates related to each of the four issues. These resources may include key messages and talking points, policy examples, case studies, one-pagers, tip sheets, and webinars. This growing set of tools will be available at preservationpriorities.org.

Join us!

The more voices we have involved in this project, the better it will be. Please consider lending your valuable expertise and perspective. For instance, you can:

- Join a working group to help with the next phase
- Share a case study related to one of the priority issues
- Use an Issue Brief in your work and let us know how it goes
- Spread the word about this project within your networks

To get involved, please visit preservationpriorities.org or contact:

Rebecca Harris, National Preservation Partners Network, rharris@prespartners.org

James Lindberg, National Trust for Historic Preservation, jlindberg@savingplaces.org

We look forward to working with you!

Thank you to our funders

The Preservation Priorities Task Force is supported by the Moe Family Fund for Statewide and Local Partners, which is providing grants for innovative demonstration projects related to the four priorities. The Preservation Fund for Eastern Massachusetts of the National Trust for Historic Preservation is supporting production of these Issue Briefs.

From: [diana rizza](#)
To: [City Clerk](#)
Subject: Opportunity Housing
Date: Wednesday, October 27, 2021 7:30:21 AM



[External Email]

I am opposed to Opportunity Housing. It appears to me that the only people who will benefit from this will be the developers that are wealthy enough to out bid single family buyers and then create up to 7 income generating units. I do not believe for a second that these developers will price these units at an affordable rate.

These density packed lots will drastically change the feeling of a single family home neighborhood in a negative way. Our tree canopy will be decreased, our aging and narrow roads (here in WG at least) will be unsafe for the increased traffic levels, and the already tight parking will only be worsened. It will be less safe for school aged children to walk or ride bikes to school and after school activities, as well as for our seniors who love to walk the neighborhoods to stay fit and engaged with the community. Another consideration is the impact on our aging infrastructure and increased usage of energy sources, water, sewage, etc.

A large issue to consider is that renters generally have less pride in, and take less care of, their homes and yards which can lead to unsightly properties. Landlords tend to not want to spend the money to upgrade or even maintain their properties as this would minimize their financial return. I know this personally as we live next door to a very large rental home that changes hands every 2 years or so, with very little upgrading or tender loving care put into it either from the renters or landlord.

The lack of transparency with this issue has been, and is, also quite upsetting. Not allowing the public to have the chance or to contribute to this decision is unfair and problematic and fosters distrust in our elected and appointed officials.

Lastly, this measure does away with diversity in housing options in San Jose. People can no longer choose a certain feel or type of neighborhood to live in, and those who think they may have chosen a nice quiet family neighborhood may wake up one morning to the sound of a bulldozer razing the nextdoor home to make way for up to 7 units! Uh oh, the property value just went down!!!!

In summary I am opposed to this measure and feel that it is NOT in the best interest of anybody currently living in, or wanting to move to San Jose.

Respectfully,
Diana Rizza
A concerned San Jose homeowner

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [Laura Johnson](#)
To: [City Clerk](#)
Subject: No on SB9 and SB10!
Date: Wednesday, October 27, 2021 12:36:51 PM



[External Email]

I strongly object to SB9 and SB10. Please do not ruin our neighborhoods!

Johnson



This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [Lynne Crowell](#)
To: [City Clerk](#)
Subject: NO ON INCREASING HOUSING DENSITY IN WILLOE GLEN
Date: Wednesday, October 27, 2021 7:57:57 AM



[External Email]

To: City Counsel

Please do not destroy our Willow Glen community by allowing developers to tear down and/or remodel homes in order to create dense housing on our narrow residential streets.

Lynne Crowell
95125

Sent from my iPhone

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [Amy](#)
To: [City Clerk](#)
Subject: No hi-density housing in our single home neighborhoods
Date: Tuesday, October 26, 2021 5:50:00 PM

[External Email]

Signed,
amy morley

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [Tracy Partridge](#)
To: [City Clerk](#)
Subject: Keep single family zoning in San Jose
Date: Wednesday, October 27, 2021 6:18:22 AM

[External Email]

I am writing to voice my opposition to eliminating single family zoning in San Jose. Crowding existing neighborhood lots that were originally planned for a single home with six-plexes will not only change the character and appeal of our neighborhoods, it will increase parking issues, and create an over-demand on PGE (loss of power and problems with old lines are already issue for existing homes!).

Please keep single family zoning intact.

Sincerely,
Tracy
Born and raised in SJ

Sent from my iPhone

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From: [Angela Elsey](#)
To: [City Clerk](#)
Subject: Items 1+2 (Senate bills 9 + 10) for Thursday's meeting
Date: Tuesday, October 26, 2021 7:08:40 PM

[External Email]

I would like to go on record as supporting Council member Davis' memo urging the city to do all we can to retain city control over use of city land.

thank you

Angela Elsey

Life isn't about waiting for the storm to pass
It's about learning to dance in the rain.

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From: [Sandy Paulson](#)
To: [City Clerk](#)
Subject: Fwd: Support single family zoning
Date: Tuesday, October 26, 2021 8:06:44 PM

[External Email]

Sent from my iPhone

Begin forwarded

Subject: Support single family zoning

Please don't ruin our neighborhoods. We are in support of single family zoning which is a continuation of your original general plan. Sandy and Paul Paulson

Sent from my iPhone

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [Maureen Thrush](#)
To: [City Clerk](#)
Subject: Fwd: Single family zoning
Date: Tuesday, October 26, 2021 4:59:38 PM

[External Email]

Sent from my iPhone

Begin forwarded message:

From: Maureen Thrush [REDACTED]
Date: October 26, 2021 at 2:08:57 PM PDT
To: city.clerk@sanjose.gov
Subject: **Single family zoning**

Hello!

I want to voice my concerns over eliminating single family zoning. I understand the idea to encourage denser housing, however, the benefits don't outweigh the negative aspects: traffic congestion, which is already very bad, adding to the air quality problems, police and emergency response times, schools and classroom sizes being sacrificed and generally less desirable area to live in. Really, the trash on our highways is already making me feel we are not being responsible for what we already have built here and we want to add more people and building to this over run mess? Really???

I am totally against eliminating single family zoning.

Maureen Thrush
San Jose, CA

Sent from my iPhone

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [Mark Kenter](#)
To: [City Clerk](#)
Subject: Eliminating zoning for single family home
Date: Wednesday, October 27, 2021 1:21:43 AM

[External Email]

I live in the San Jose house my parents bought in 1958, the immediate neighborhood consisting of single family homes. Changing the zoning in order to allow multi-unit housing throughout this historic neighborhood will monumentally alter living here in a negative manner. The obvious and immediate impact will be from increased traffic, increased noise, lack of parking, and overcrowded schools. With increased population density, this city will struggle to keep up with demand for services such as police and firefighting. The decline in infrastructure services will cause deterioration in the quality of life that has traditionally been a hallmark of living in San Jose. There have been literally thousands of apartments, condominiums, and townhouses built in San Jose, Santa Clara, Milpitas, Fremont and other local areas over the last decade. Many more are planned with the expected development of Google village. These units command a high purchase price or rent. The primary argument to allow multiple living units in the remaining traditional single family home neighborhoods is to provide more housing for those who can't afford the current cost of housing. Tearing down a single home likely worth \$1.5 million and converting that into multiple separate small units at another enormous expense will not result in low cost housing. Each unit will need to sell in the hundreds of thousands of dollars in order to make the endeavor economically feasible. The traditional, historic neighborhood will be destroyed forever. Low income people won't be able to afford to live in the new units. The sacrifices made to purchase and maintain a house in the traditional neighborhood will be rendered worthless. High density neighborhoods can continue to be built throughout San Jose in areas of multi-use zoning as is the current practice. Maybe new single home family neighborhoods won't be approved in the future. The destruction of existing single family home neighborhoods doesn't need to occur for high density housing to be created in other areas of San Jose. Please do not let the existing single family home neighborhoods be destroyed.
Mark Kenter
Sent from my iPhone

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From: [Wayne Miller](#)
To: [City Clerk](#)
Subject: Eliminating single-family zoning
Date: Tuesday, October 26, 2021 5:51:10 PM

[External Email]

I and my family are against eliminating single-family zoning in the city of San Jose. That is the main reason we bought our home is to have us be assured of single-family zoning. And now you change it? I cannot support that change and I will fight it as much as I can. Wayne Miller

Sent from my iPhone

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From: [John Rosa, Jr.](#)
To: [City Clerk](#)
Subject: Eliminating single family zoning in San Jose
Date: Wednesday, October 27, 2021 10:59:42 AM



[External Email]

Noooooooooooooo!!!!!!

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [Janet Dashiell](#)
To: [City Clerk](#)
Subject: Eliminating Single Family Zoning
Date: Tuesday, October 26, 2021 8:06:25 PM

[External Email]

Dear City Clerk,

I am writing because I am very concerned about eliminating Single Family Zoning as currently outlined. My primary concerns include the following:

1. Parking. I live on Magnolia Avenue and I saw what happened when one property owner with a very large Victorian started tacking on space to his home so he could rent out additional spaces (illegally). Parking on the street became insane! His tenants added a total of 8 cars and he had 3 work trucks of his own. It practically started a war with neighbors because many people don't have garages. Some of these homes were built in the 1890's and driveways are extremely narrow. When this neighbor finally moved out, things settled down, but several neighbors still place obnoxious orange safety cones in front of their homes to "protect" their parking.
2. Water. I know the homeless need homes. But how many people can we concentrate in a state that is running out of water so quickly? Our water conservation efforts have been awful. We need to figure this problem out now.
3. Infrastructure. I mentioned the problem of parking, but what about other numerous infrastructure concerns? Traffic, health and safety, schools, utilities can and will be overwhelmed if housing density increases dramatically without proper infrastructure.

There is a lot of validity to creating more housing - affordable housing in particular. But rushing out a plan without carefully considering all of the above will create more harm than good.

Thank you,

Janet Dashiell

Sent from my iPhone

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From: [jhelmbolt](#)
To: [City Clerk](#)
Subject: 10/28 meeting feedback to share.
Date: Tuesday, October 26, 2021 6:31:58 PM



[External Email]

I am unable to attend the city planning meeting October 28, 2021. Please provide my comments to the appropriate city council members. I have lived at 1203 Minnesota Avenue for over 30 years.

Regarding changing the zoning for the Willow Glen area of San Jose. I am 100% opposed to any zoning changes. Willow Glen cannot take on any more traffic. Additionally, Willow Glen is a special San Jose neighborhood with a deep sense of community. Changing the zoning from R1 would destroy the neighborhood environment and cause property values to decrease.

Also, I am completely opposed to any kind of boundary changes for Willow Glen as it is currently defined by the city. Changes to the boundary definition is not acceptable.

Janet Helmbolt, long time Willow Glen resident.

Sent from my Verizon, Samsung Galaxy smartphone

Sent from my Verizon, Samsung Galaxy smartphone

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