

Memorandum

To: General Plan Four-Year Review Task Force Co-chairs, Task Force Members, and City Staff

From: Roberta Moore, hcdc10@sanjose.ca.gov or [REDACTED]
GP Task Force 2040, Commissioner
HCDC, Commissioner

Date: August 18, 2020

Subject: Opportunity Housing

Opportunity Housing in its philosophy is a good idea. The way it is proposed, I anticipate it hindering additional housing, discriminating against people of color, and causing too much unnecessary grief to San Jose residents. Following are the challenges and minor changes to alleviate them.

Challenges

By excluding rentals, the number of potential units that can be built will be reduced in prime locations by more than 38.2% and will decrease the ability for people of color to participate. Here is the data:

- As proposed, ½ mile < 24,760 potential units. Rentals are 38.2% of San Jose's housing units. Source: <http://www.bayareacensus.ca.gov/cities/SanJose.htm>
- About 50% of the rental providers are small mom and pops. Source: Bloomberg 5/12/2020
- The mom and pops are more likely to be 1st or 2nd generation immigrants who are people of color. Note: Rentals are the wealth creation opportunities most available to them.

For example, I own a small rental on a large lot 3 blocks from 2 transit areas. An estimated 2/3rd are rentals; almost double the average of 38.2%. Within 1 block, there are large two-story multi-unit properties. Turnover is high. My renters moved outside of the City. Yet, I will not be able to build Opportunity Housing given this proposal. In my neighborhood, more than 85% of the owners are people of color, and they won't be able to build Opportunity Housing either.

Recommended Changes

Keep more San Jose residents happy while increasing potential building to 30,000 units, as follows:

1. Make the area ¼ mile which is about 7 city blocks.
2. Don't exclude rentals. Allow building on the entire lot with vacant rentals. Institute protocols to ensure displacement did not occur. Allow building of additional units on other parts of the occupied rental property.
3. Unless there is written approval otherwise from more than 75% of the surrounding owners, only allow building to the height of the buildings surrounding the property and the buildings within the block. Example, if surrounded by 1 story houses, only allow 1 story buildings.

Disclaimer: This is my opinion. I am not speaking on behalf of either of these Commissions.