

August 2020

2040 General Plan Four-Year Review Task Force

City of San Jose

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

Re: Task Force Recommendations on Opportunity Housing

I write to you all today to express my support of Opportunity Housing throughout the entire city, therefore I urge my fellow task force members to vote in favor of expanding the boundaries as proposed by city staff and make Opportunity Housing allowable citywide.

As President of the Alum Rock Santa Clara Business association as well as the Latino Business Foundation of Silicon Valley I have had to work with developers looking to build residential mixed-use projects in business corridors that now allow for housing as a result of amended land use regulations. This has been a difficult process, but what is most important to note, and to emphasize is that the severity of this area's housing crisis continues to grow.

The need for residents of various income levels to secure stable housing continues to be a daunting task and we are now at a point where everyone must come together to create comprehensive solutions to this very real problem. While business corridors such as Alum Rock are adapting to allow for residential development, so should neighborhoods where modest increases in density could result in an immediate supply of units at a naturally affordable level. To be clear, we are not discussing large skyscrapers near primarily residential neighborhoods, rather, where appropriate, a single-family home that can be divided into 2-4 units. This is indeed a modest increase in density but would still go a long way in creating much needed housing here in San Jose.

A crisis such as this one requires a comprehensive strategy with multiple housing solutions, making Opportunity Housing allowable throughout the entire City is one of those solutions. This change does have precedent, cities such as Minneapolis and the State of Oregon have implemented these changes in hopes of addressing their own challenges, San Jose is the 10th largest city in the nation, it is time we plan our city as such and create ample housing opportunities for everyone as the city continues to grow.

I would like to commend those who have been advocating for these changes for quite some time, there has been a lot of work to get to this point and now is the time to take action and move this city forward as we review the general plan. This crisis has affected everyone, and everyone must do their part in creating solutions necessary to properly address current challenges. I urge the task force to take this into account **and recommend that we allow Opportunity Housing throughout the entire City**. Thank for the opportunity to comment on this matter.

Sincerely,

Jesus Flores

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GP 2040 Task Force Member and

President of the Latino Business Foundation Silicon Valley