



Let's Talk Housing
SANTA CLARA COUNTY

ROOM #1

Talk with Your Community

San José

1. What housing challenges do you experience or see in our community?

- The challenges are that housing is very expensive, and it's difficult to purchase or rent in a location that is near to where most jobs are.
- Very high rental prices for my two sons trying to live in the area. One is still at home, and the other left a year ago for the second time.
- Stanford college student is grateful to have housing, but other students are having a hard time paying for rent in the area. Worked for a non-profit affordable housing developer in the summer and wondered if TCAC siting of affordable housing could be improved to better serve BIPOC communities.
- I am also a student at San Jose University, and I think the major challenge is more affordability and high rental value in San Jose
- Son living with fiancé at her parents' house; another son barely making enough with his fiancé to rent a decent apartment. Considering all moving into an apartment to reduce costs. People bounce around as they date or break up.

2. What are the most pressing housing needs for San José?

- The number of houses that exist. We need just A LOT more places so that the market can self-correct and make it more affordable.
- Housing of all types. All sizes of units.



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- Units of all sizes
- Clean, mold-free units
- Homes to purchase and to rent
- Reducing development fees
- 100,000 homes anywhere
- Housing for people who are first entering the workforce
- Higher-density homes near mass transit
- More co-living (like dorms)

3. How can we make sure we hear from our entire community?

- Neighborhood door-to-door outreach
- I think doing more community outreach will be good like reaching out to people community wise. Picking one community at a time and discussing with them
- +1...I got to know thru a neighbor (not sure how she got to know)
- Neighborhood meetings in someone's house.
-

4. It's 2031, and we have accomplished a lot! What words describe the housing in our community now? What are your goals?

- No homelessness, and everyone is housed
- Areas near Downtown are taller
- For 2031, I think having housing for all economic sections.
- 100,000 more housing units of all shapes and sizes.



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- Housing for all economic sections, no homelessness, taller buildings
- Mixed-use developments in neighborhoods. Access to food and health care centers well distributed through the community.
- All neighborhoods are walkable with permaculture food forests/green space and many streets blocked from auto traffic.
- Google Downtown West completed. Note that there still will be a housing shortage; don't be too ambitious.
- With all the new housing, we've also added new resources to support all the new residents
- Safe, affordable places for the homeless to pitstop on their way back up. And a safe location for the chronic homeless who can't/don't want to follow the rules to be.
- Self-contained movable tiny houses (less than 400 sq ft), owned by the occupant, who rents backyard space from homeowners. This will provide the homeowner with income where they do not have to repair or maintain the unit, and the occupant with their owned, private space.
- How about a hybrid tiny/home mobile home setting owned by the city?
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Let's Talk Housing
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ROOM #2

Talk with Your Community

San José

1. What housing challenges do you experience or see in our community?

- CEQA and stringent guidelines make it too expensive to build the housing that we need,
- 410,000 shortage of units
- Everyone is not oppressed, we just need decent rent to live in a decent home
- Crime in the neighborhood
- Hard to save enough to get a down payment
- Would love to be able to have something to pass onto the kids
- Next generation is living in Los Banos, Hollister
- Homeownership programming is needed
- 2 issues that have a historical context: colonization & manifest destiny
 - Need to center history of racism, violence
 - Don't have a housing shortage
 - Redlining as generational wealth deprivation
- Housing efforts are inadequate if don't center the above
- Cost of homes so outrageous that even subsidized mortgages are not enough
- D6 Fruitdale gang hotspot
- Responsible landlord engagement initiative is a good policy, should bring it back
- Decommodification of housing is needed
- Shouldn't allow blackstone and overseas capital to come in and buy up properties; wall st. and hedge funds, REITs shouldn't be able to speculate on people's homes
- Absentee ownership is a problem; vacant homes need to be charged a



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vacant home tax

- Housing should be for people who live here, not an investment for somebody who lives in another place
- AMI is too high for people with fixed incomes (seniors, disabled)
- SSI/SSID is not enough even to afford affordable housing
- This is a form of segregation too, related to gentrification if ppl can't live here

2. What do you think are the most pressing housing needs for San José?

- Encourage more small units, more efficient units to reduce housing costs, more shared/common areas → investigate other housing models
- More large Multi-family housing, remove CEQA and excessive fees
- Development impact fees, inclusionary zoning, lower inclusionary requirements for those who serve special needs populations
- Seconded on the vacant properties' taxes
- Need to have a moratorium on building, by at least 50%
- 400,000 new people means that we're going to lose a lot of neighbors
- Becoming dehumanized for not centering humanity of others

- No permits for commercial development unless there are the same amount of housing



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3. How can we make sure we hear from our entire community?

- PACT, SOMMOS Mayfair, Luna → work with these organizations
- Housing Choices
- San Andreas Regional Ctr

4. It's 2031, and we have accomplished a lot! What words describe the housing in our community now? What are your goals?

- Elder doesn't have to sit in home and feel fear and anxiety
- When kids don't absorb fear and anxiety of parents
- TODs, large MF properties w/ inclusionary units
- Lots more units
- More housing for all ranges of incomes
- More supply means that prices will come down
- Homeownership for more people, pride of ownership for more people
- Inclusive housing where people of all races, classes, and abilities are able to live in community together
- More accessible housing, more adaptive building codes, cheaper to put in upfront



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ROOM #3

Talk with Your Community

San José

1. What housing challenges do you experience or see in our community?

- Worried about moving away because of housing costs
- Difficult to find affordable and Accessible housing (blind individuals)
- Housing is competitive, people don't have the opportunity, being outbid
- 3- families in house, high costs. Its stressing the housing that's out there; just not enough
- It's expensive, and we also need accessible housing
- More co-housing; not enough opportunities for alt. Intentional housing

2. What do you think are the most pressing housing needs for San José?

- People want to have a place where kids and grandparents can live
- Childcare opportunities
- Transitional housing, using motels, underutilized areas
- Tenant protections, moratorium is ending this month. But results of this pandemic most at risk, will still have effects
- For undocumented people it is difficult to access housing, b/c of credit checks and other requirements
 - Some people may not have bank account, low income and don't even qualify for homebuying--we need avenues for them to tap



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into for assistance (homebuying)

- Need housing near transit, as an older person b/c I may not be able to drive
- 84 yr old, same house since 1964: making an ADU makes sense, pull money from house, use to build ADU and then rent it out
 - See very wealthy people, charging very high rents
 - There should be an emphasis to get elderly people living alone to loosen up houses (outreach/promotion?) and build ADU
- More housing near transit
- More integrated communities, like how diverse it is, but neighborhood is becoming less diverse
- Supports more transitional housing

3. How can we make sure we hear from our entire community?

- Block party--create different zones, kids can color “ what house would you like to have”; for older people, “tell us your story, where are you from, what would keep you here”
 - You would create a sense of community as you try to build community
- Targeted focus groups: city approaches unique groups to reflect vulnerable communities, go to ELAC groups in schools; affordable housing developments and work with the managers
 - At time that works for them
 - Go to them
- Go to youth commission +1
- Reach out directly to neighborhood associations ; this list should be part of PIO and other communications strategies
- YDSA Chapters in High schools can get the word out



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- Knowing that youth will have a space to talk/share will get them to attend
- We silo ourselves too much; schools are in our neighborhoods
- Leadership group in D2; used to be on neighborhood commission. But it is not active
- We should have a way to collect information from people who are not zoom/tech savvy--like a survey; something they can respond to in writing.

4. It's 2031, and we have accomplished a lot! What words describe the housing in our community now? What are your goals?

- Need to hit the middle spectrum, focus a lot on homeless and the higher income...need to focus on average
- People can work hard, and buy homes, focus on their community
- More housing owned by community land trusts--help community own land, help keep people here
- More ADUs
- Someone with 4 kids can buy Maries home!
- More co-housing



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ROOM #4

Talk with Your Community

San José

1. What housing challenges do you experience or see in our community?

- Regulatory and bureaucratic obstacles to getting housing built
- Risks to providing housing has gotten crazy. Think of incentives - offering development of duplexes and triplexes to the developers. Rent control is not a long term fix, if it drops can take up to 10 years recover.
- Look to incentives instead of regulatory burdens, not seeing any compensation for those regulatory burdens
- Terrible experience in the permitting process, lack of responsiveness from the city, charging fees twice, asking for reports again and again, it seems like scheme to make more money. Seems others would be facing similar challenges. Spend a lot of money in permitting process. Have 4 lots, considering building more, but it is too burdensome in SJ
- Waiting for SP 9 to pass, will look to build in other places because it is too burdensome
- Doesn't seem to be any accountability to owners who are providing unhealthy or unsafe conditions to renters.
- Is the city understaffed?
- Rent control is misunderstood, when tenants leave, the rent can increase
- Vacancy rules is often the only way for owners keep their buildings, because they have to recover from depressed rents which can take a long time.



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2. What do you think are the most pressing housing needs for San José?

- Plan for diversity of income levels, helping/ensuring locals can stay in their communities with more housing/affordability options
- Housing the unhoused
- Certain areas in plan for density in transit areas, this should be a high priority
- Do better outreach re housing the unhoused. Big stigma when affordable housing projects are built, the city needs to do a better job of communicating and “selling” these projects if possible. The science of building communities has changed so much, there are opportunities to change the conversation.
- Better coordination between city and county re affordable housing, so it doesn't feel like it's being done on the dime, but rather its well planned. Also consider measure A funds.
- Is city constrained on money? We pay a lot of property taxes.
- SB9 will add a lot

3. How can we make sure we hear from our entire community?

- Direct meeting with constituency groups, instead of mixed groups, people are more willing to speak freely instead of debating
- Outreach thru city council members, for example Pam Foley, she had a meeting re drought, but didn't mention this meeting. Better coordination on the city's part, with council offices.
- Maybe have council meetings re san jose, also think of county reps, couldn't hurt to try



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4. It's 2031, and we have accomplished a lot! What words describe the housing in our community now? What are your goals?

- Higher density around transit areas
- More affordability options
- Reduction of barriers to building housing
- Less avenues for opposition to building housing
- More young families able to participate in American dream and raise their families. People move out of the area to buy houses - would like to see that trend reversed.
- 3d printed homes, different types of homeownership models for wealth building. Think of different types like land trusts and co -ops.
- Incentive or collaboration with corporations that are in SJ to provide housing. City should work with these companies.
- More public/private partnerships.
- More social conscious, be in the city, get benefits, the city should look for balance of community benefits and accountability
- Don't want to scare away corps, but it should be helpful for all those involved
- Kids in low income areas have parks and opportunities for recreation and safe areas to play, would like to see neighborhoods have better resources. More equitable investments, higher quality of life for everyone.



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ROOM #5

Talk with Your Community

San José

(+1)= upvote

1. What housing challenges do you experience or see in our community?

- Inequity + vast lack of housing (even people in privileged groups can't afford housing) - mostly covered in the presentation by staff
- Homelessness - impossible to ignore people in serious trouble, some mentally unstable in Downtown
- Sharing homes with multiple people, but does not rival unhoused
- Abundance of RVs parked along streets in South SJ
- Affordability
- Knowing where to begin for those who fall into homelessness. Someone was on Nextdoor fell into homelessness, didn't know where to go. Resources or partnerships with local schools or community groups to get information out there for anyone at risk for homelessness. Need a map of resources, a discrete way to obtain resources.
- There is a lot of new housing coming into downtown San Jose however there is not a lot of supporting community amenities such as grocery stores that are currently in place or planned for the future. As we push to eliminate a reliance on cars, with bike lanes and public transit, will there be inclusion of support amenities for these new projects.
- Not enough housing!
- Persistence of segregation in San Jose - opening up new housing opportunities in highest resource neighborhoods would be a great thing to accomplish
- Make community feel more comfortable having a AH built by providing extra resources to support the community.



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2. What do you think are the most pressing housing needs for San José?

- Persistence of segregation in San Jose - opening up new housing opportunities in highest resource neighborhoods would be a great thing to accomplish (+1)
- Where is affordable housing? 78% of census tracts do not have any affordable housing. 22% of whole city has the affordable units, so there needs to be more equitable and access throughout SJ. Every district has homeless individuals that need affordable housing.
- Sustainability - how long can we sustain this pattern? Homeless individuals that have a need keeps increasing. How do we reverse this? How do we continue creating affordable housing units? At what point can we not do it anymore?
- Pressure moving further up the pay/income scale in SJ. How can you sustain a city if regular workers (nurses, police, etc.) aren't able to live there? Essential workers not being able to live in SJ.
- Large discrepancy between income and pricing of homes.
- Single biggest problem is areas where legal to build homes in more affordable price points. UV concept is good idea in theory, but it cost us more a unit which is the least sustainable way to approach the affordable problem. Need more land zoned 15 - 35 units per acre for developments that don't cost as much. (+1)

3. How can we make sure we hear from our entire community?

- Go to where they are - not on zoom for a lot of people



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- Connect w/ neighborhood leaders & groups. They are the boots on the ground.
- Strong Neighborhood Initiatives really helped with connecting communities and City staff and it was an excellent program. Need to bring it back. Allocate money to it
- It is difficult to take into the considerations of all due to a language barrier or the refusal to response. Using direct contacts that delivers clear language that everyone can understand could curb the issue.
- I think it's important to find the silent or quiet voices too. not just the loudest. (+1)
- one follow up: has the city considered a poll with a statistically representative sample?
- Make Council offices to reach out as a mandatory requirement. Wish there was a more coordinated effort among the Council offices - what works what doesn't and customize it to diff communities. Wish there was a resource exchange on a regular basis. Revolves every 4 years, but it would be good to capture lessons learned and continue to apply it - retaining that institutional knowledge.

4. It's 2031, and we have accomplished a lot! What words describe the housing in our community now? What are your goals?

- Walkable neighborhoods!
- Inclusive and pedestrian-friendly!
- affordable, abundant, and diverse
- Plentiful
- homes for those with mental illness
- Equitable dispersion & access throughout SJ!



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- Parks, open spaces
- "walkable neighborhoods" as in grocery stores, parks, etc within walking distance
- Safer (+1)
- Cleaner, accessible
- 10 years is not that far away. Address homelessness and other pressing issues first. There should be more goals (20,30 years from now) and sustainability should be addressed.
- Some supportive housing in Category 1 (resource-rich) areas
- More accessible and equitable housing in SJ regardless of background and situation.
- Needs significant level of comfort with significant changes - we're not on that path right now.

Other comments:

- Ideas of specific sites good for housing - where to send? (Aaron Eckhouse)
 - Maybe have a list of who are the potential developers to reach out to?
 - There are known SJ developers that are always on the lookout.
 - Contact the county supervisors and county housing dept too
- Make inventory more transparent - any gov't owned site it should be on the inventory - why isn't it being developed?
- Yes, Siting Policy offers up to \$125k/unit built. It takes several resources to pool enough funds to "pencil out". But it can cost \$600k/unit to build.



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ROOM #6

Talk with Your Community

San José

1. What housing challenges do you experience or see in our community?

- Entry level home ownership - very hard to get entry level home for those in 30s
 - Exploring opportunities for subdivisions or smaller single-family lots
- As a student, finding affordable housing has been the biggest challenge for me and many of my cohorts
- Homelessness - more transparency, what is provided and what can be done.
 - How can we ensure that this plan will not continue to make homelessness worse in community?
 - Allocation given to San Jose may not be enough to reduce homelessness
- Resources - electricity, water, police services
- Would like to see more density and more efficient use of land - many large and empty parking lots - more transit-oriented development
- Challenging for students to find housing w/o parking space

2. What do you think are the most pressing housing needs for San José?

- Many comments on question #1 covered this question as well.



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3. How can we make sure we hear from our entire community?

- Interviewing people at temporary shelters or those currently or previously housing insecure
- Nonprofits that work frequently with homeless population
- Using high schools to help publicize to their parents - also to the students themselves since these plans will impact them once they are adults.
- Small businesses in the community

4. It's 2031, and we have accomplished a lot! What words describe the housing in our community now? What are your goals?

- Self-driving cars - no private cars needed
 - Trains and public transit for long trips
 - Free up land for other uses
- Accessible, low homelessness rates, upward mobility for young adults
- Active mixed-use so that new housing is surrounded by amenities (restaurants, mom&pop)
- Better use of land to save space - less big box retail
- Higher owner-to-renter ratio. There is pride in homeownership- community involvement, taking care of your property, investing in local services and schools
- Economics is the challenge- increase the supply, lower the demand, decrease the prices. Challenge is how can San Jose influence or incentivize private builders and investors
- Rezone commercial space for housing



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ROOM #7

Talk with Your Community

San José

1. What housing challenges do you experience or see in our community?

- Cost
- Investment
- Opportunity Housing
- number of housing
- Policy Strategies that impact SFH
- retirement investment
- impact older residents
- walkable/accessible
- green spaces
- Affordable
- transit options
- affordable for next generation
- small properties may not support 3-4 units
- income not qualifying people for affordable housing but unable to get a place (gap)
- lack of ownership
- over abundance of rentals
- height, outdoor space
- disillusionment to find rental
- Overcrowding
- lack of parking or space for trash pickup
- moving away but more coming in
- air quality
- size of living space to rent ratio
- overcrowding to afford a place, will new houses help affordability?



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- Jobs housing balance
- better jobs to afford current housing

2. What do you think are the most pressing housing needs for San José?

- Sliding scale (new buildings aren't attainable for everyone), Multi-tiered stepped housing opportunities, stair stepped approach (by planning) from single apartments then the next step climbing affordability ladder, city sponsored camp grounds or similar stair step approach for unhoused to build equity and climb, concerned about density construed as reverse discrimination against people with less income which might force them into specific situations, water drought concern with increase in population and housing increase, density and access to public and open places/spaces like gardens built into buildings, high rise MF density increases private behavior or reclusive behavior and we need more open space and community creation, baby-boomer retirement (and passing) may impact housing stock and has there been any consideration?, inheritance of homes may lead to housing sale, does dense multi-development create community?

3. How can we make sure we hear from our entire community?

- Housing element? What is the housing element? What does this really mean?, district 9 neighborhood associations group who report to city council and maybe other districts have the same?, who are you trying to target? The neighborhood associations already own their homes and they worry about keeping people out so who are you trying to target?, don't



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each district have points of contact and aren't they familiar with the communities they represent?,

4. It's 2031, and we have accomplished a lot! What words describe the housing in our community now? What are your goals?

- Multi-tiered stepped housing opportunities and the City able to better steer the private developers to accomplish this goal, green building and aggro-hood, accessibility to green space, Quiet, Clean, Green space to rest for everyone, Quiet, Clean, Healthy water, more tools for planners to implement affordable housing, Affordable by utilizing nontraditional construction such as 3D construction, container construction, cob houses or boxable for example,



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ROOM #8

Talk with Your Community

San José

1. What housing challenges do you experience or see in our community?

- Generational wealth is increased thru homeownership however most of the plans I see - is increasing rental units and decreasing homeownership. How does this lead to future equity?
- Recent went apartment shopping and the rent was \$2,500 - how do people qualify, what is the rent, how is it sustainable, how do they do it? I am not seeing affordable in South SJ. What is affordable? What are affordable rents?
- In the last housing element, 35,000, we haven't met the goal, how will the Housing Element meet real change when historically we haven't been able to achieve the goal. What strategies do we need to have to achieve the plan?
- How can we accommodate the mobility for an aging population?
- Who are the market rate apartments being made for and how does it meet the apartment needs of a family - studio/\$2,500 a month. The Developer, downtown, not being required to support affordable. The problem - it appears developers are being given a gift. What is the connection between what is being built and the needs of our community? There is a disconnect between what is being built and what we are told is being needed.
- Challenges with the permitting process - not enough people.
- What sources of funding will the city use to meet the infrastructure needs of denser housing? Do we have the funding we need to build the housing we need?
- SB9/SB10 - elimination of CEQA - we have environmental issues but we are eliminating the laws. How do we balance our interests? We have



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conflicting goals.

- Interested the carbon footprint of taking down housing to build new housing - landfills filled with construction debris.
- Concerned about water - do we have enough resources to meet the density? Will costs be driven up?
- Concern for heat islands - are we making the problem worse? What are the tradeoffs if we densify?

2. What do you think are the most pressing housing needs for San José?

- Affordable housing
- Housing our homeless population
- Transit needs to be improved for people to give up their cars - a viable alternative needs to be created. People will not give up cars. Parking!
- Permitting process is a challenge

3. How can we make sure we hear from our entire community?

- Read the paper - done deal with no input. City doesn't care so why should we participate.
- Would like to read/skim, instead of listening to an entire meeting, would helpful to have an alternative to video which takes too much time.



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Provide options for people to access information.

- Too many meetings - too much time - too much going on - overwhelming.
- How do we get our voices heard?
- Who should be allowed to participate in the public process.
- Each city is not an isolated island
- Include people who are most impacted to participate in the process - for example - homeless people should be included in process. Too often, people who attend have the time and means to attend.

4. It's 2031, and we have accomplished a lot! What words describe the housing in our community now? What are your goals?

- Do not harm people - protect and preserve (existing communities such as Naglee Park) the good things we have without destroying them. How do we broaden the housing base without losing what we cherish? If we continue the path we are on - I am worried. How do you engage renters and provide opportunities for homeownership - how do you engage in caring for the community?
- People who live here shouldn't be displaced but should have an opportunity to stay.
- Address the housing issues in the Bay Area thru a more holistic lens which includes transit, density, and walkability.
- Reliable, free public transit system
- Welcoming and nourishing housing



Let's Talk Housing
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Spanish Language Room

Hablemos en comunidad

San José

1. ¿Qué desafíos de vivienda ve en nuestra comunidad?

- El alto costo de la vivienda es un reto. No tenemos suficiente vivienda para las personas que no tienen lugar donde vivir.
- Los salarios son muy bajos; tienen que vivir muchas personas en un solo lugar para poder pagar su renta.
- Se ven varias familias viviendo en un solo apartamento/casa. Se ve muchísimo, pasa entre mis vecinos, viven bastantes personas, no pueden vivir de otra manera. (Vivo en Mayfair - barrio Mayfair pero no cerca de ahí, por Allan Rock).
- He escuchado que muchas personas se están yendo a Oregon, Washington. Se ahorra algo, pero el mismo flujo de personas que se van de aquí, y entonces allá se ponen caras las rentas. Incluso allá está difícil que paguen la renta.
- Hay gente que tiene que vivir hasta en la sala, que privacidad tienen ahí?

2. ¿Cuáles cree que son las necesidades de vivienda más urgentes para San José?

- Que creen vivienda para personas de low income and very low income. Es la necesidad más urgente que yo veo.
- Que se cree más vivienda, aparte de low income, porque tampoco tenemos suficiente. Más vivienda en general, y también para low income.



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- Me gustaría que los desarrolladores pusieran más parking donde están desarrollando estos edificios. Nos están poniendo otro edificio cercano, pero no están poniendo suficiente parking. La calle ya está llena, y están a punto de poner un edificio de 85 unidades.
- Ya he ido a otras reuniones donde dicen que quieren que los desarrolladores lo hagan según sus criterios. No están trayendo parking a east san jose. Dicen que para eso tenemos public transit, y porque las personas no van a usar carros, pero eso es mentira. Las personas con hijos van a usar carros; en San Jose las personas todas tienen carros; las personas pobres no puede tener un carro nuevo; por eso incluso pueden tener más de uno. Muchas personas en estos barrios dependen de los carros para sus trabajos, porque no trabajan desde casa.
- Esos edificios sin parqueadero podrían desarrollarse en áreas de West San Jose, y así tendrán acceso a mejor educación y demás.
- Que la calidad de las escuelas coincida con donde vive la gente.
- La contaminación por las autopistas.
- Queremos más vivienda asequible, pero “ all over San Jose” .
- Es triste ver tanto niño que tiene que vivir donde viven 6 - 7 personas, donde la temperatura sube a 100 grados.

3. ¿Cómo podemos asegurarnos de escuchar a toda nuestra comunidad?

- Los meetings. No hacer las invitaciones solo por vía zoom, sino también si entregaran volantes, porque muchas personas no tienen acceso a la computadora. NO solo invitarnos por internet sino también con flyers.
- Lugares: en el mismo vecindario.

• ¡Estamos en 2031 y hemos logrado mucho! ¿Qué palabras



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describen la vivienda en nuestra comunidad ahora? Cuales son tus metas?

- Que hayan muchas más viviendas. No solo en East San Jose, sino en todo San José.
- Ver felicidad en las personas. Si tuviéramos mucha tierra, me gustaría ver a cada persona con un single family home, con un yard, pero si no se puede, entonces cada familia en un apartamento, que no tengan que vivir 2, 3 familias en uno solo. Eso es lo que más quiero ver en 2031.

PREGUNTAS:

- La SB9 es para que los dueños de la vivienda puedan construir más vivienda? Perdón, brinda a que los dueños puedan construir vivienda multifamiliar, esa si, y me gustaría. Aunque no aplica a donde yo vivo, porque aquí todas las casas son multifamiliares. Pero para otros lugares estaría bien.
- Deberían también tener regulaciones; decir “ no más de” - es decir, un apartamento para 2 o 3 personas. Porque si traen 10 personas, va a ser un caos con el parking. Está bien, pero bien regulado. Que la ciudad tenga mucho cuidado, porque los barrios se devalúan, porque traemos nuestros misceláneos en el patio de la casa. Muchas personas las ponen en frente. Aquí en el vecindario, vivimos cerca al freeway, y la gente deja sus carros y tiran su basura ahí.



Let's Talk Housing
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Vietnamese Language Room Talk with Your Community San José

1. What housing challenges do you experience or see in our community?

- People on SSI living in garage - hard to reach these families to hear from them
- Have placed single young men with a housing voucher into an apartment while older seniors don't get a voucher
- Tons of people waiting for affordable housing program or housing vouchers, waiting for 10 years and didn't get it.
- A lot low income people in San Jose
- Have been working with a team for a prefab factory material for affordable housing - I don't know if there's a program from the government to get the product approved fast or any grants to get the project going.
 - hope to get product approved to get project going, another company that has 2000 order backlog from government so said they can't work with them so she had to pick another company
 - Would like help getting it approved so that they can buy more vacant land for affordable housing
 - Prefab products are much cheaper, cost is 50% or 2/3rds less
- Housing is short right now and a lot of people are suffering, not sure what we can do but it is her first time joining one of these events
- She doesn't know the plan for the city of San Jose to address these issues
- Elderly people have challenges finding housing, thinks we should prioritize them
- Also thinks we should prioritize the people who work in San Jose to purchase homes (vs rent) or stay
- Also wants to know what people can contribute to work together with the



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city, instead of just one way, to make the process go faster

2. What do you think are the most pressing housing needs for San José?

- We need more affordable housing and also support for the people who need low income housing and can't get into affordable housing/support for rent
- Speed up process for permits, taking longer due to pandemic
- Helping people who cannot afford current housing purchase / rent, helping developers have the chance to finish projects sooner
- Tried to place 187 people with VA housing section 8 voucher, trying to move them out of hotel into apartment but most apartments don't accept section 8 vouchers
 - So told people that they had to pay one year rent
 - Living homeless in a hotel because they don't have enough income to pay for rent
 - Only one person with the voucher has been placed in an apartment
 - Also no warranty that people will get the voucher

3. How can we make sure we hear from our entire community?

- Announcements on radio or newspaper to let people know that San Jose has programs to help them, invite more people to join the project
- 1500 AM, local station - People call on local radio asking for affordable housing
- Vietnam Quickly, Thang Mo (<https://thangmocali.com/>)



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4. It's 2031, and we have accomplished a lot! What words describe the housing in our community now? What are your goals?

- Envision no more housing insecurity, everyone has a place to live, not just luxury but also comfortable for people, don't have to use income to pay for housing