
Community Meetings Summary Report

Housing Element Update
Outreach Round 4: Public Review Draft
July 27 and August 8 Community Meetings + Online Form Comments

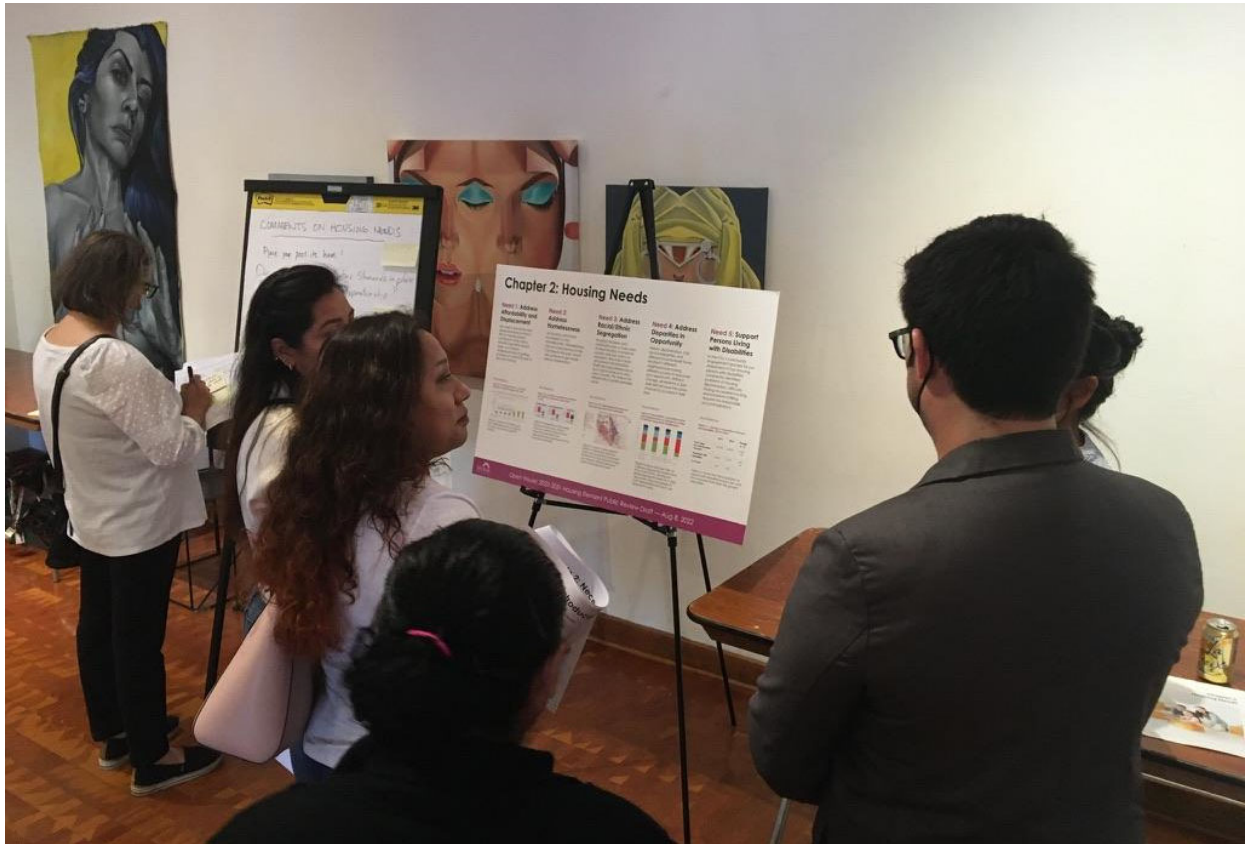




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1) Engagement Overview

The City of San José release a first *Public Review Draft 2023-2031 General Plan Housing Element* for public comment on July 22, 2022. This report provides a summary of feedback received on the Draft during the 30-day review period ending on August 21, 2022. Within this 30-day public comment period, the City hosted two public meetings (one online and one in-person) and administered an online comment form to gather feedback for the Draft 2023-2031 Housing Element update. In total, over 90 community members participated in this public comment period. Detailed descriptions and results from informatio each engagement activity is provided below, and is being considered by the City in the preparation of the final Draft Housing Element for HCD review.

Following the 30-day review period, the city also conducted additional Housing Element outreach at a community event held by the Vietnamese American Community Organization on August 27, 2022. A full summary of this engagement opportunity has also been prepared by Baird and Driskell as supplement to this report.

July 27, 2022 Virtual Community Meeting

This meeting was hosted online via Zoom on Wednesday, July 27, 2022 between 6:00-7:30 pm. Simultaneous interpretation in Spanish and Vietnamese was provided. Nearly 40 community members participated.

This virtual meeting began with a short presentation from City of San José staff about the Housing Element update process and a summary of each chapter of the draft Housing Element. Then, community members chose a breakout group discussion to participate in from the list below. Each group was led by two to three City of San José staff members and consultants who served as a content expert, facilitators, or notetakers.

- Chapter 2: Housing Needs (3 attendees)
- Chapter 3: Goals, Policies, and Strategies (18 attendees)
- Chapter 4 & 5: Residential Site Inventory and Constraints to Housing Production (13 attendees)
- Spanish Speakers (4 attendees)

After the breakout group discussions, all participants returned to the main group to report back on common themes and takeaways from the discussions.

August 8, 2022 Open House

This in-person meeting was hosted at the Mexican Heritage Plaza on Monday, August 8th, 2022 between 6:30-8:00 pm. Between 30-40 community members attended this flexible, drop-in



open house format. There was no formal presentation. Stations for each chapter of the draft Housing Element were set up around the room for attendees to visit at their own pace, as follows:

- Chapter 1: Introductions
- Chapter 2: Housing Needs
- Chapter 3: Goals, Policies, and Strategies
- Chapter 4 & 5: Residential Site Inventory and Constraints to Housing Production

Each station was set up with presentation boards, chapter summaries, and other handouts that attendees could review. City staff and consultants stood by each station and served as content experts and facilitators who could answer attendees' questions and capture their input. Spanish and Vietnamese interpreters floated around the room to assist and guide attendees who needed language assistance. Food and on-site childcare were also provided.

Online Web Form Comments

The City of San José also provided an online and asynchronous method for sharing feedback, parallel and in addition to the community meetings. An online form for submitting comments about the Public Review Draft 2023-2031 Housing Element was administered on the City of San José website. Members of the public could visit the website at any time, review the Housing Element Draft, and submit feedback at their convenience within the comment period. The City of San José received 17 online form submissions in total.

2) Outreach and Community Representation

One key goal of the engagement, especially for the two community meetings, was to attract broad participation from all segments of San Jose's diverse communities.

Outreach Methods

The City of San José utilized the following outreach methods to promote the community meetings and engagement opportunity for the draft Housing Element Update:

- City Website
- City email lists
- Social media
- Council Office coordination
- Distribution by community-based organizations

Diversity



To measure representation, an optional survey was shared after each meeting to collect the demographic data of attendees, which most attendees completed for the July 2, 2022 Virtual Community Meeting and over half of the attendees completed for August 8, 2022 Open House. This is a high-level summary of the results across both community meetings:

- **A wide variety of relationships to the City of San Jose represented:** Nearly all survey participants either live or work in the San José. A majority indicated that they live in the City of San José. Many also indicated that they work in the City of San José. But many also have other connections to the City of San Jose: owning property here, growing up or having relatives residing here, having children who attend school here, attending school themselves here, and/or owning a business here. There were a very small number of people who had no direct personal relationship to the city but participated due to their interest in housing policy issues.
- **Diverse areas and neighborhoods in the city were represented:** Many survey participants indicated that they reside in 95112, followed by 95127 and 95122. However, at least 20 other zip codes were also represented.
- **A majority represented were middle-aged and older adults:** Most survey participants identified as 30-49 years old, followed by those that indicated 50 years or older. There were a small number of residents aged 18-29 years represented. However, there were no youth participants.
- **Most represented were Hispanic or Latino/a/x or White:** Most survey participants identified as Hispanic or Latino/a/x or White. A smaller number of survey participants identified as Black / African American or Asian / Asian American. Two residents identified as multi-racial.
- **Most represented were homeowners:** Most survey respondents identified as homeowners, especially at the in-person Aug 8 Open House meeting. A few identified as renters. None identified as unhoused.
- **A variety of income levels represented:** Most survey respondents indicated that their household earned \$50,000 to \$99,999, followed by less than \$50,000. But there were also survey respondents whose household income was \$200,000 or more, \$100,000 to \$149,999, \$150,000 to \$199,999.
- **Represented community-based organizations:**
 - Sacred Heart
 - West San Jose Resident
 - Housing Choices
 - SV@Home
 - Law Foundation of SV
 - SHCS
 - SHHAC
 - League of Women Voters
 - Law Foundation
 - Councilmember D2
 - South Bay YIMBY
 - SV Democrats
 - LUNA

Appendix B below provides a full, detailed demographic summary of the meeting participants.

3) Key Takeaways

Community members brought a variety of perspectives and recommendations on the draft Housing Element. Below is a summary of the general overall themes and takeaways from across the three engagement efforts.

Majority Are Supportive of the Draft Housing Element

Overall, most participants expressed a baseline level of support for the Housing Element and were engaged in trying to expand and improve upon the specific goals, policies, strategies, identified constraints and site inventory of the draft Housing Element. Their interests and concerns mainly pertained to the following:

- **More details, clarity, and deeper analysis:** In general, most participants wanted to see various parts of the Housing Element draft clarified with additional details, more definitive language, more concrete metrics and next steps, and deeper analysis—especially for the goals, policies, and strategies that they support. For example: Some participants requested for additional analysis to be summarized in Chapter 2. At least eight participants commented that they would like Chapter 3 to be more detailed overall. One participant wanted to see more details about the constraints in Chapter 4. A few participants request more details about the site feasibility analysis and selection process for Chapter 5. The following section “3) Specific Draft Feedback” provides a list of suggested revisions to the draft Housing Element.
- **Prioritizing affordable over market-rate housing:** This was one of the most frequently brought up themes. Many participants reiterated their concern that new developments will not be affordable and market-rate development will be over-prioritized, and emphasized that people should not be paying over 30% of income on housing costs. One participant commented that they also want to see increased incentives for the development of affordable housing.
- **Prioritizing lower-income, unhoused, and vulnerable populations; communities of color; and anti-displacement:** This was one of the most common themes that emerged, in which participants stressed the need for the City to commit to social equity and anti-displacement policies and programs.
 - *Protect renters:*
 - *Lower-income residents:* Eight participants emphasized that the needs of lower and lowest-income residents be prioritized. Many expressed concern that new developments will affect and displace lower-income residents, especially amongst communities of color. This was a concern brought up by many Spanish-speaking participants.

- *Persons who experience housing insecurity or homelessness:* Three participants emphasized the need for more policies and programs that protect and better support persons who experience housing insecurity or homelessness, while specifically opposing punitive policies that encourage displacement.
- *Victims of domestic violence:* One participant raised concerns that there are not enough resources and tenant protections to support victims of domestic violence, especially with evictions.
- **Prioritizing affordable housing in quality neighborhoods:** Multiple participants emphasized that while more affordable housing is necessary, it is also important that these developments are located within high-resourced and high-quality neighborhoods that are safe, clean, and accessible to schools, health clinics, transit, and other services.

Concerns

There were a select few who expressed strong apprehension about the Housing Element update effort. They expressed concerns about overcrowding, the loss of single-family zoning, and/or that it should not be the responsibility of the local government to intervene.

4) Specific Draft Feedback

Below is a summary of specific feedback for the draft Housing Element expressed by community members across the three engagement efforts. The feedback is summarized into themes and takeaways, first organized by chapter and whether it is a “critique” (i.e. suggested improvement) or a “like” (i.e. indication of agreement or support), and then sorted by descending number of participants who expressed it. Further details are provided for each theme, when possible.

Note: The numbers in the parentheses are meant to indicate the general number of unique participants who expressed a comment pertaining to the theme, but not a precise accounting of comments by chapter.

Chapter 2: Housing Needs

Critiques

- **Provide deeper analysis:**
 - **Disaggregated data analysis (2):** A couple community members wished there was more intersectional analysis and reporting of sub-populations, like by ethnicity (specifically Mexican and Vietnamese) and disability.
 - **Explain history and impacts of single-family homes (1):** One participant thinks the chapter could emphasize more how the history of single-family zoning has negatively impacted communities of color.

- **Include an analysis of the last housing element cycle (1)**
- **Explain why there’s been a lack of affordable units developed (1)**
- **Explain why the issue of homelessness has increased (1)**

Likes

Participants commented that they agree with or support the following:

- **Fair housing assessment (2):** Two participants expressed appreciation for the amount of work that went into assessment of fair housing and incorporating community comments and local knowledge.
- **Prioritizing support for persons with disabilities (1)**

Chapter 3: Goals, Policies, and Strategies

Critiques

- **Revise with more details**
 - **Detail more measurable outcomes and defined deliverables (3):** One participant specified that the strategies should include language that is actionable and definitive, avoiding terms like "study" or "explore," and should include a description of how they will be accomplished in detailed “steps”.
 - **Add “Opposed by” section (1):** One participant wants to see the strategies table include an “opposed by” column, in juxtaposition with the “supported by” column
 - **Timing column is difficult to interpret (1)**
- **Emphasize, clarify, and expand upon these goals, policies and strategies:**
 - **Renter and tenant protections (10):** 10 participants want to see renter and tenant protections expanded, and the strategies listed below to be more detailed.
 - **Rent control (6):** Six participants emphasized expanding rent control as a strategy. Two suggested repealing/reforming Costa Haskins as a strategy for expanding rent control in the city's legislative agenda.
 - **Rent stabilization (4):** Four participants commented on their support for rent stabilization efforts, but they want to see more clarity on these policies. One said that it would be good to mention the year and various units that will be included. One asked if it's possible to reduce the rent stabilization cap to below 5%?
 - **Tenant unions (1):** One participant wants to see the City empower renters to organize into tenant unions.
 - **Empower tenants to use their rights (1):** One participant wants to see the City take action to empower renters to actually use their rights.
 - **Community land trusts and other community-controlled land models (7):** Seven participants commented about their support for community land trusts and

desire to see that included and expanded upon in the Housing Element. Two specified their desire to see more alternatives to investor-based / real estate industry developed housing and to expand opportunities for community-controlled land—this could include co-ops, social housing, and government-owned housing as well. One also asked if there is a role a land bank can play?

- **Labor Standards (7):** Six participants commented that they would like to see strategies for providing workers healthcare, local hiring, enforcing living wage requirements, offering apprenticeship programs, regulating standards for construction, and increasing resources for labor compliance. One participant also wants to see policies and programs that help people that build the housing to be able to afford living here too. Most participants who expressed this were a part of a local labor union.
- **Permanent supportive housing (5):** Five participants commented that they want to see more supporting strategies around permanent supportive housing. Two commented there needs to be more public outreach and education to grow support.
- **Housing preservation (3):** Three participants like the preservation strategy and want to see it expanded to make sure that the housing that exists remains affordable. One suggested including preservation numbers in the requirements.
- **Addressing history of redlining (3):** Three participants commented on their desire to see past racist policies like redlining to be explicitly addressed in the Housing Element with specific strategies.
- **P-7: City ministerial infill approval ordinance (3):** Three participants expressed support for this strategy. However, one commented they would like the timeline to be accomplished sooner. Another commented that they would like to see this process expanded for more types of housing.
- **ADUs (2):** One participant thinks the timeline and 2027 target for strategy I-5 re ADU is too late.
- **Homeownership (1):** One participant wants to see more emphasis on strategies that promote homeownership.
- **S-10 (1):** One participant asked for more clarity.
- **S-29 (1):** One participant asked for more clarity.
- **Consider these goals, policies and strategies**
 - **Streamlining CEQA (1):** One participant wants to see a strategy address how CEQA affects the housing crisis
 - **Commercial linkage fee & housing impact fee (1).** One participant advocated for the collection of commercial linkage fee & housing impact fee, data collection of fees assessed and collected, increase of fees and halt of exemptions.
 - **Adopt form-based codes (1):** One participant wants to see form-based codes adopted so new developments can follow neighborhood character, but not be slowed down by “onerous review and approval processes.”

- **Address housing discrimination (1):** One participant raised concerned about housing discrimination. They advocated for more resources to be allocated towards organizations and programs that do fair housing testing.
- **Neighborhood preference (1):** One participant stated that they want to see residents of specific zip codes have first preference in new affordable developments built in the area.
- **Address regulatory barriers to equity (1)**

Likes

Participants commented that they agree with or support the following:

- **Public outreach, education, and advocacy for affordable housing (4)**
- **R-4: COPA (3)**
- **P-11: Explore Allowing “SB 9” Type Housing on Additional Properties (1)**
- **P-35: Multi-family housing (1)**
- **S-1 (1)**
- **Expansion of ARO (1)**

Chapter 4/5: Residential Site Inventory and Constraints

Critiques

- **Revise with more details**
 - **Provide more details about feasibility analysis (4):** Four participants want to see more details about the feasibility analysis and process for selecting the sites. They want to ensure the sites selected can be developed within the cycle. Some specific suggestions:
 - Elaborate more on developer interest
 - Elaborate more on eliminating constraints to development, particularly LI units
 - Emphasize analysis of market conditions
 - **Provide more detailed, interactive site inventory (3):** Three participants want to see a more interactive and detailed site inventory, and have requested the following:
 - **More detailed interactive map (1):** One participant expressed frustration about switching back and forth between the site inventory interactive map and spreadsheet, commenting that the data in the static spreadsheet should also be displayed on the interactive map.
 - **Interactive spreadsheet (1):** Another participant suggested providing the site inventory as an interactive spreadsheet to make it easier to read and analyze.
 - **List all addresses for sites that just have the parcel number (1)**
- **Consider these additional constraints, requirements, and site selection criteria:**

- **Address community opposition or “NIMBYism” as a constraint (4):** Four participants want to formally list community opposition or “NIMBYism” as a constraint that delays or prevents housing developments, and as something for the City to address.
- **Consider traffic, parking, and transit access as criteria (4):** Three participants hope see new developments be centered nearby public transit (e.g. VTA and Diridon) as well as be coordinated with the expansion of new transit lines. One participant expressed concern about the impact of new developments on local traffic while another expressed concern about the availability of parking, which they say should be taken into consideration.
- **Concern over loss of convenient services and amenities after site redevelopment (3):** Two participants expressed concern about some of specific sites listed in the inventory. They commented that these are well-utilized sites that should not be redeveloped, nor are likely to be redeveloped due to current age or ownership. Instead: They think the City should prioritize redeveloping abandoned or underutilized properties. Specific sites that they were skeptical about:
 - APN 56901099: frequent use as a church
 - APN 45141068: busy lot with seven existing businesses
 - APN 56945063 and 52733017: both host several businesses
 - APN 56918058: lovely little orchard and farmstand
 - 821 The Alameda + 1399 W San Carlos: two pharmacies
 - Walgreens site (pharmacy)
- **Require developers to be “good neighbors” and maintain properties (2):** Two participants want the City to consider requirements for developers to upkeep properties before construction starts, as well as obey construction regulations.
- **Ensure equitable canopy coverage in areas with new development and low income areas (1):** One participant advocated for trees to be a consideration for new development and ensuring requirements or efforts to retain trees with housing designs or updates. They fear the loss of the City’s canopy with new developments.
- **Consider and/or focus on the following sites:**
 - More housing in downtown (1)
 - More affordable housing in Willow Glen (1)
 - W Julian St near The Alameda as there are large parking lots that are under used and these would be a great location for housing in an area with a good community and even more potential.
 - Add 4846 Harwood Rd, San Jose, CA 95124 - near Camden and 85 (1): Underutilized. Already in a nice neighborhood. Near park, a few schools, a grocery store and other shops, the 85, and a VTA park-and-ride
 - 909 Park Ave (1): Abandoned and burned down building



- **Reconsider the viability of the following sites:**
 - APN 46243003
 - Site, end of cul-de-sac, along riverbank
 - Valley Palms "affordable housing" is seeing a 20% increase in rents

Likes

Participants commented that they agree with or support the following as is:

- **Plan for housing in light industrial areas (1):** e.g. Diridon area
- **Discussion on RHNA and regional mandates (1)**
- **Opportunity Housing (1)**
- **Legibility of the document and maps (1)**
- **Racial map layers appreciated (1):** enables good analysis of AFFH requirements

Other

- **Translate to Spanish and Vietnamese (2):** Two participants raised concern and expressed a desire to see the Housing Element and other City publications be available in Spanish and Vietnamese.

5) Engagement Feedback

July 27, 2022 Virtual Community Meeting

30 completed a meeting evaluation survey.

- **Most somewhat or very satisfied (26):** Overall, a majority of survey respondents indicated that they somewhat satisfied (17) or very satisfied (9). Three indicated that they were neither satisfied nor dissatisfied. None indicated that they were dissatisfied. A few participants commented that they appreciated having this opportunity to be involved in the Housing Element update process and interact with City staff on the matter.
- **More time to review Housing Element draft and discuss (4):** A few survey participants expressed a desire for more time to digest the Housing Element draft and more time for discussion. They felt that it was a lot of information to take in. They also commented that there wasn't enough time for everyone to discuss.
- **More engagement opportunities (2):** A couple survey participants expressed a desire for more engagement opportunities to be available and to publicize them well.

August 8, 2022 Open House

16 completed a meeting evaluation survey.

- **Most very or somewhat satisfied (13):** Overall, a majority of survey respondents indicated that they were very satisfied (7) or somewhat satisfied (6). However, one indicated that they were very dissatisfied. A few participants commented that they



appreciated having this opportunity to be involved in the Housing Element update process and have face-to-face interaction with City staff on the matter. One participant was unsure how this in-person format would scale if there were more meeting attendees.

- **Make information easier to understand (7):** A few participants commented that engagement materials at the meeting were too technical and needed to be made more digestible to the general public. A couple participants suggested that there should be more narrative to the information presented.
- **More structure and facilitated discussion (3):** A few participants expressed that they expected or wished the meeting was more structured with facilitated group conversation. There were a couple of other participants that appreciated the open house style format though.

Other

- **Lack of email newsletter communications (1):** One participant expressed their frustration with the lack of email communication and follow-up despite having signed up for the mailing list.

6) Appendix A - Transcription of Comments and Notes

July 27th, 2022 – Online Meeting

Below is a transcription of the comments and questions captured by note-takers and facilitators during the meeting.

Ch 2: Housing Needs (Breakout Group)

- It seems like it does reflect the concerns of the community. My main concern is that the city acknowledges there's high housing needs. We need to find a way to emphasize affordable housing and market rate housing because trickle down housing is not working. I'm not seeing rent going down because people are moving into luxury condos.
- It's thoughtful and more progressive than other cities. I like that it talks about single-family homes and references the work of Richard Rothstein. I think it could be expanded upon so that it is clear to people how things like zoning for only single-family homes has been such a detriment to POC particularly because it is such a SJ problem. I would add that certain populations are specific to SJ, parts of the document seem generic to housing issues in general. I would like to see more specificity (e.g., we talk about the Asian population, but statistics look different when looking more specifically into the population, e.g., looking more specifically into Vietnamese population and Mexican population).
- One problem when it comes to housing discrimination is that being a landlord is not a real profession, a landlord is just some one who owns a piece of property and unless there is a management company that is involved, they don't know what the law is. In addition, they're prejudiced. When it comes to discrimination of familial status, a landlord thinks its okay to say "no children", but when a landlord does get wise to know what's going on, they say "I can't evict you because you have children". Being a nuisance can be a reason to evict someone, which can be a child. One way of addressing this is I think we need to put more money and resources into organizations and programs that do testing. Project Sentinel has done this in the past- testing having a white person and a black try to rent an apartment or a person with disability or LGBTQ people. It's really hard to prove that landlords are doing this without some sort of testing mechanism because most people are not going to come forth about being racist or discriminatory. (adding on): "Yes Project Sentinel has testers for Fair Housing complaints"
 - *Staff response: We do some testing, but I'm not sure what level. We'll record the feedback and follow up on it.*
 - *Staff response: It also means that someone has to file complaints. It involves making sure renters are educated and have resources about filing complaints and having better training for landlords.*
 - *Staff Response: About the fair housing complaints in SJ, for us the top violations for us are disability discrimination and source of income discrimination, so people with section*

8 vouchers for example being denied housing. There's a state law and local ordinance, the state law superseded our local ordinance. One of our policy recommendations is to find a way to get authority to enforce state law from the state or get authority to enforce our own local ordinance against income discrimination.

- I like that the staff considered previous comments for assessment of fair housing. There is an intersectional reporting of demographics for people with disabilities- this is missing from assessment of fair housing (housing cost burden, income).
 - *Staff Response: We're drawing really heavily from ACS data. A lot of what is available is persons of disability by race, by income, but the crosstab table wasn't available to us. If you have data sources or know how to get it, I'd really appreciate it.*
- I appreciate the amount of work that went into assessment of fair housing and incorporating local knowledge rather than just ABAG's data packets. We are looking for a focus on helping folks for the needs that are greatest. We want to make sure there is investment in communities where folks have lower-income.

Ch 3: Housing Needs (Breakout Group)

- Sacred Heart is concerned that the Housing Element draft was not available in Spanish or Vietnamese—those groups are 50% of the population.
- The metrics column in the table is lacking specific numbers of units of affordable housing, and not enough details about what the City's actions will be to ensure the goal and strategy will be achieved.

The RHNA numbers for market-rate units are too high. We have too many vacant high-price apartments and homes. We need to focus more efforts on more affordable units.

I am disappointed that appendix H was not included. I want to know the number of people in each focus group. I want to know who the developers are who participated in the discussions and how many of them versus other participants.

How will rent stabilization be expanded? it would be good to mention the year and various units that will now be included.

- Can we reduce the rent stabilization cap below 5%?
(We also need more accountability for the "support" of Permanent Supportive Housing. We just lost another PSH tenant in my building who was not receiving supports for crises in his life and ended his life.)
- Are you going to consider vacant homes tax?

Do you have a flowchart of the RHNA process? RHNA is on p.6:

<https://www.sanjoseca.gov/home/showpublisheddocument/88099/637941042008524246>



Staff Response: This link goes to “RHNA 6” to show the allocations for our current housing element cycle [RHNA - Regional Housing Needs Allocation | Association of Bay Area Governments](#)

- Most of the goals are pretty good. I don't see a goal that San Jose residents should never pay more than 30% of their income on housing. We should have that. Let's define our goal better and figure out a strategy to get there.

The draft falls short on analysis. There isn't an analysis of the last housing element cycle, why we fell short (on affordable units), why homelessness exploded. We need to know what went wrong and what we're going to do differently.

There are a lot of good strategies in the HE. I liked strategies on the expansion of ARO, outreach, advocacy, COPA, Preservation Policy. But a lot could be stronger.

We need to find a way to increase the Measure E tax. In SF, the transfer tax is high enough so that when large properties come up for sale, sellers run to the city so they can get the tax exemption. It would incentivize owners to sell to non-profits.

I did not see in the HE that we need to build more PSH. We need to be more forceful to defend the gains of Measure A. We should expand and extend it.

- We need basic explanations of the IMPACT of Measures A, B etc. Most of the public DO NOT understand and therefore DO NOT ACT
- Additionally we need to have more community education especially with regards to PSH and Affirmatively Furthering Fair Housing because there are some ppl in the april 2022 survey over 234 ppl did not like the idea of racial integrating neighborhoods. this needs to be addressed!!
- The El Paseo signature project is near my neighborhood. City of SJ needs to coordinate with the other nearby cities for transportation, school capacity. I think the schools will experience overcrowding in the future. Affordable housing preservation is important. The El Paseo signature project is a missed opportunity because most of the units will be for lease which doesn't allow for homeownership and wealth building, 994 apartments on 10.8 acres, its significant density. What is proposed is the minimum 15% affordable, and we think 20% would be more appropriate, and we are surprised that the affordable housing mix in this development doesn't match the RHNA numbers for very low income. The City should negotiate with the developer to get more affordable housing. This is a major city failure.
- I think San Jose needs more projects like El Paseo, it's an affluent area so market-rate housing makes sense, and because the developer had to provide a lot of parking and they agreed to union labor. I love the stuff about COPA and I hope to see it expanded. I like the rent control measures. Siting affordable housing in high-opportunity areas is great, and provides social justice. I like the small multi-family housing goal and look forward to more details on that. I would like to see more about PSH. I like the ministerial approval process, it works well at the state level SB35. I'm concerned to see the timeline for this (2025-2027) I hope that can be sped up.
- I'm concerned about the distribution of the 62 required units. It's sad that that number was decided for us, when we need more. I found the timing in the chapter confusing, to track the timing of fair housing. I found the dates confusing, and it's hard to track that matter. Issues of

Reparations for past redlined folks, and I could't find a strategy that specifically addressed that problem. I wish Ch 3 had measurable outcomes and defined deliverables. On constraints, there is no mention of community opposition as a constraint, this needs to be added. There is no mention of "Community Land Trust" that I could locate. Is there a reason?

- We have an inclusionary part of our HE that requires affordable housing. What percentage is required or recommended to supply: Answer: 15% is required. The levels of affordability are very low income, low income, and moderate income. I like:
 - P-7: City ministerial infill approval ordinance
 - P-11: Explore Allowing "SB 9" Type Housing on Additional Properties
- I think these will help us build more and build more densely in high-opportunity neighborhoods like Willow Glen. Let's not just meet SB 9 — let's go above it.
- I'm a field rep from the SJ Carpenter's Union. Labor standards need to be highlighted in the HE. We need to set the standard for living wages when we build these projects.
- We need more affordable housing in Willow Glen. COPA and Land Trusts are awesome, more please. I don't like I-5 for ADUs with a 2027 timing because it's too late.
- We should have an "opposed by" section to show community sentiment. Consider a lobbying section to get rid of CEQA to address the root cause of the housing crisis.
- I wanted to focus on section 3.3. Strategy S-1 was great in terms of specificity and we can see how these programs clearly move the goals forward. However, we should have similarly strong language on S-10 and S-29. Studies are necessary, but they need to drive action with clear metrics.

Ch 4/5: Residential Site Inventory and Constraints (Breakout Group)

- APN 46243003 off Monterey Road...Difficult to justify this as a viable site - what is staff's thinking?
- Was analysis done at the parcel level? Can't rely too much on non-vacant sites. Need to prove that it can be developed within the cycle Did this affect the buffer?
- What was the process for determining feasibility of site's listed? Where in the document can we find that? Want more detail on the feasibility of each site listed
- HCD comment letters harping on site development trends - key missing pieces:
 - Could elaborate more on developer interest
 - More on eliminating constraints to development - particularly LI units
 - Need a stronger discussion of market conditions
- Provide site inventory as an excel spreadsheet to make it easier to read and analyze. Also helpful to list all addresses for sites that just have the parcel number
 - 821 The Alameda + 1399 W San Carlos: Two pharmacies proposed for housing in the neighborhood; It would be great to keep one, unlikely that both turn into housing
 - APN 259-280-41: SAP Center parking lot - big fight with Google - probably want to keep for parking, if Sharks own that - what is the status?
 - Awkward site, end of cul-de-sac, along riverbank - seems like it should be removed
 - PROPOSED: 909 Park Ave, abandoned and burned down building
- Seems like the sites are disconnected from transit

- Need to do better with that! Example: Meridian and Curtner has two intersecting major lines connecting to job centers - Downtown SJ, mall, downtown Campbell - currently only has an R1 zoning
- Elected officials not pursuing Opportunity Housing b/c of SB - worst case scenario would be losing SB 9 - want to ensure the zoning is in place
- Allow more mixed use along major streets per DOT, increase height and density
- Constraints section seems more like a summary - with a single page on feedback from developers
 - More detail on constraints as a whole
- Second what's previously said
 - Low-income housing should be near transit
 - Confused about why some of the sites were chosen
 - It will be hard for residents to commute or go shopping unless they own a car
- Some places require parking and some do not
 - Council just approved no parking - why are some developers required to provide it in residential areas, but not in other areas?
 - Big problem for residents next to MF housing
 - Does not make sense when parking not required at sites that require cars
 - I belong to a residents association - parking has become a big issue especially on Eastside; fighting over it; cars blocking locations for trash cans on collection days; Downtown - they get permits; are you going to do permit programs in the areas where buildings authorized to not provide parking?
 - Want to maintain upkeep of properties - has City discussed these types of requirements?
- Liked the discussion on RHNA and regional mandates - glad to see this
- In the Diridon area, exciting to see more plans for housing in light industrial areas - like that approach
- Appreciate the legibility of the document, maps
 - Racial layers appreciated; enables good analysis of AFFH requirements
- Sites for AH - before City makes decision about putting new AH, how do they involve the neighborhood and get input on a site level?
- 3 sites in Westgate area - all considered LI
 - People with lower income are going to rely more on transit
 - Does not seem appropriate site for this use
 - What about putting in Downtown instead?
 - Concerns about traffic, if people driving cars
 - Consider all facts before making a decision
- Questions about the market constraints
 - Redlining



- Do we need better marketing/creativity?
- Need to be more lenient and flexible
- Need to focus on the greatest needs
 - Add more AH throughout the City to meet AFFH requirements, especially in high resource areas like West SJ
 - People need more choices in those areas
 - This needs to be real! No way to guarantee affordability.

Deep Dive (Report Back Summaries from Breakout Groups)

- Housing Needs
 - For the most part the AFFH analysis is pretty thoughtful and process and has gone beyond what HCD is asking for
 - Bringing in more data for the connections between disability, race, and housing needs
 - Looking specifically at housing discrimination that landlords are perpetuating through family status and particularly people with children
 - Housing needs for victims of domestic violence
 - Testing for discrimination
- Goals, Policies, and Strategies
 - Wanting to see appendix info describing all community engagement information
 - Beef up evaluation of current element
 - Concerns about implementation of inclusionary zoning and how it works out in specific projects
 - Distribution downtown and specific neighborhoods
 - Wanting to see more specifics on metrics- how are we going to know we're hitting the mark? What does success look like?
 - More specifics about how things are actually going to be implemented
 - Support for preservation and protection strategies
 - What part does wage rates and labor standards play in this?
 - A lot of support for COPA
- Residential Site Inventory Constraints to Housing Production
 - Looked into whether or not individual sites listed were feasible- what is the formula or process
 - Some folks listed individual sites and asked if we could build sites
 - Gave suggestions of sites
 - Market conditions for building housing in certain places
 - General logistics of actual inventory itself- if the city can make it more accessible such as a spreadsheet with address
 - Transit access with spreading out housing
 - Liked maps, esp racial disparity maps
 - How can more community input occur
 - I am hoping that increased density will make it possible to increase bus frequency. My area is parking challenged and I support the move to reduce parking minimums. There are other solutions.



- “Here it is: This has to be real. Unfortunately, dots on a map does not mean we are actually going to build, or that new housing is going to be affordable in all of these places. It is extremely hard to tell from the long list of sites in the inventory, but the city needs to do everything that they can to make affordable housing a bright possibility.
- If we don’t have the resources, then we can’t build or preserve affordable homes. This translates into a constraint and we are always concerned that policies that generate these resources get watered down with exemptions and interests that seem to be more important. They are not. Land sellers, office builders and market rate home builders need to be accountable to the entire community.”
- “We should also acknowledge and mitigate homes along high traffic roads lead to those residents breathing more pollution due to auto use. We should allow side streets to have 3-4 level mixed use developments for safe and local businesses and new houses”
- Spanish
 - Rapidly rising rent- what can people do to get additional resources to help deal with rent increases and understand what their rights are and what is legally allowed in terms of rent increases both in units covered by city’s rent control ordinance
 - Cost of housing is too high- what can the city do about it? How can the city connect people to more resources?

Aug 8th, 2022 - In Person Open House

Below is a transcription of all the comments and questions hand-written by meeting attendees on post-it notes and on the feedback survey. *Note: Some comments may not have been transcribed exactly due to the legibility of the hand-writing.*

Ch 1: Overview (Station)

<ul style="list-style-type: none"> • Timeline is on time • Good number of community outreach
Good outreach and background
La actualizacion del elemento de vivienda es importante para que nosotros los residentes ayudero a construir el futuro de San Jose reflejando nuestro necearde de medron le las recunarus. [Updating the living element is important for us residents to help build San Jose's future by reflecting our need for medron le recunarus.]
Es importante asistir y organizarse en las reuniones de la comunicdad para poder demostrar que en la union esta la fuerza que ayuda alas necesidades [It is important to attend and organize community meetings in order to demonstrate that the union is the force that helps those in need.]
Bien [Good]

Ch 2: Housing Needs (Station)

<p>Thank you for including disabled community! But the #1 need is more housing with rent 30% of income (instead of indexed to the AMI). How will San Jose help enforce fair housing anti-discrimination? Need testers as well as advocates.</p>
<p>Neseditamos ayuda de resta apartamento muy caro. [We need help subtracting very expensive apartment.]</p>
<p>Viviendas comodas y en lugares con escuelas, clinicas, y que sean limpias y seguras. [Comfortable homes and in places with schools, clinics, and that are clean and safe.]</p>
<p>La necesidad de vivienda ha hecho que se desplace mucha gente mas rapido de lo que solucionan el problema. [The need for housing has caused many people to move faster than they solve the problem.]</p>
<p>Include more oppourtunities for community controlled land, co-ops, space for CLTs to have oppourtunity to purchase.</p>
<p>Stop listening to NIMBYs who don't want anyone in their neighborhood who isn't rich.</p>
<p>Expand transit & Stop VTA from canceling routes.</p>
<p>More affordable housing @ VTA</p>
<p>Need to expand rent control - get Costa-Hawkins repealed if needed.</p>
<p>Need to collect the commercial linkage fee & housing impact fee. Keep/report data of fees assessed and collected. Increase Fees and stop making exemptions.</p>
<p>Need alternatives to current investor-based / real estate industry developing housing. Social housing, co-ops, land trusts, government owned buildings.</p>
<p>Collect and report metrics on how much housing is built—S-22 only measures # of community meetings, not units/homes built</p>
<p>Provide: Healthcare, Local Hire, Living Wage, Apprenticeship Programs</p>
<p>La comunidad nesecita contralar los altos precios de renta. Construir viviendas asequibles. [The community needs to control the high rent prices. Build affordable housing.]</p>
<p>K todos los apartamentos tengan control de renta [K all apartments are rent controlled]</p>
<p>What role can land back play? So much of SJ's land was stolen originally, and the community land trust</p>



are ways to repair and repay.
<p>Construir viviendas asequibles para los residentes de cada codigo postal, que tengan la preferencia en nuevas viviendas [Build affordable housing for residents of each zip code, who have preference in new housing]</p> <p>- Focus on where needs are greatest. This isn't going to work w/o focusing on lower-income/lowest income folks.</p> <p>- Need more than just market rate housing. We're falling short in creating affordable housing for everyone [can't decipher] the city. We need to understand how/why we're falling short and be very creative.</p> <p>- Need to address both the needs of the unhoused and vulnerable populations who have homes but are on the brink of losing them.</p> <ul style="list-style-type: none"> • Very visionary and topline, not a bad thing. Keep the element focused.
<p>El costo de vivienda en San Jose es demasiado caro comparado con los ingresos familiares mercado familiar en guadalupe sin hogar debido a estos costos es muy difícil encontrar lugares con alquileres accesibles [The cost of housing in San Jose is too expensive compared to the family income family market in guadalupe homeless due to these costs it is very difficult to find places with affordable rents]</p>
<p>Las personas. Necesitamos viviendas asequibles en lugares seguros, limpios y con todos los servicios pero es muy triste que las personas de bajos ingresos no tengamos la oportunidad de acceder a ellas. [People. We need affordable housing in safe, clean and fully serviced places but it is very sad that people with low incomes do not have the opportunity to afford them.]</p>
<p>Tenemos que parar las altas precios de las viviendas especialmente en las latinas [We have to stop the high prices of housing especially in Latinas]</p>
<p>Mucha información [A lot of information]</p>

Ch 3: Housing Needs (Station)

more support for community land trust
<p>support expanding rent stabilization to more units need more complete plan</p>
Need to empower tenants to use their rights
Community land trust + more preservation
<p>for Goal 3</p> <ul style="list-style-type: none"> - Include standards for construction - Enforce the wage order 16 (private)

- Local hiring policy
- Prevailing wage requirements - Apprenticeship requirement
Goal: help people that build the housing to afford living here too
- Need enforcement mechanisms - Labor compliance is under-staffed
More resources for mental health + PSH on-site
- Provide healthcare - Provide apprenticeship - Provide living wage - Local hire
¿Cómo o cuál es el plan para proteger a los que rentan? [How or what is the plan to protect those who rent?]
Area standard labor - Healthcare? - Living wage? - Apprenticeship programs? - Local Hire?
Goal O - targets as a 2 year plan
Bed for 100% of unhoused. Only then can existing laws be enforced. Plan as it is will not allow laws to be enforced. (Sleeping on public land)
AB 2011 - like Labor enforcement mech, union or skilled labor as ministerial reg.
I support many of the policies listed in this section, especially ones that protect renters from displacement. Some programs should be more specific. There should be more programs to empower tenants.
- Rent control units needed - Protect renters — we're not building affordable housing quick enough and the community / CBOs in these decisions - Many policies are in danger of becoming political and watered down - We also need to empower renters. The power dynamics between landlords and renters. Needs to be much more balanced. Empower renters to organize into tenant unions.

- Policies/programs should respond to the housing needs.
- Details plans are needed for the policies/programs: need to be specific, measurable, no "study" or "explore," actionable, and should discuss how they'll be done (steps).

Definitely support H-13: finding CBO's to partner with whose core competency is in long-term relationship-building and education well before a project announced (months or years/not weeks)

I-7: come with plan to have all city publications in Spanish + Vietnamese while ensuring translation at all City meetings

Add repealing/reforming Costa Haskins to allow for San Jose to expand rent control to the city's legislative agenda

We need more policies directly addressing homelesses that clearly create a solution that will get people housed and keep people housed

se leverre ercduan mas viviendas a baja costo para aquellas personas residentes con un salario miniaro o ingresos demasiado bajo y proteger a las inguilinas para no ser dejaloandos [provide more low-cost housing for those personal residents with a minimum wage or income that is too low and protect the inguilinas so as not to be abandoned]

Tener realmente la oportunidad de comprar a precios accesibles en lugar en lugar de estar rentando toda la vidos. [Really having the opportunity to buy at affordable prices instead of renting the whole lot.]

Importancia de que, a como suben los precios de las viviendas también deben de dar un lugar limpio y seguros [Importance that, as housing prices rise, they must also provide a clean and safe place]

Interesante [Interesting]

Ch 4/5: Residential Site Inventory and Constraints (Station)

Developers need to be "good neighbors" and maintain the site properly before construction starts. Also obey construction regulations.

Nix, get rid of in-lieu of fee — build affordable housing 30% AMI (+1)

Door knock / All hands on deck for a project to get built.

More housing downtown + everywhere

Educate people on who lives in affordable housing

Talk to high resource areas so we can all come together

Stagger streamline for outreach esp. in high resource areas

Local hire?
Livable wage?
Healthcare?
Apprenticeship program?
Include preservation # in the requirements - make sure that the housing that exists remains affordable
Please address parking needs - Identify when SB35 is too impactful - Need >> 1 parking spot/unit Please ask Ruth to consider an example sent to heu on 7/28/2022 from Ken Schnebeli, which surveyed the available spots compared to newly required spots.
Where is luxury development happening?
Why is investment concentrated in the west side?
Valley Palms "affordable housing" is seeing a 20% increase in rents
Urban Villages are not for low [income?] , POC — they can't displacement
Estas nuevas inversiones afectan a la población de bajos ingresos [These new investments affect the low-income population]
El hacer tonta construcción afecta más de lo que ayuda una pregunta por hacerse [Doing silly construction affects more than it helps a question to be asked]
Tomar en cuenta los salarios más bajos para hacer sus cálculos. Hay quienes no ganamos 50,000 dolares al año. [Take into account the lowest wages to make your calculations. There are those of us who do not earn 50,000 dollars a year.]
"- Not so clear which sites will be [not clear] and to what. - Affordable housing is needed throughout the city — especially in high/highest resourced areas, but also in the communities we love and work, plus communities that struggled to [can't read] from racist policy like redlining and are trying to undo the remnants of these past actions - The site inventory should be reflection of the policies and programs and AFFH to make the sites a reality - Need more site-specific investor"
Constraints - no mention NIMBYs



<ul style="list-style-type: none"> • Good, sensible recommendations to address challenges & barriers
<p>Community oppositional/NIMBYism needs to be listed as a constraint. This kills more projects than almost anything and we need solutions to it.</p>
<p>Very opaque. Honestly I'm college educated and I'm not really sure what to make of this information or the goals for this session. I think more explanation in plain simple language or as a narrative would be more accessible.</p>
<p>Es preocupante que estas inversiones afecten a la comunidad de bajos ingresos. [It is worrying that these investments affect the low-income community.]</p>
<ul style="list-style-type: none"> - Incrementar las incentivos para viviendas asequibles - cutimxr el analizar medioambientes as como la asistencias para obtener personas para una vivienda digna
<ul style="list-style-type: none"> [- Increase incentives for affordable housing - cutimxr the analysis of environments as well as the assistance to obtain people for a dignified life]

Online Web Form Comments

Below are the comments submitted verbatim from the online web form.

Ch 1: Introduction

<p>I am writing to provide my input on your discussion on rent regulation measures in the city. I have done research on this topic and here are key points of my findings: more rent control will only suppress supply of housing and will hurt tenants and increase rent in the long run.</p>
<p>"Equitable and inclusive" goals sound very inequitable. Many neighborhoods are already very diverse, and where they aren't, it is primarily for reasons other than past inequities. Just because someone is poor, that doesn't mean it is due to inequities. San Jose's housing stock growth should be limited as much as possible since we are drastically overcrowded, and future growth is questionable and overestimated. The city is already very short on parks, and other city services will be over taxes. One goal is "to offer a wider range of housing choices for everyone in the City," Yet the City is trying to destroy single-family neighborhoods. Diversity of housing choice is important also. The City should be challenging state laws and doing everything possible to apply them as narrowly as possible or make them ineffective when possible. The city should stop helping people add ADUs, and make sure there are no subsidies in any way for extra units added in existing neighborhoods.</p>
<p>While I had previously submitted my email for alerts, I never received any. The outreach seems lacking and is geared towards supporters and non-profit partners vs the public at large.</p>

Ch 2: Housing Needs



Moderately higher rates of home ownership by non-Hispanic whites is due primarily to the fact that they have been here longer, as the City states earlier in the report, not because of discrimination. My neighborhood and many others are very diverse, and some of the lack of diversity is because more recent immigrants chose to live in areas with other people more like them, not because white people prevented them from moving into other neighborhoods. And it's not the city's job to solve homelessness--push the county and state to do more, and get the mentally ill and addicts into secure facilities where they can receive the proper care instead of spending a huge amount of money putting them in housing where they will continue to have and cause many of the same problems. Housing needs might be greatly overestimated. We should work on preserving the quality of life for current residents, not for others who might come here in the future. If we don't build it, they won't come.

Ch 3: Goals, Policies, and Strategies

We need to limit SB9 applicability as much as possible, not explore allowing it on additional properties. We should not keep subsidizing affordable housing, especially on a permanent basis or for permanent low-income housing for the homeless. People need to learn to take care of themselves or move somewhere less expensive. And the more subsidies provided, the more rich people benefit by getting cheaper labor for their business and home service providers, but middle class people who pay so much taxes don't use much of this cheap labor. Instead of subsidies, the city needs to designate certain areas for micro-homes that poorer people can afford without subsidies. And don't give amnesty to law-breaking illegal ADU owners. That isn't fair to folks who built legally, and the city's lack of enforcement in the past is partly to blame for so many people flooding into the city and adding to the overcrowding problem. Don't make it worse.

It appears to be a very general and flowery presentation of the same policies that don't seem to be working. Where are the new ideas or pilot programs?

I saw that there was a goal (P-7) to allow for ministerial approval of infill housing with certain affordability requirements, which I think is great, but I would like to see the city adopt ministerial approval for more types of housing. Discretionary approval for too many types of projects slows down development of much needed housing.

I encourage the city to look at adopting form-based codes to allow for consistent neighborhood character, but not slow down development with onerous review and approval processes. Many US and int'l cities have adopted such codes and have seen positive results.

Fully support the goals, objectives, policies and programs. Excellent.

Ch 4: Constraints

Stop destroying single-family neighborhoods with secondary units. Now you want to add crappy little trailers to cause even more blight. That isn't right. Single-family should mean single-family. Fight the state on the issue and make it as hard as possible for someone to add ADUs of any type, or make it impossible.

Did you consider trees?

Ch 5: Site Inventory

Put your efforts into changing laws and rules so owners of low-density apartments can build up higher, sometimes much higher, if they are not close to single family neighborhoods. An example is on Almaden, south of Whole Foods. That run-down apartment community could go to 10 stories or so without seriously impacting other neighborhoods, and it is close to shops, restaurants, grocery stores, and services. Those are the types of developments we need, where it would not be unfair and seriously impact the quality of life for existing homeowners.

You missed a site! Please add 4846 Harwood Rd, San Jose, CA 95124 (near Camden and 85) to the Sites Inventory. This lot has several businesses which have been closed and gated off for a few years. It's a great spot for housing: it's already in a nice neighborhood, and it's near a wonderful park, a few schools, a grocery store and other shops, the 85, and a VTA park-and-ride. We should build housing here.

What are you doing to ensure equitable canopy coverage within these new development or low income areas? Many sites come in and remove all of the trees and then never replace them. Trees need to be considered in development and there should be requirements or efforts to retain trees with Housing design or updates. The City is experiencing a large loss of canopy and I can believe that that is due to the development of new properties and trees being bulldozed. Canopy coverage in low income areas is extremely low and canopy coverage is not equitable across the City. Trees provide many benefits for all aspects of our lives, beauty, mental health, shade, habitat, and INCREASED PROPERTY VALUE. Trees should be an aspect of this plan to stop the loss of canopy and make our City greener and more desirable to live in.

When looking through the Housing site inventory map it seems that there is a lack of many sites near VTA stations which would be good locations to promote more housing development to encourage transit usage. If lots near them aren't on the housing site inventory list for this cycle because there is already development planned or ongoing near them that is great, but I feel like more could be done to encourage development near them, especially along the green line south of Diridon station.

I also feel like there could be more opportunities for sites along W Julian St near The Alameda as there are large parking lots that are under used and these would be a great location for housing in an area with a good community and even more potential. I'm encouraged by the sites on The Alameda that could hopefully be used to convert underutilized parking/buildings to build more housing, but I think even more could be done in this neighborhood.

I'm unclear why Walgreens was chosen as one of the sites. Unless Walgreens already planned to relocate nearby, it seems as if replacing it with housing is still a loss of access to convenient products and services for the area. Rather than targeting places that are still functioning, it may be best to primarily consider abandoned or barely used business properties. There are plenty in the business district. To remove access to this pharmacy and other convenience goods, it does a disservice to the nearby community.



Enthusiastically support Opportunity Housing and other innovative approaches to increase stock and share responsibility.

General

Your map is next to useless. It needs to show densities on the entire map. It needs to include the ability to click on a parcel and see its details. Who wants to bounce back and forth between the map and the spreadsheet?

I am a retiree with a duplex rental. I worked to purchase it, i pay to maintain it, i pay prop taxes and rent below market. This is what i live on. SO tired of renters having more rights than i do. Duplexes/SFD's should be left free of rent control. Just another reason so many folks are fed up and are leaving the state. There are THOUSANDS of new apartment buildings recently completed or under construction. Havent you already put the city on a very bad track with sb9-10? Property owners are being forced to accept irreversible changes that will only cause MORE crowding, crime, traffic. All the hills along 101 are empty, fill those with housing and extend light rail. Would be nice to be able to vote on these changes... leave the mom and pops that make barely nothing to live on alone. When renters have more rights than property owners, maybe its time to vote out the ones making those decisions, or take my tax dollars elsewhere while you ruin what used to be a lovely area.

We should preserve the quality of life by limiting growth. We need more park and green space, not less. We need to protect our tree canopy and unpaved ground for water percolation. We need to add housing only where appropriate and we need to do what is fair and right, which is preserve single-family neighborhoods, which means do everything possible to make it difficult or impossible to add units on single-family lots. And population growth estimates are probably very overblown. Let's do what we can to limit population growth, not encourage it. And let's stop wasting so much money on the homeless while only making the problem worse. We need an entirely different approach. Most of the homeless are mentally ill and/or addicts, and they are an immediate danger to themselves or others in many ways, they can't even take care of themselves, so the should be in secure facilities where they can get the care the need.

The plan continues to seek ever more governmental regulatory and price controls over San Jose housing which will lead to less investments, deteriorating buildings, and discrimination against highly skilled, highly educated immigrants from Asia who want high quality market rate housing. The document is a highly politicized, biased, discriminatory document that does not take into adequate consideration the housing needs of highly skilled workers that will develop the scientific, technological, and entrepreneurial breakthroughs of the 21st century. The document should be rejected and replaced with a document that converts all housing to market based housing within one year. Why does the City need to hire housing consultants to meet its metrics when it has substantially expanded housing department employees? Does it not have confidence in the workers it hired to perform the required analytical work? The Community Opportunity for Ownership program will like lead to corruption.



I'm familiar with some of the sites in south San Jose. In general, they would be good and appropriate sites for housing. However, I think a good number of these sites are unlikely to become housing. For example, APN 56901099 gets frequent use as a church; have you checked with the church to see if they want to build housing? APN 45141068 is a busy lot with seven existing businesses. 56945063 and 52733017 also both host several businesses. I'm not confident these sites will become housing, and if they do, I think the local neighborhoods will have lost something in the process (like good restaurants!). APN 56918058 is a lovely little orchard and farmstead. It is not vacant (contrary to your data). I actually talked to the owner, and they are not interested in selling or developing that plot of land. I think we need to build more housing, and I'm excited to see us moving in that direction! I just think a good number of sites listed in the inventory are unlikely to develop as such.

We are not living in China or Russia. In United State of America we used to follow the rule of demand and supply. Do not pressure peoples that struggles for many years to have some relief when they get old. If I didn't work that hard when I was young I have to live with \$1100 social security in Bay Area and that is a shame for this government .

This is the first engagement activity opportunity presented to me. It is ridiculous to think that this area can handle even more housing. We don't have enough parking, water, electricity or landfill capacity to support the population we already have. The increased housing is going to degrade the established neighborhoods even more than they have become. The 'homeless' crises has been caused by you and these ADU's will do nothing to help. The only reason you keep adding more people is not to provide workers for industry, but to increase the numbers of those who you can tax. You have decimated industry for the sake of tech all to the detriment of society as a whole. With the whole covid farce, you have proven that tech does not need workers in giant campuses to function. Therefore we do not need more housing. The amount of shuttered buildings we have should have well enough space to house those we don't need. We don't need more units crammed into the too small of lots we have.
FAIL

I see the goal of 62,000 units but I do not see any cost or budget analysis? I also do not see a "need" estimate and that projected cost? ie How many people today (and projected) in San Jose would currently be eligible for housing and what is that cost? We want to see the full budget and the analysis. Please include on-going costs.

How come people in Section 8 housing on Ohlone have a spare bedroom to be able to host foster kids?? My parents told me I shouldn't snitch on people I know, just guide general policy - so here I am, pointing out to you that this happened. My foster kid moved to this place.

Build more. Build everywhere you can. Incorporate and build out transit. Resist car dependent infrastructure. No parking minimums. No more parking lots. Design spaces for people. Human sized.

Please stop spending our tax dollars on solving housing needs. This problem is not for city to address. Encourage private sector and charity to do so. City governments are tailored to maximize use of dollars and therefore expensive way to solve it. The corruption is clear. San Jose city bought a property in San Jose and were housing homeless people evicted from Apple grounds in San Jose until



citizens there protested. That is an example of how our tax dollars are being misused. To help save Apple's face.



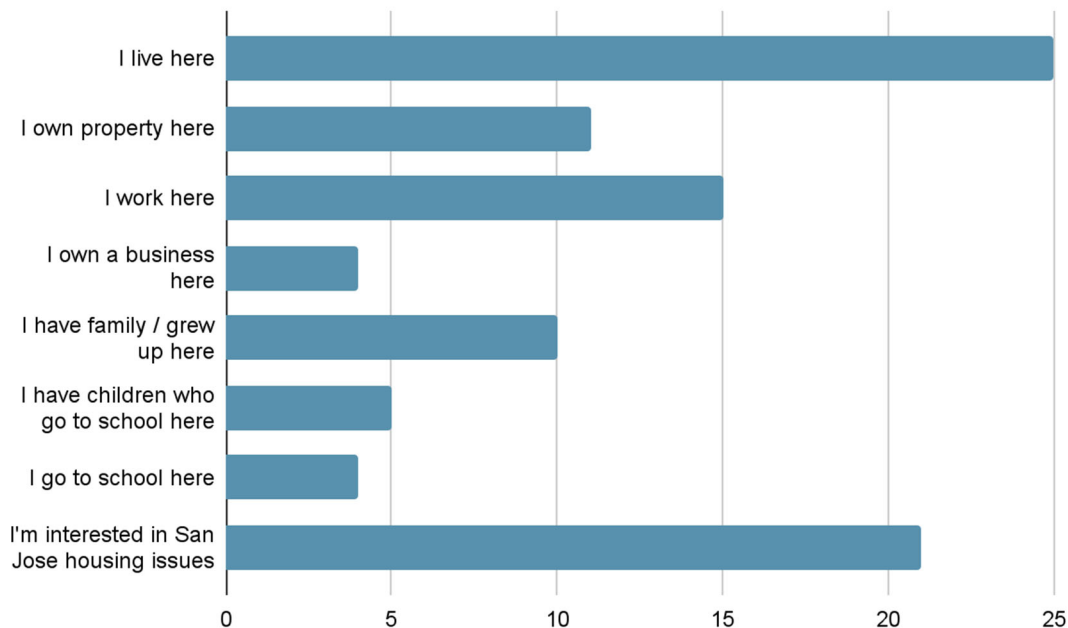
7) Appendix B - Detailed Demographic Summary

The following is a detailed summary of the results from the demographics survey that was administered at each of the community meetings.

July 27th, 2022 Virtual Community Meeting

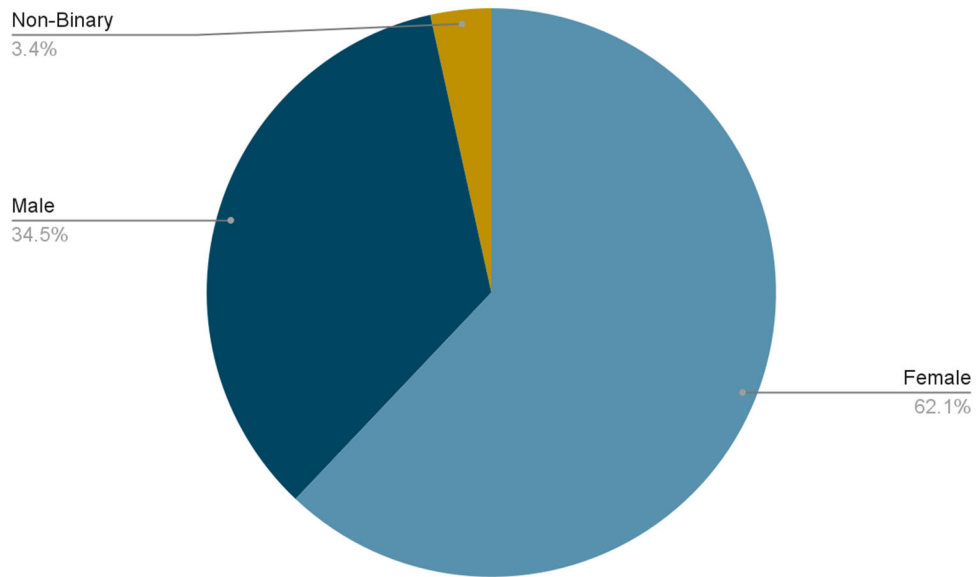
31 people completed the demographic survey for the July 27, 2022 Virtual Community Meeting. Note this section only summarizes the demographics of a partial sample of meeting attendees, for total meeting attendance was 38. Survey participants were also not required to answer every question. Some survey questions were multi-select.

Relationship to the City: A majority of survey participants have some relationship to the City of San Jose (29). Most survey participants indicated that they live in the City of San Jose (25). Nearly half indicated that they work in San Jose (15). Around a third indicated that they own property in the City of San Jose (11) and/or that they grew up here or have family who live there (10). Some also indicated that they have children who attend school (5), go to school themselves (4), and/or own a business in the City of San Jose (4).

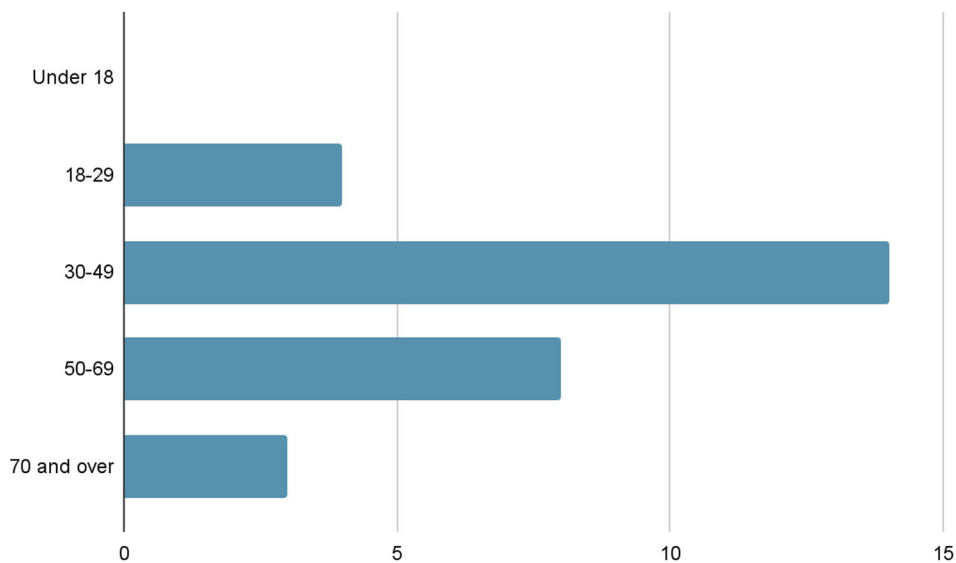


Zip Code: Many survey participants indicated that they reside in 95112 (7), followed by 95127 (4). The following zip codes were also represented: 95148, 95136, 95130, 95126, 95125, 95124, 95123, 95122, 95121, 95119, 95112, 95111, 95110, 94538, 94041, 94040, and 93637.

Gender: A majority of survey participants indicated that they are female (18), while close to a third indicated that they are male (10). One survey participant identified as non-binary.

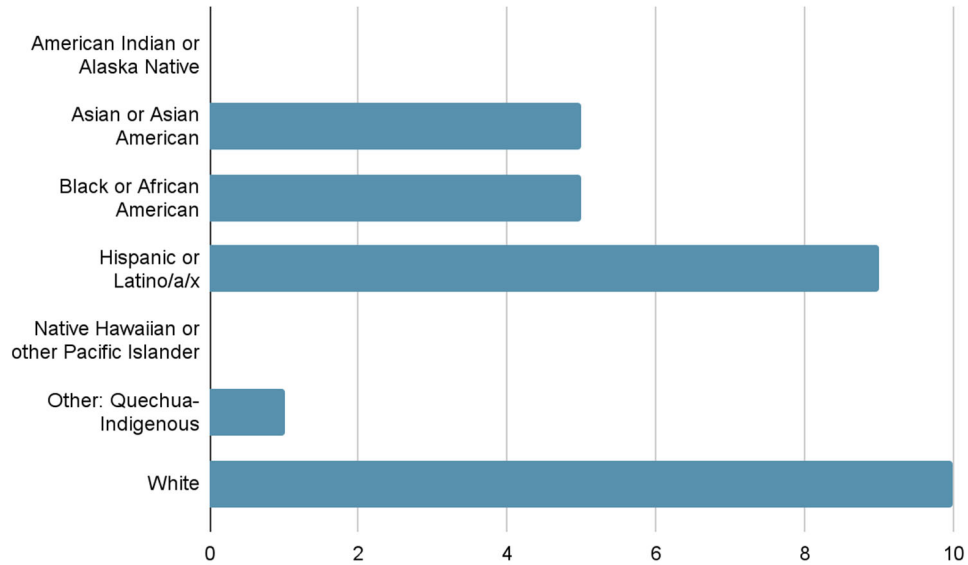


Age: Most survey participants indicated that they are between 30-49 years old (14), followed by those that indicated 50 years or older (11). A few indicated that they were younger, between 18-29 years old (4).

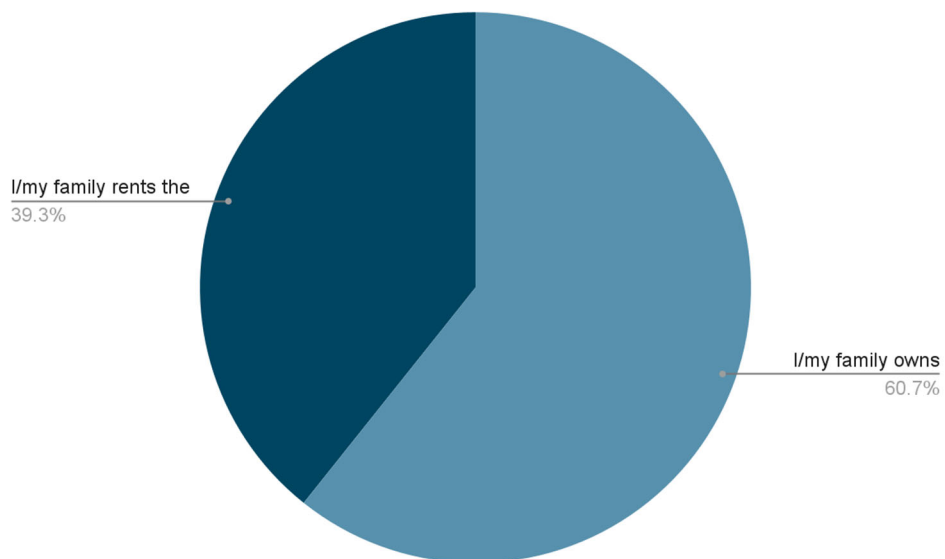


Race: A third of survey participants identified as White (10). Another third also identified as Hispanic or Latino/a/x (9). A few identified as Asian/Asian American (5) and Black/African

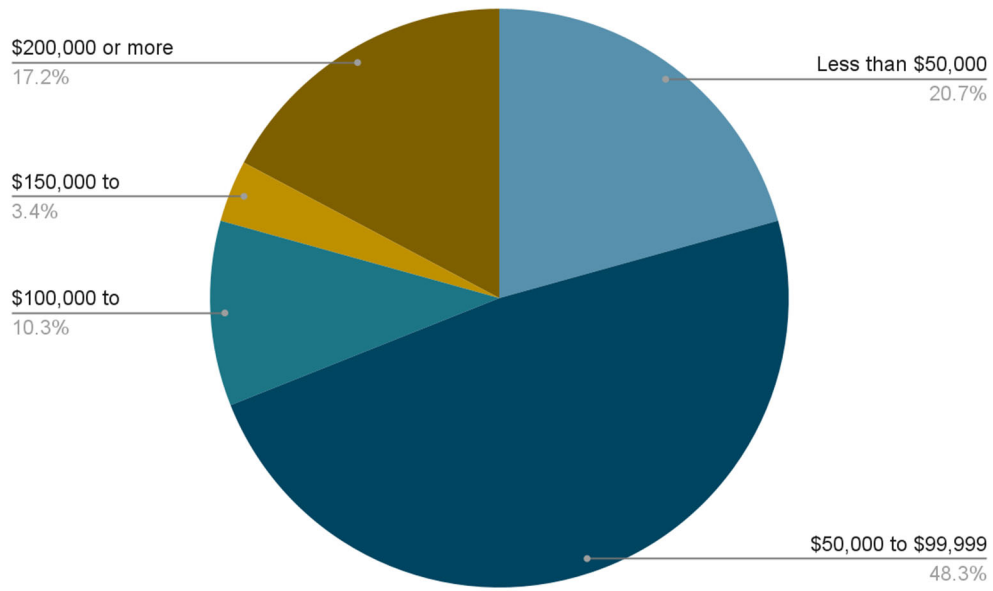
American (5). Two identified as multiracial. Note: there was an issue selecting more than one answer choices, so those who identified as multiracial left a clarifying comment.



Housing Situation: A majority indicated that they/their family own the home they live in (17), while the remaining participants rent their home (11).



Household Income: Most survey participants indicated that their household income is between “\$50,000 to \$99,999” (14). Following that is: Less than \$50,000 (6), \$200,000 or more (5), \$100,000 to \$149,999 (3), and \$150,000 to \$199,999 (1).

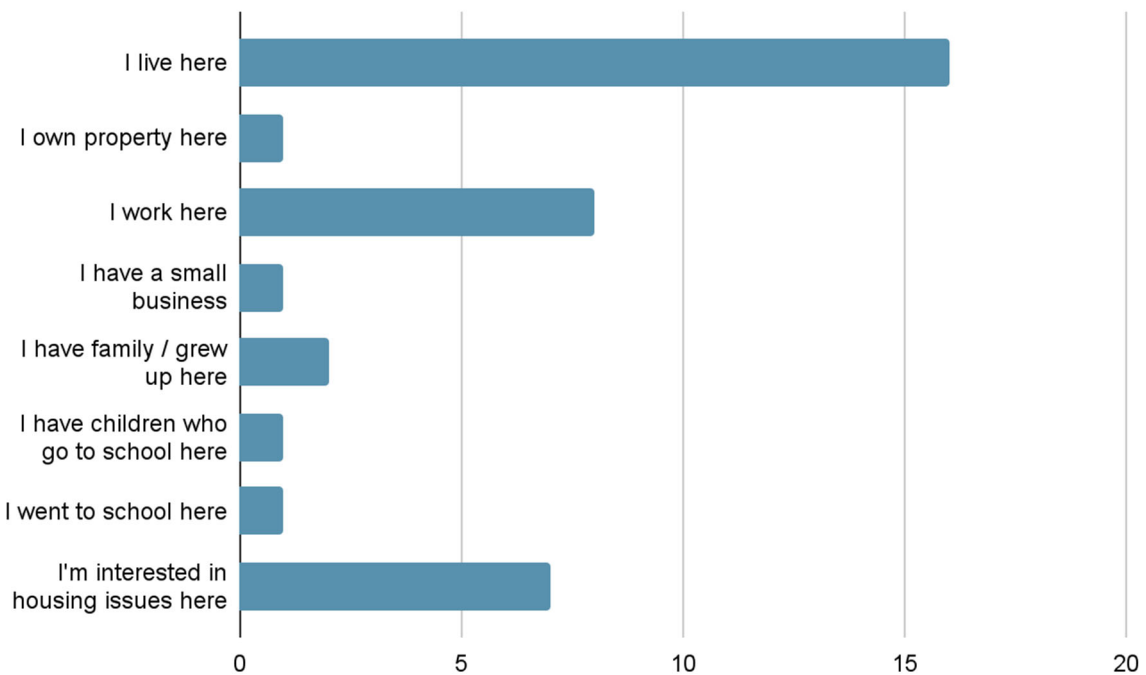




August 8th, 2022 Open House

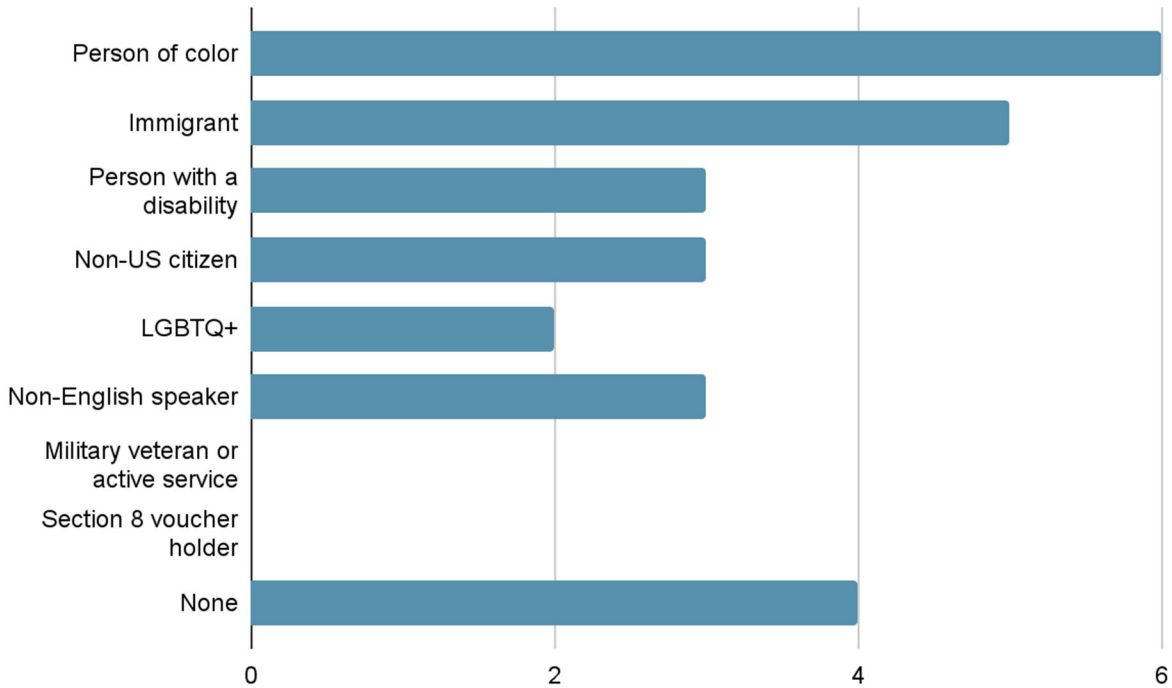
19 completed the demographic survey for the August 8, 2022 Open House. Note: This section only summarizes the demographics of a partial sample of meeting attendees, for total meeting attendance was actually between 30-40. Survey participants were also not required to answer every question. Some survey questions were multi-select.

Relationship to the City: A majority of survey participants have some relationship to the City of San Jose (18). Most survey participants indicated that they live in the City of San Jose (16). Many indicated that they work in San Jose (8).

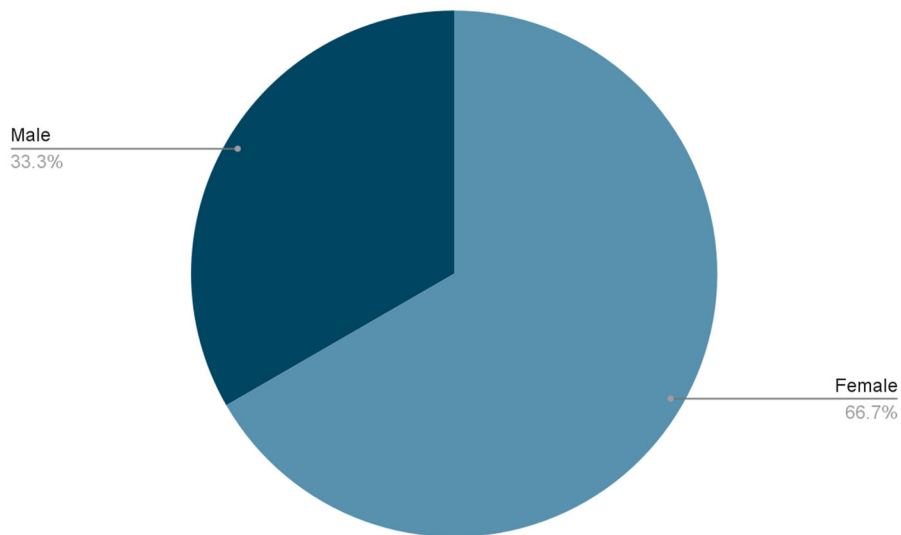


Zip Code: Many survey participants indicated that they reside in 95112 (5), followed by 95122 (4). The following zip codes were also represented: 95132, 95131, 95118, 95116, and 95032.

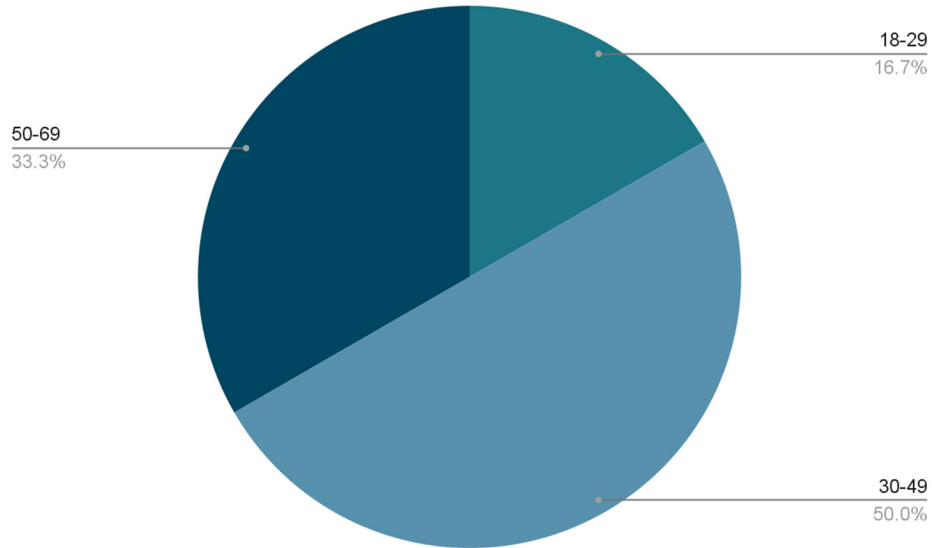
Identify with a protected class: Many survey participants identify with at least one protected class (13): Person of color (6), Immigrant (5), Person with a disability (3), Non-US citizen (3), Non-English speaker (3), and LGBTQ+ (2).



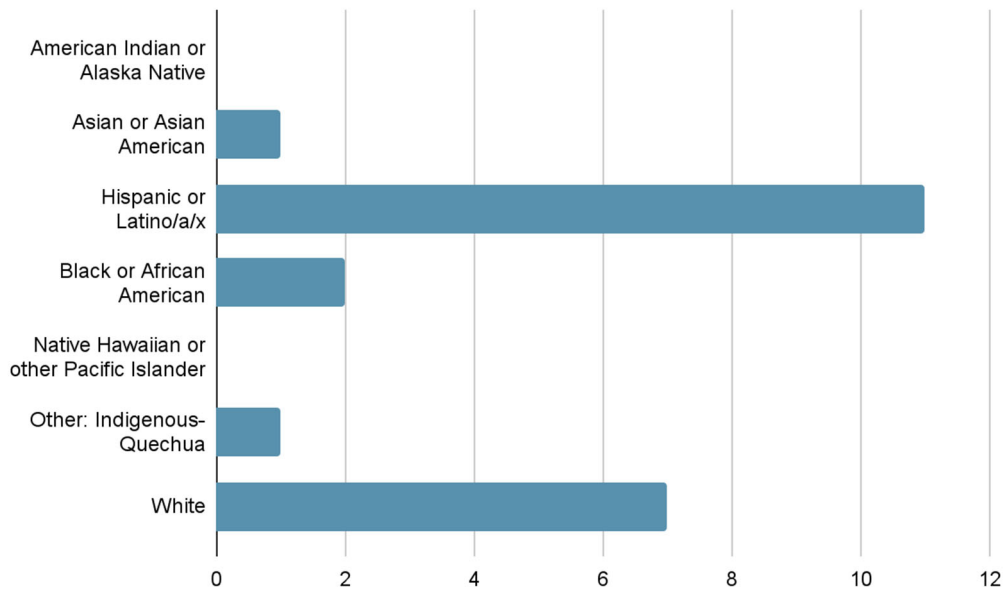
Gender: A majority of survey participants indicated that they are female (12), while the remainder indicated that they are male (6).



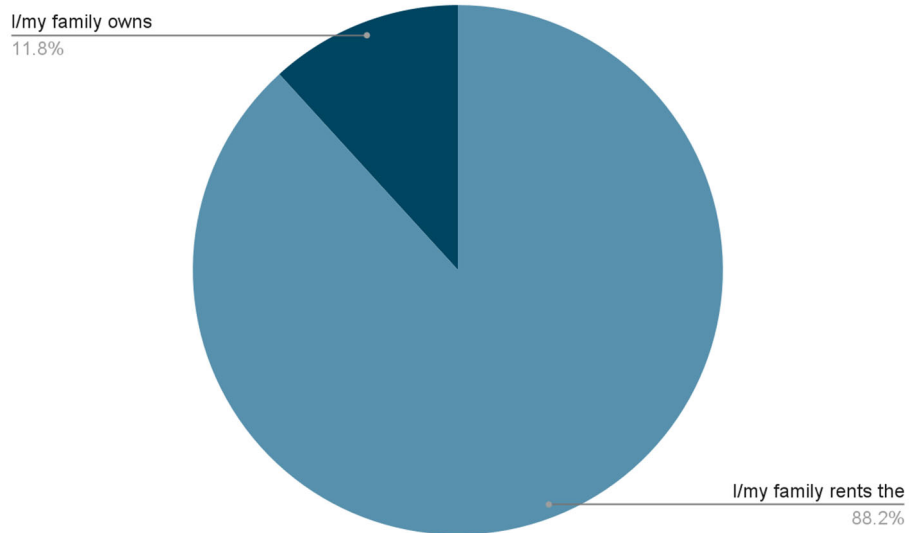
Age: Most survey participants indicated that they are between 30-49 years old (9), followed by those who indicated that they are 50 years or older (6). A few indicated that they were younger, between 18-29 years old (3).



Race: Most survey participants identified as Hispanic or Latino/a/x (11) or white (7). A small number of survey participants identified as Black / African American (2) or Asian / Asian American (1) as well.



Housing Situation: A large majority of survey participants indicated that they/their family own the home they live in (15), while few participants rent their home (2).



Household Income: Most survey participants indicated that their household income is between \$50,000 to \$99,999 (9) or less than \$50,000 (7).

Points scored

