

## Appendix H – Housing Element Details

Please note that the notes for every outreach event are not included. This appendix is not meant to be comprehensive, but rather demonstrate the range of outreach activities conducted, organizations and community members consulted, and input received.

Engagement Events	Date	Year	Time of Day	Est. # Attendees
<b>Public Community Meetings</b>				
1. San José Community Meeting at Hillview Library	November 13	2019	evening	8
2. San José Community Meeting at Southside Community Center	November 16	2019	day	6
3. San José virtual Community Meeting	September 2	2021	evening	90
4. San José virtual Community Meeting	December 13	2021	evening	100
5. San José virtual Community Meeting	May 25	2022	evening	25
6. San José virtual Community Meeting	June 1	2022	evening	34
7. San José Community Meeting at Gardner Center	June 4	2022	morning	25
8. San José virtual Community Meeting	July 27	2022	evening	40
9. San José Community Meeting at at Mexican Heritage Plaza	August 8	2022	evening	40
<b>AFH Advisory Committee Meetings</b>				
1. Advisory Committee Meeting	December 11	2019	day	7
2. Advisory Committee Meeting	January 14	2019	day	4
<b>Focus Groups on Housing Needs</b>				
1. Formerly Incarcerated Individuals	December 12	2019	day	10
2. Homeless Individuals and Families	December 12	2019	day	9
3. Nonprofit Affordable Housing Developers	December 13	2019	day	4
4. Women and Domestic Violence Survivors	December 13	2019	evening	6
5. LGBTQ+	December 18	2019	day	9
6. Central County	January 13	2020	day	1
7. Health Trust for HIV/AIDS	January 14	2020	day	17
8. Vietnamese Community	January 15	2020	morning	85
9. South County	January 15	2020	day	1
10. Filipino Community	January 26	2020	morning	10
11. Schools/Educators	January 27	2020	evening	12
12. Seniors	January 29	2020	afternoon	20
13. Latinx Community	January 29	2020	evening	20
14. Disability Community	January 19	2022	evening	22
15. Veterans	January 25	2022	day	17
16. LGBTQ+	January 25	2022	evening	4
17. African Ancestry	January 31	2022	evening	3
18. Formerly Homeless (Second Street Studios)	February 2	2022	day	4
19. LGBTQ+	February 15	2022	evening	19
20. Affordable Housing Residents (Kings Crossing)	March 7	2022	afternoon	4
21. Indigenous Peoples	March 16	2022	evening	1
<b>Stakeholder Meetings</b>				
1. Project Sentinel	October 1	2019	day	2
2. San José NAACP	October 1	2019	day	2
3. Asian Law Alliance	October 2	2019	day	1
4. Law Foundation of Silicon Valley	October 2	2019	day	2
5. Latinos United for a New America	October 21	2019	day	1
6. California Apartment Association	October 21	2019	day	2
7. The Silicon Valley Organization	October 21	2019	day	1
8. Catalyze SV	October 21	2019	day	1
9. Santa Clara County Housing Authority	October 21	2019	day	2
10. International Children Assistance Network	October 21	2019	day	1
11. Bay Area Legal Aid	October 22	2019	day	2
12. Housing Trust Silicon Valley	October 22	2019	day	1
13. Gilroy Compassion Center	October 22	2019	day	1
14. City of Gilroy	October 22	2019	day	1
15. Senior Adults Legal Assistance	October 22	2019	day	2
16. Day Worker Center of Mountain View	October 22	2019	day	1
17. Santa Clara County Association of Realtors	October 23	2019	day	1
18. City of Santa Clara	October 23	2019	day	2
19. City of Sunnyvale	October 23	2019	day	2
20. SV@Home	October 23	2019	day	2
21. Bay Area Homeowners Network	October 23	2019	day	1
22. Sunnyvale Community Services	November 12	2019	day	1
23. SOMOS Mayfair	November 14	2019	day	2
24. Amigos de Guadalupe	November 15	2019	day	1
25. West Valley Community Services	November 15	2019	day	2
26. Habitat for Humanity	December 10	2019	day	1
27. Working Partnerships USA	December 11	2019	day	2
28. SV@Home & Law Foundation of SV	July 9	2021	day	3
29. Silicon Valley Council of Nonprofits	August 3	2021	day	4
30. County of Santa Clara	August 3	2021	day	1
31. Race Equity Action Leadership (REAL) Coalition	August 19	2021	morning	9

32. Race Equity Action Leadership (REAL) Coalition	August 19	2021	evening	25
33. South Bay YIMBY	September 8	2021	day	8
34. SV@Home & Law Foundation of SV	September 10	2021	day	3
35. SV@Home & Law Foundation of SV	October 6	2021	day	3
36. City's Developer Roundtable	October 15	2021	morning	5
37. SV@Home & Law Foundation of SV	October 20	2021	day	3
38. SV@Home & Law Foundation of SV	November 4	2021	day	6
39. League of Women Voters	November 17	2021	day	13
40. Chamber of Commerce Public Policy Committee (Housing and Land Use)	November 18	2021	day	22
41. Silicon Valley Leadership Group	January 18	2022	day	1
42. SPUR Policy Board meeting	February 24	2022	morning	9
43. BIA South Bay RPC Meeting	March 3	2022	day	4
44. County/City/Destination Home Coordination	April 28	2022	morning	12
45. Sacred Heart Housing Action Committee	August 1	2022	Evening	6
46. VTA	August 8	2022	morning	5
47. Broadband Services (Abigail Shull)	August 15	2022	day	1
48. Equity Advisory Group (EAG)	August 23	2022	day	9
49. SPUR San José Board of Directors	August 24	2022	day	26
50. California Apartment Association	September 2	2022	morning	1
51. Silicon Valley Leadership Group	September 12	2022	afternoon	1
<b>Strategy Working Groups</b>				
1. Access to Rental Housing	January 14	2022	morning	25
2. Development Barriers - For-profit Developers	February 24	2022	afternoon	8
3. R/ECAP areas and anti-displacement issues	February 24	2022	evening	45
4. Development Barriers - Nonprofit Developers	February 25	2022	morning	6
5. R/ECAP areas and neighborhood investment	March 7	2022	afternoon	19
6. Homeownership	April 5	2022	afternoon	7
7. Areas of High Opportunity	April 6	2022	evening	19
8. Homeownership	April 8	2022	afternoon	10
9. R/ECAP areas and neighborhood investment	April 8	2022	afternoon	14
10. Access to Rental Housing	April 8	2022	afternoon	23
11. Areas of High Opportunity	April 8	2022	evening	15
				191
<b>Intergovernmental Agency Meetings</b>				
<i>With staff from City Depts, Santa Clara Co Office of Ed., and VTA on AFH and orgs' equity-focused plans</i>				
1. Meeting 1	March 30	2021	morning	44
2. Meeting 2	April 6	2021	morning	44
3. Meeting 3	April 13	2021	morning	33
4. Meeting 4 - with agencies & City of Boston	April 20	2021	morning	36
5. Meeting 5	April 27	2021	morning	32
6. Meeting 6	May 4	2021	morning	32
<b>Public meetings</b>				
<b>Initial public meetings on AFH workplan and outreach plan</b>				
1. Community and Economic Development Comm.	August 26	2019	afternoon	N/A
2. Neighborhood Services and Education Comm.	October 10	2019	afternoon	N/A
3. Housing and Community Development Comm'n	October 10	2019	evening	N/A
<b>Public meetings on AFH initial findings</b>				
1. Housing and Community Development Comm'n	May 13	2021	evening	N/A
2. Neighborhood Services and Education Comm.	May 20	2021	afternoon	N/A
3. City Council	June 8	2021	evening	N/A
<b>Public Meetings on Housing Element/AFH</b>				
1. Housing and Community Development Comm'n	January 27	2022	evening	N/A
2. Neighborhoods Commission	February 9	2022	evening	N/A
3. Neighborhood Services and Education Comm.	February 10	2022	afternoon	N/A
4. Community and Economic Development Comm.	February 28	2022	afternoon	N/A
5. Housing and Community Development Comm'n	October 13	2022	evening	N/A
6. Planning Commission Study Session	November 16	2022	evening	N/A
7. Housing and Community Development Comm'n	December 8	2022	evening	N/A
8. Housing and Community Development Comm'n	January 12	2023	evening	N/A
<b>Tabling at Community Events</b>				
1. Viva Calle	September 19	2021	day	33
2. Mosaic Festival	October 2	2021	day	30
3. Dia De Los Muertos at Mexican Heritage Plaza	October 30	2021	day	8
4. Viva Calle 2	November 7	2021	day	35
5. Downtown Farmer's Market	December 10	2021	day	4
6. Vietnamese American Organization Community Day	Agust 27	2022	day	75
<b>Special Events</b>				

1. Presentation on AFH at SV@Home Housing Action Coalition meeting	July 23	2021	day	106	
2. Hosted panel discussion on San José's history of segregation at San José State's University's Racial Justice Symposium	November 3	2021	evening	75	
3. Screening of the documentary <i>A Reckoning in Boston</i> and discussion with the producers	November 18	2021	evening	40	
4. Podcast by city staff posted about housing elements and fair housing	January	2022	N/A	220	
<b>On-line and Written Surveys</b>					
1. Survey 2019	Oct 25 - Dec 26	2019	N/A	648	
2. Survey 2021-22	Sep 17 - Jan 12	2021-22	N/A	640	
3. Survey 2022	April	2022	N/A	815	

Estimated outreach (duplicated) participants count **4,209**

Total estimated outreach (duplicated) participants in educational activities re. fair housing **631** Total for special events + community meetings 3&4

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# Vietnamese American Organization Community Day Event Survey & Outreach

Housing Element Update  
August 27 Tabling Event

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### 1) Engagement Overview

On August 27, 2022, the Vietnamese American Organization hosted a Community Day at the Vietnamese American Cultural Center. It was organized as an event to promote community involvement, celebrate culture, as well as, entertain, unite, inspire, and empower the community. The event was filled with live music, great games, tasty food, refreshing drinks, community resources, and more. Community members, from young and old, attended.

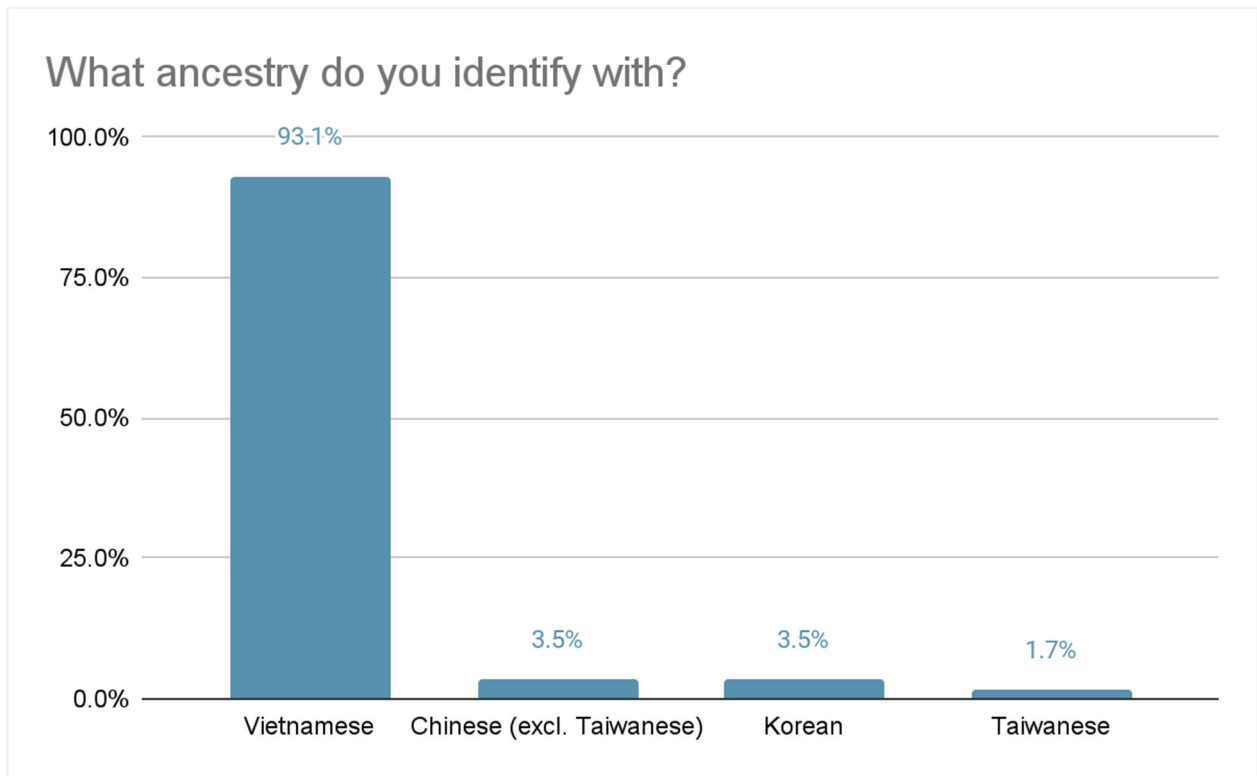
The City of San José hosted a booth at the Community Day to inform community members about the Draft 2023-2031 Housing Element update, answer questions, and administer surveys. The objective of this engagement effort was to increase outreach to and engagement from the Vietnamese and Asian American community, who represent a significant proportion of the demographics of the City of San José but have been historically underrepresented in prior engagement efforts.

The booth was staffed by a City staff member from the Department of Housing, a bilingual Vietnamese consultant, and a Vietnamese event volunteer. They stood available to answer questions, administer surveys, and facilitate conversation. Presentation boards about the project were displayed for viewing, with handout copies available for attendees to take. All the materials were translated into Vietnamese. Free snacks were also provided. Event attendees stopped by the table at their own convenience and interest.

As a result of this effort, the **City of San José received 58 survey responses** and interacted with an even larger number of attendees.

## 2) Demographics

Most attendees were Vietnamese. This was also validated by survey responses. *Note: 58 question responses (100% response rate). Survey respondents could select multiple answers.*



Additionally, some survey respondents also identified with one or more of the following protected classes:

- Immigrant (11)
- Non-English speaker (8)
- Person of color (5)
- Military veteran or active service member (5)
- Section 8 voucher holder (2)
- Person with a disability (2)
- Non-US citizen (1)

However, 25 survey respondents answered “None” or chose not to answer.

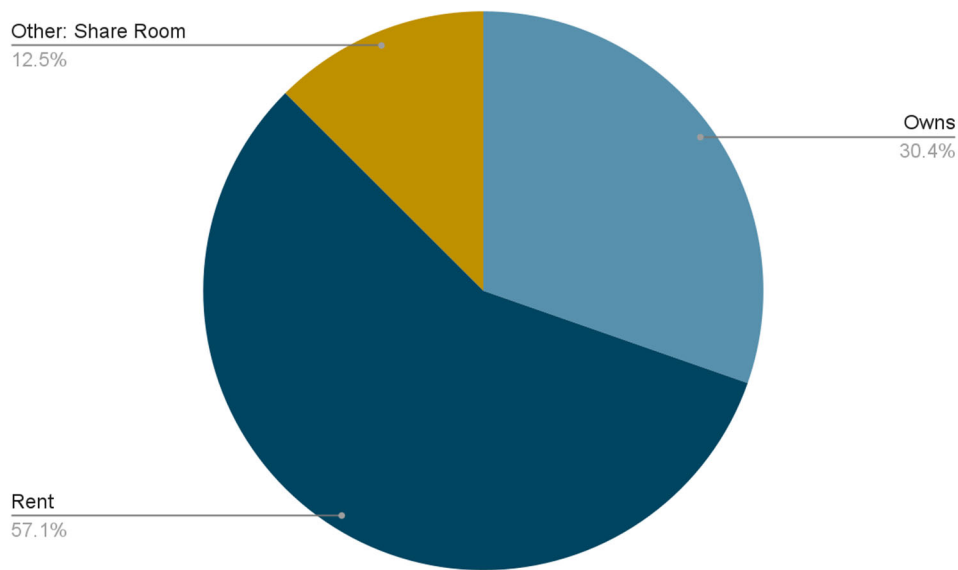
### 3) Survey Results

#### 1. What ZIP code do you live in?

Most survey respondents indicated that they live in 95122 (11), 95111 (8), 95121 (7), 95116 (4), 95112 (3), and 95132 (2). However, there was also representation from the following zip codes: 95173, 95148, 95138, 95136, 95135, 95133, 95129, 95127, 95125, 95113, 95035, 95010, 95008, 94587, 94500, 94087.

#### 2. What is your housing situation?

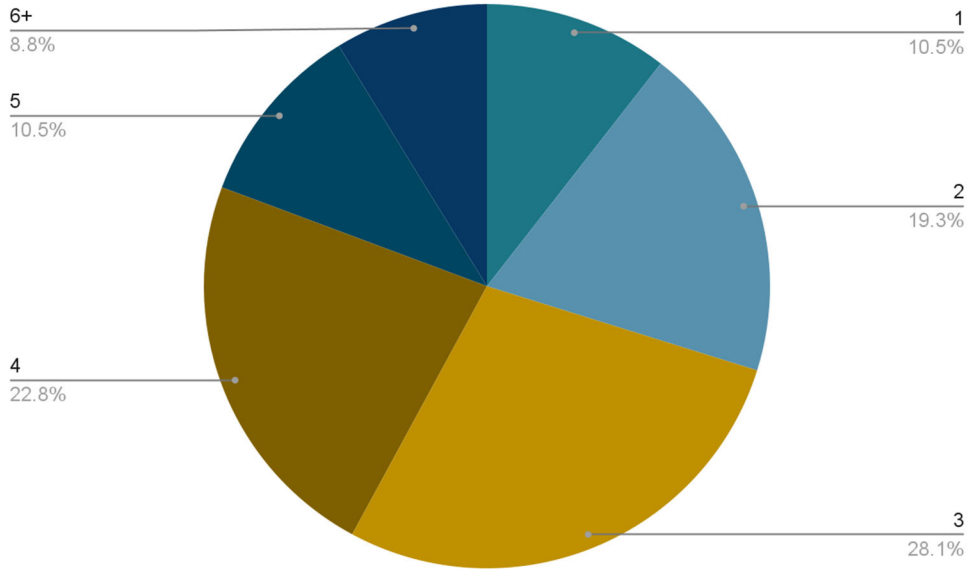
Two thirds of survey respondents indicated that they or their family rent their home or "room". Nearly a third of survey respondents indicated that they or their family own their home. *Note: 56 question responses (97% response rate).*





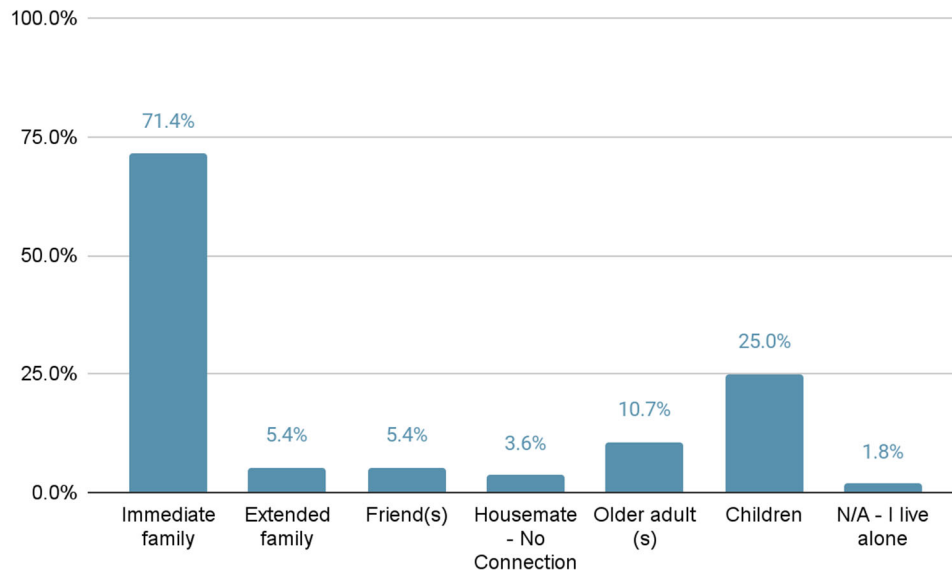
### 3. Including yourself, how many people live in your household?

Note: 57 question responses (98% response rate).



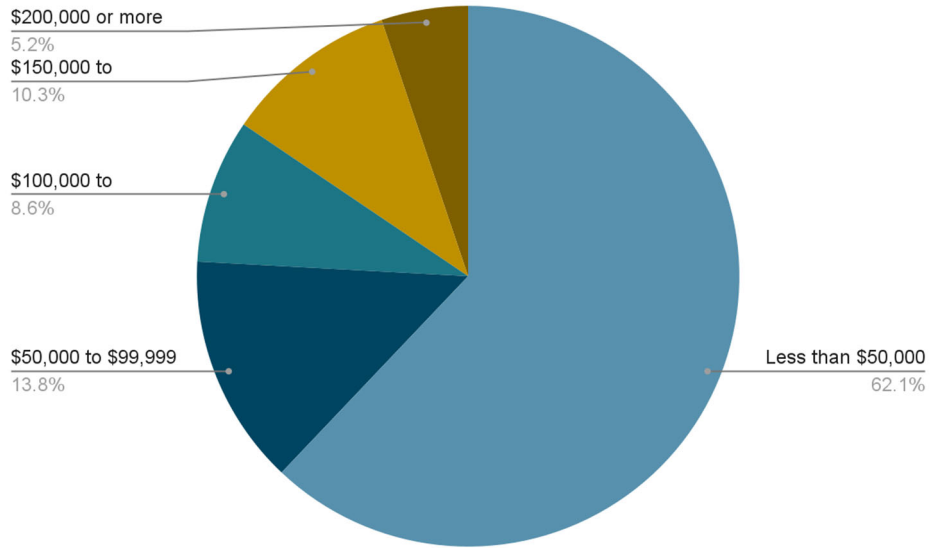
### 4. Who else lives with you?

Most survey respondents live with their immediate family. A quarter live with children under 18 years old. Note: 57 question responses (98% response rate). Survey respondents could select multiple answers.



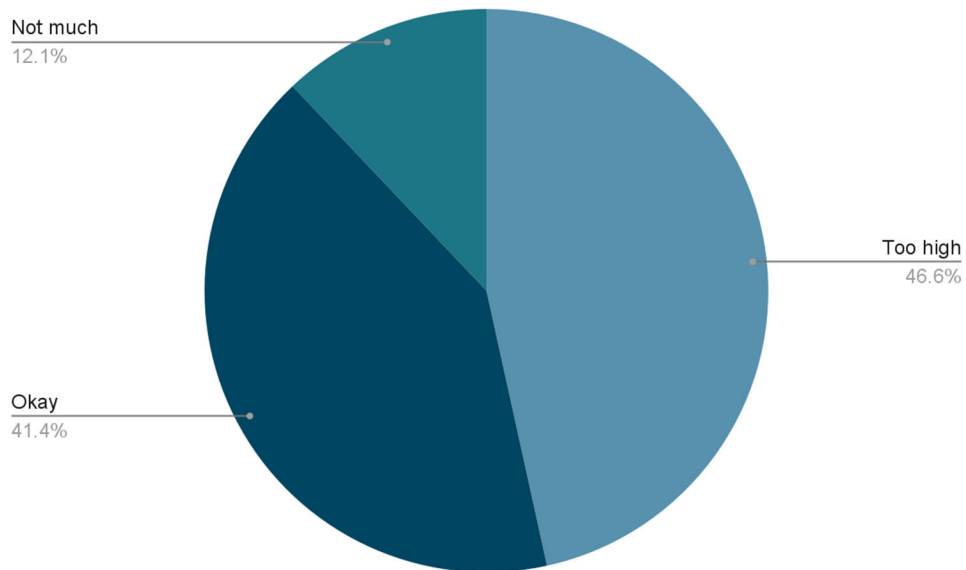
### 5. What is your annual household income?

A majority of survey respondents indicated that their annual household income is below \$50,000. *Note: 58 question responses (100% response rate).*



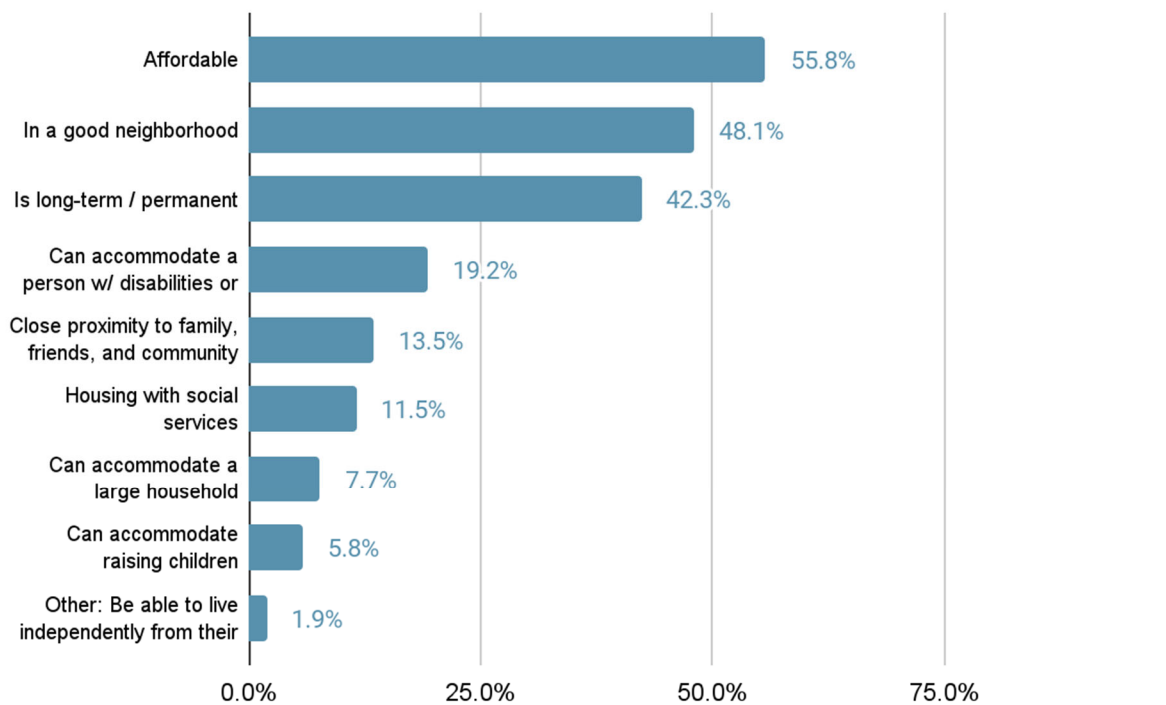
### 6. The amount you currently spend on housing is?

Almost half of survey respondents indicated that they think the amount they spend on housing is too high. *Note: 58 question responses (100% response rate).*



## 7. Which housing needs are most important to you?

Affordability, being in a good neighborhood, and having long-term / permanent housing were among some of the most important needs for most survey respondents. But a smaller number still indicated that having housing that could accommodate a person with disabilities or aging adults; is in close proximity to family, friends, and community; has social services; can accommodate a large household; and can accommodate raising children are also important. One person added that they would like for the opportunity to move out and live independently for their family. *Note: 52 question responses (90% response rate). Survey respondents could select up to 3 answers.*

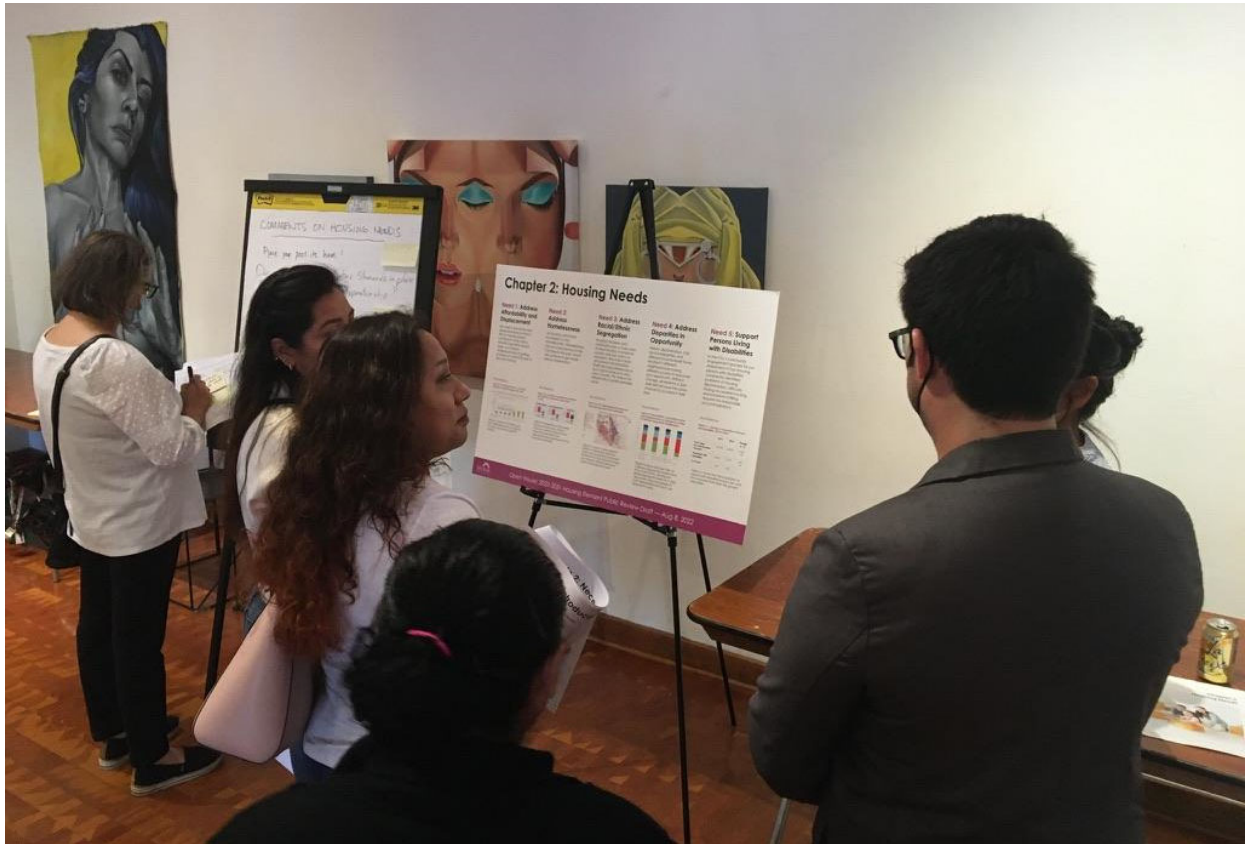


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# Community Meetings Summary Report

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 8<sup>th</sup>, 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 8<sup>th</sup>, 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"> <li>• Timeline is on time</li> <li>• Good number of community outreach</li> </ul>
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 &amp; 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 &amp; 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.          - 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.          - Need to address both the needs of the unhoused and vulnerable populations who have homes but are on the brink of losing them.</p> <p>• Very visionary and topline, not a bad thing. Keep the element focused.</p>
<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          - Include standards for construction          - Enforce the wage order 16 (private)</p>

- 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"> <li>• Good, sensible recommendations to address challenges &amp; barriers</li> </ul>
<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"> <li>- Incrementar las incentivos para viviendas asequibles</li> <li>- cutimxr el analizar medioambientes as como la asistencias para obtener personas para una vivienda digna</li> </ul>
<ul style="list-style-type: none"> <li>[- Increase incentives for affordable housing</li> <li>- cutimxr the analysis of environments as well as the assistance to obtain people for a dignified life]</li> </ul>

**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.



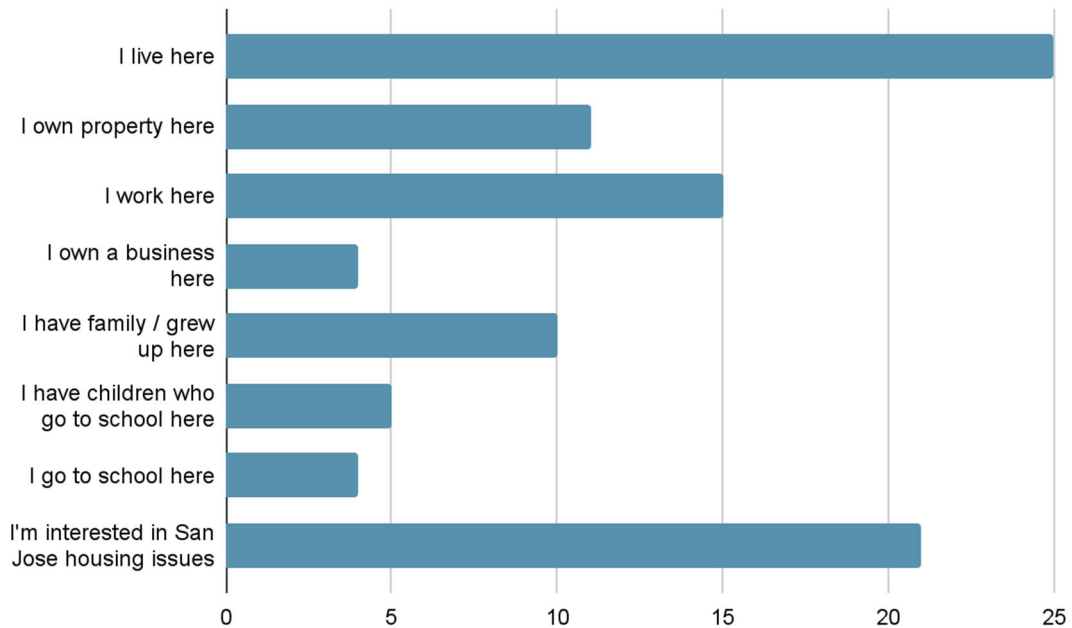
## 7) Appendix B - Detailed Demographic Summary

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

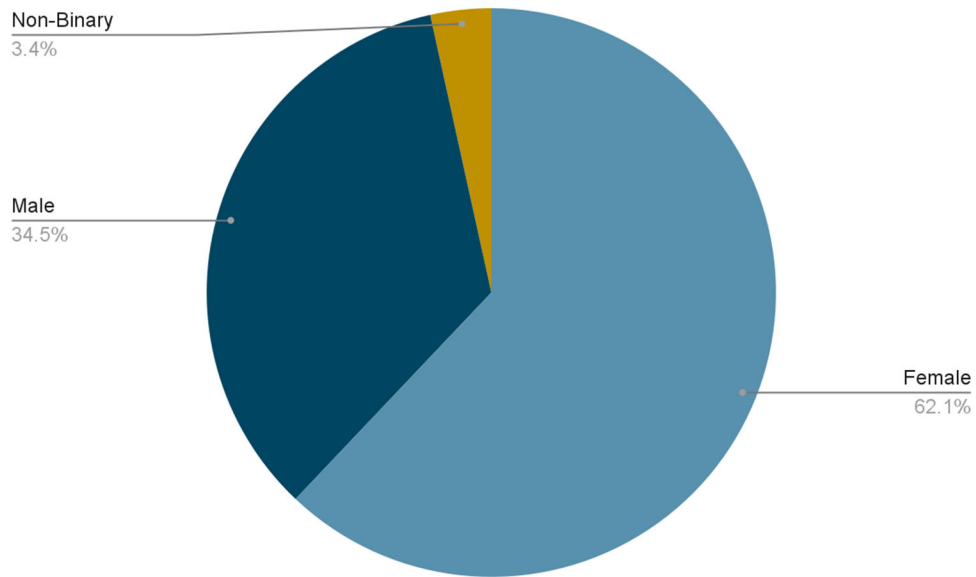
31 people completed the demographic survey for the July 27, 2022 Virtual Community Meeting. Note this section only summarizes the demographics of a partial sample of meeting attendees, for total meeting attendance was 38. Survey participants were also not required to answer every question. Some survey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

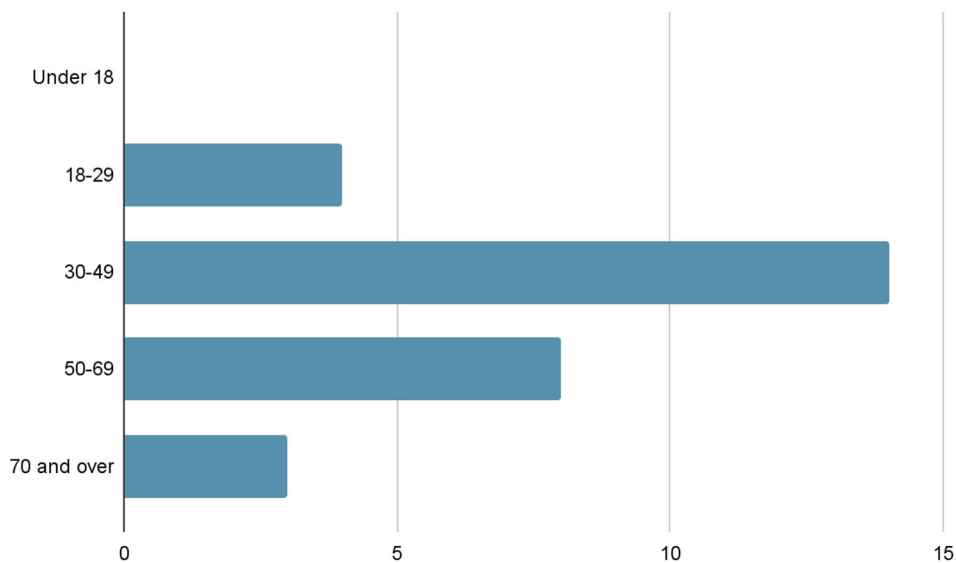


**Zip Code:** Many survey participants indicated that they reside in 95112 (7), followed by 95127 (4). The following zip codes were also represented: 95148, 95136, 95130, 95126, 95125, 95124, 95123, 95122, 95121, 95119, 95112, 95111, 95110, 94538, 94041, 94040, and 93637.

**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.

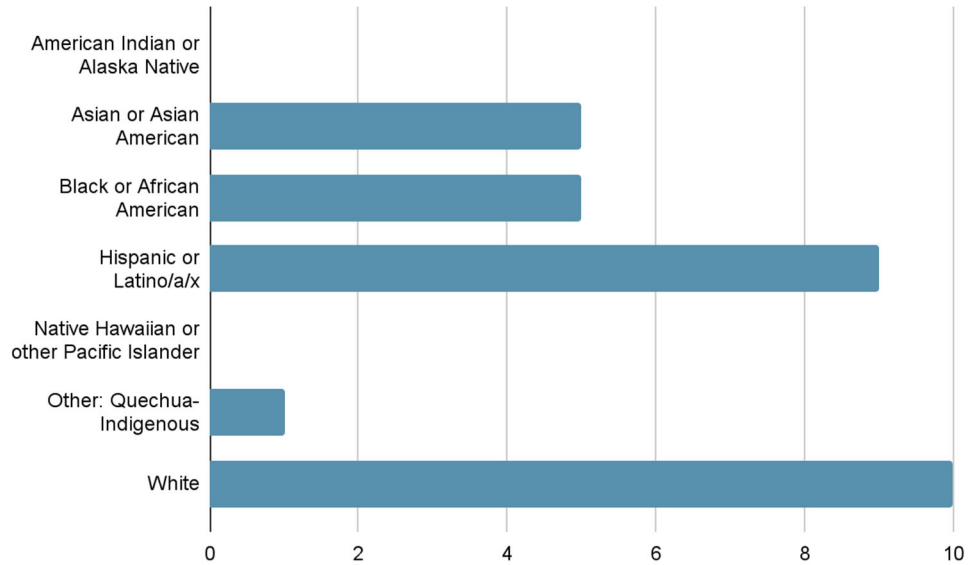


**Age:** Most survey participants indicated that they are between 30-49 years old (14), followed by those that indicated 50 years or older (11). A few indicated that they were younger, between 18-29 years old (4).

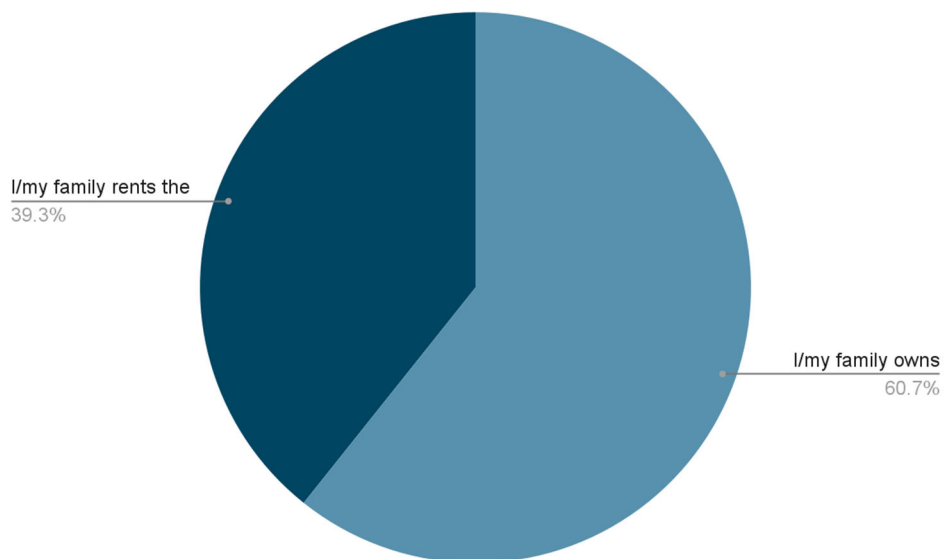


**Race:** A third of survey participants identified as White (10). Another third also identified as Hispanic or Latino/a/x (9). A few identified as Asian/Asian American (5) and Black/African

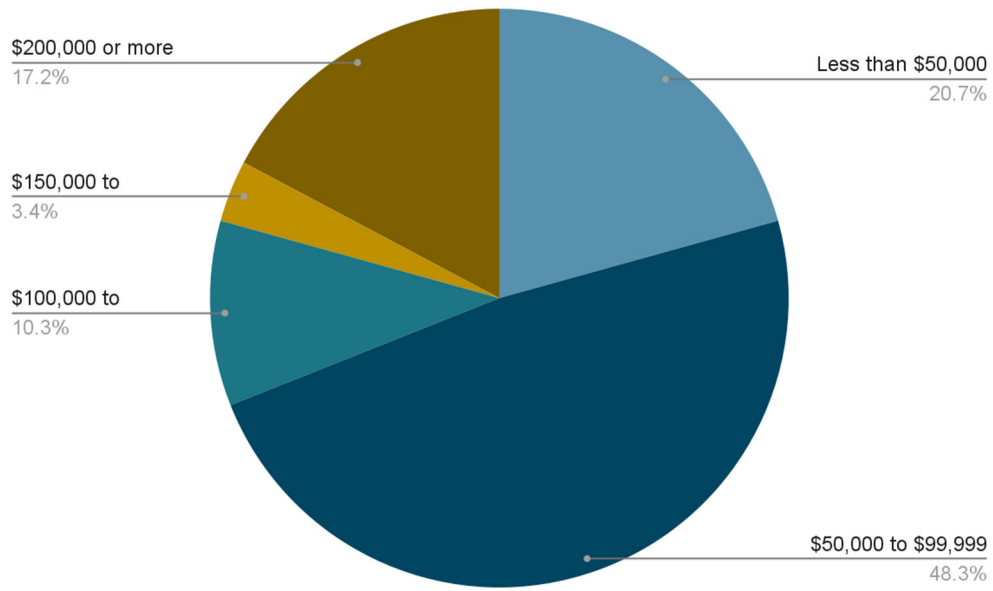
American (5). Two identified as multiracial. Note: there was an issue selecting more than one answer choices, so those who identified as multiracial left a clarifying comment.



**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).

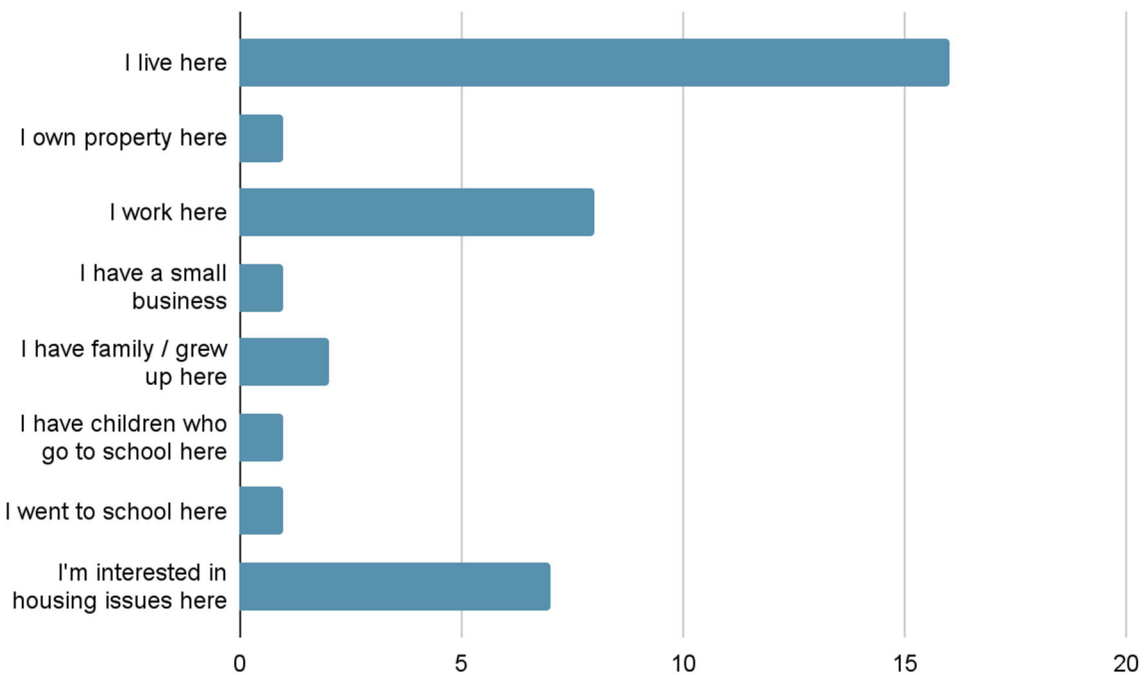




### August 8th, 2022 Open House

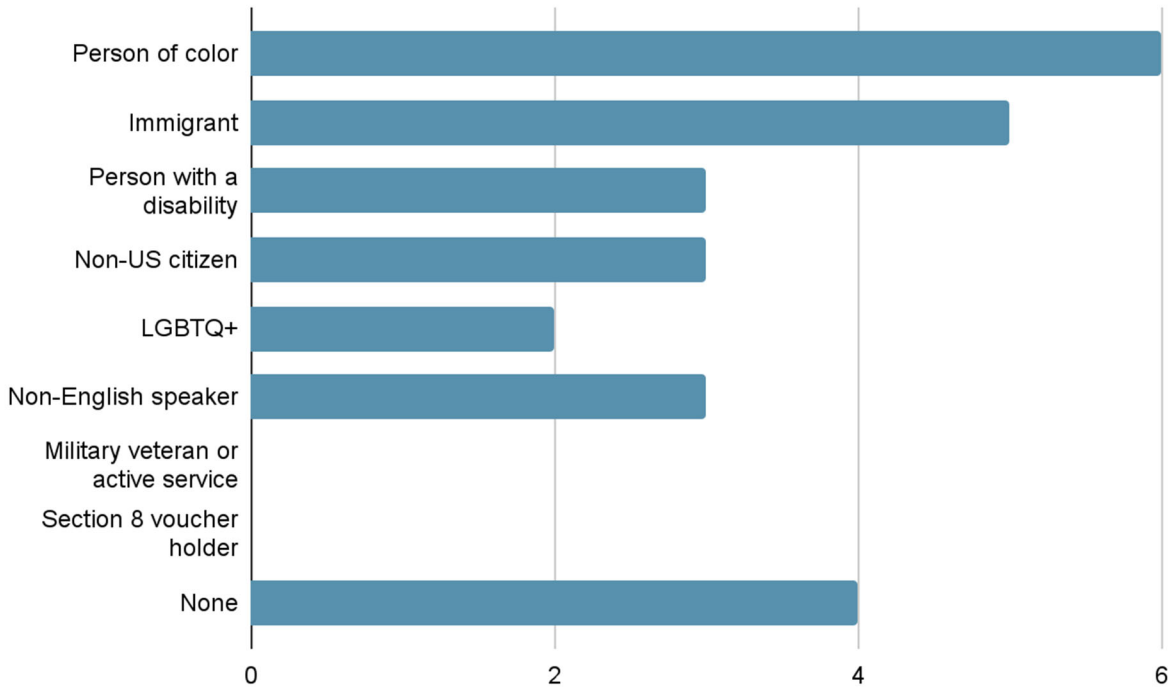
19 completed the demographic survey for the August 8, 2022 Open House. Note: This section only summarizes the demographics of a partial sample of meeting attendees, for total meeting attendance was actually between 30-40. Survey participants were also not required to answer every question. Some survey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

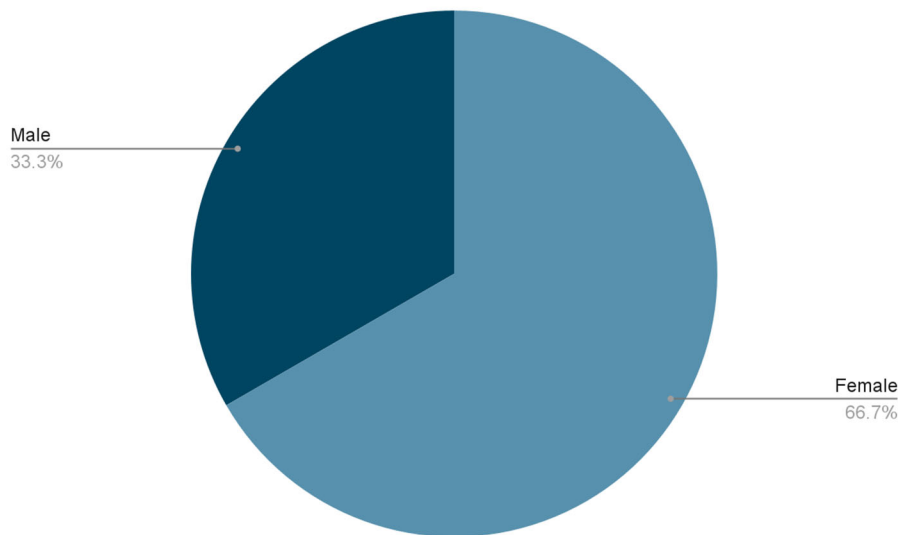


**Zip Code:** Many survey participants indicated that they reside in 95112 (5), followed by 95122 (4). The following zip codes were also represented: 95132, 95131, 95118, 95116, and 95032.

**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).

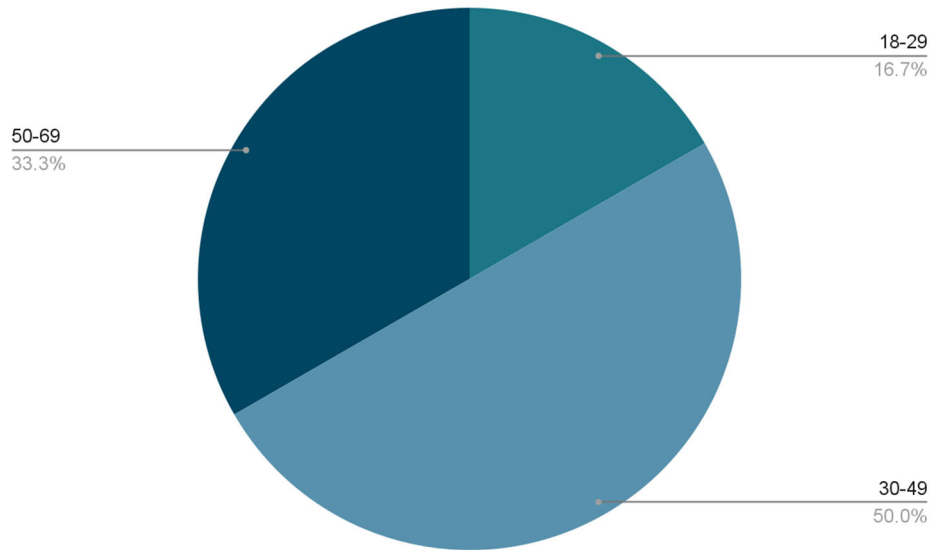


**Gender:** A majority of survey participants indicated that they are female (12), while the remainder indicated that they are male (6).

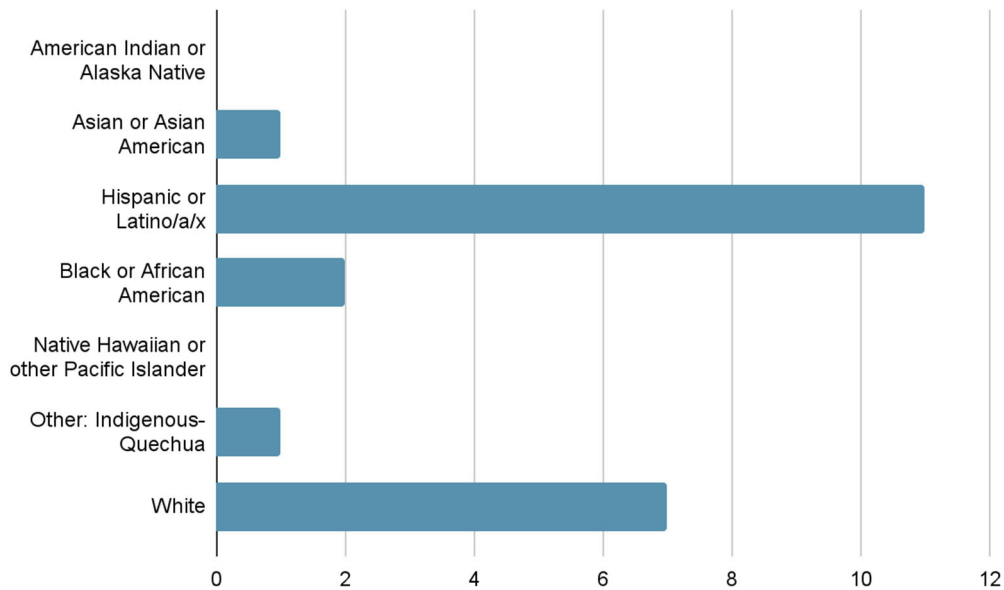




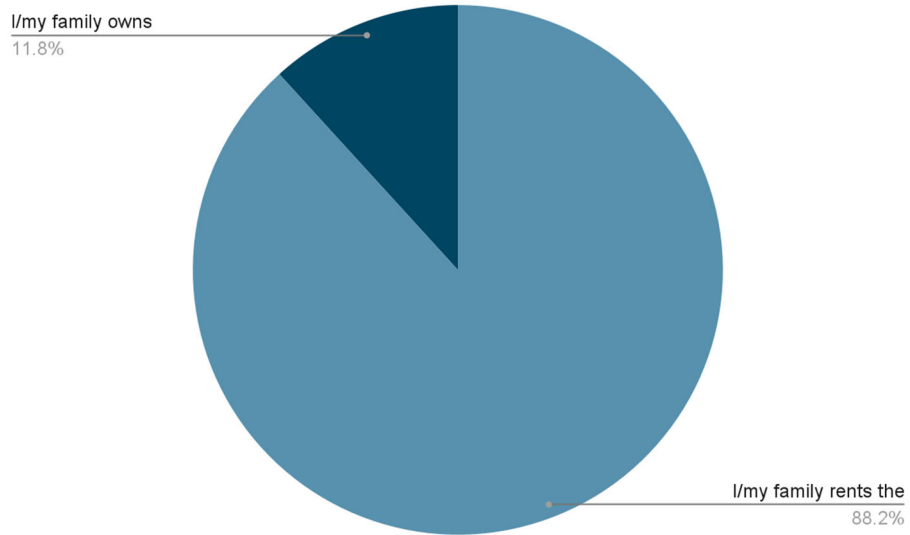
**Age:** Most survey participants indicated that they are between 30-49 years old (9), followed by those who indicated that they are 50 years or older (6). A few indicated that they were younger, between 18-29 years old (3).



**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.

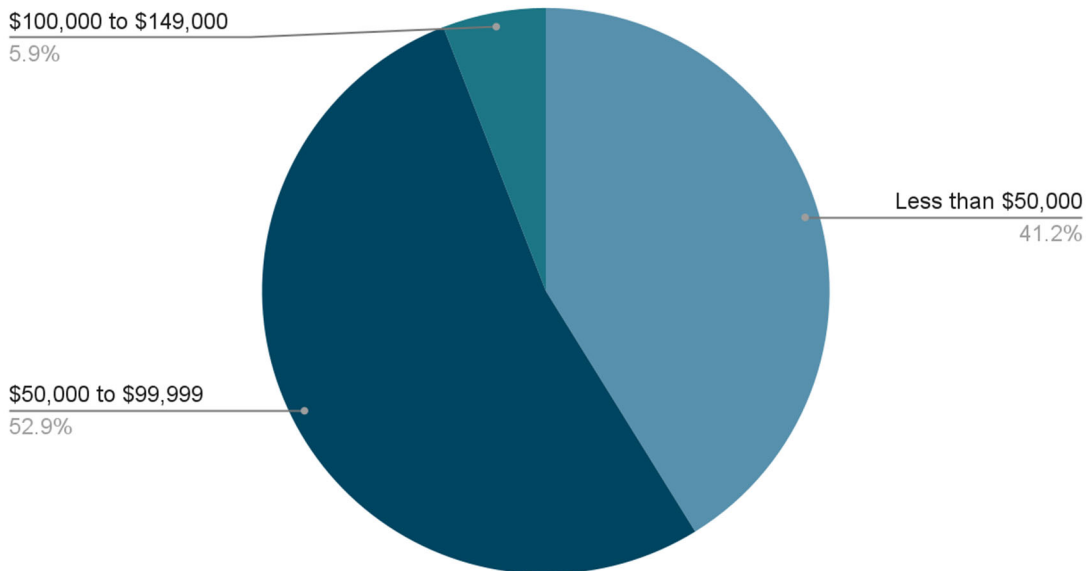


**Housing Situation:** A large majority of survey participants indicated that they/their family own the home they live in (15), while few participants rent their home (2).



**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



# Sacred Heart Community Services (SHCS) Housing Action Committee

## 08.01.22, 6PM via Zoom

### 8 Participants

1. Testimonies shared, themes included need for more affordable housing, tenant protections and rent control.
2. Questions:
  - a. Can you describe how much legal flexibility the City has to change the Apartment Rent Ordinance to better protect people with fixed incomes, who have low income (below 30% AMI) or even moderate-level income?
    - i. (Response in italics) *Limits determined by state. There are some limits and degrees of freedom. For example, Costa Hawkins limits homes subject to rent control to those built before 1979. Another limitation is City Council must vote to change the ordinance, staff can make recommendation.*
  - b. Can we add language to the Housing Element to reduce the maximum increase below the current value of 5%+ inflation (S-29)?
    - i. *Lower than 5% increase must be approved by City Council.*
  - c. Can ARO cover buildings before 1994?
  - d. Can ARO include duplexes and single-family homes?
  - e. How much has been collected in Commercial Linkage Fees (CLF) since implementation in 2020? How can the City make sure that it receives its money, which is desperately needed to augment the Affordable Housing Fund? Would the City consider increasing the CLF, especially considering the fact that this year in March it has been decreased by 20%? Can language be added to the Housing Element P-25 that eliminates the possibility for exemptions and increase the commercial linkage fee?
  - f. Affordable Housing
    - i. How long do you let people know about an affordable housing project?
    - ii. Staff should think outside the box; help with outreach
  - g. Social Housing (subsidized sliding scale housing):
    - i. See Sacramento and check out AB 2053 authored by Alex Lee and cosponsored by Ash Kalra
  - h. Success of 5<sup>th</sup> cycle goals
    - i. Completed almost 90% of strategies
    - ii. We have strategies in place to support housing thru funding, zoning, etc.
    - iii. Is the funding there, is the land properly zoned?
    - iv. What are some of the policies that San Jose plans to implement that will make housing more accessible to communities of color (Black, Indigenous, Latino/Latinx, Asian and Pacific Islander), low-income, fixed income, LGBTQ+, disabled and senior citizen communities?
      1. *We put a lot of effort into this draft; put stuff in there above and beyond what the state is requiring of us.*

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# Meetings Summary

Housing Element Update Outreach  
May 2<sup>nd</sup>, June 1<sup>st</sup>, and June 4<sup>th</sup>, 2022

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## 1) Engagement Overview

In May and June 2022, the City of San José held a series of community meetings to gather feedback for their 2023-2031 Housing Element update. This outreach was intended to help meet the City’s requirements to Affirmatively Further Fair Housing and focused on the draft goals, strategies, policies, and programs. All three meetings offered interpretation in Spanish and Vietnamese. The meetings times and formats were as follows:

- |                                |                |           |
|--------------------------------|----------------|-----------|
| 1. May 25 <sup>th</sup> , 2022 | 6:00-7:30 pm   | Online    |
| 2. June 1 <sup>st</sup> , 2022 | 6:00-7:30 pm   | Online    |
| 3. June 4 <sup>th</sup> , 2022 | 10:00-12:30 pm | In person |

In total, approximately 100 community members attended the three meetings. Each meeting consisted of a short presentation on the Housing Element update process from City of San José staff; an overview of the results from a community survey on draft goals, strategies, policies, and programs; and small group discussions.



The small group portion was handled slightly different in the online meetings compared to the in-person meeting. During the online meetings, community members chose two topics to engage with from the list below. After a presentation by city staff, stakeholders shared their thoughts on the draft programs presented. For the in-person meeting, the participants discussed all the topics sequentially in small groups and voted on their favorite ten policies and programs.

The small group discussions topics included:

- Access to Rental Housing
- Housing Production
- Homeownership
- Homelessness
- Neighborhoods

## 2) Demographics

The audience was relatively diverse. A majority of community members who participated in the three meetings were renters (53%), women (69%), and between the ages of 30-49 (40%). Most attendees at the in-person June 4<sup>th</sup> meeting were Spanish speakers.

## 3) Key Takeaways

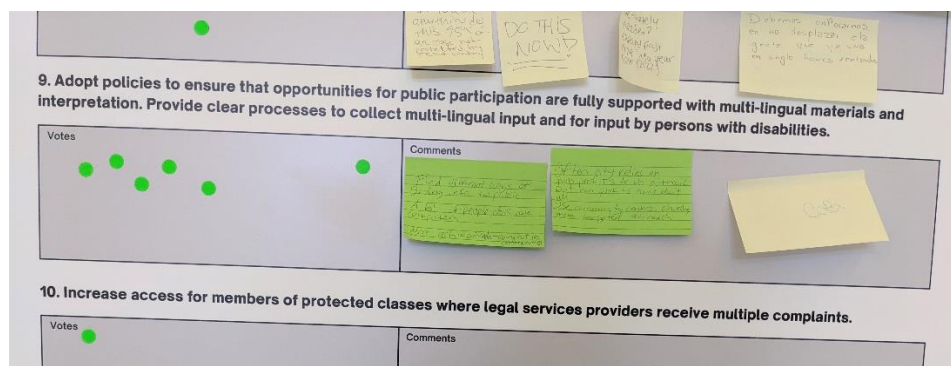
### Overview

Community members brought a variety of perspectives and recommendations on the draft strategies and policies and programs the City presented. Several themes arose across the three meetings:

- **Corporate ownership:** Participants voiced frustration with corporate ownership of San José's housing stock and felt it denied opportunities to ordinary households.
- **Alternative ownership models:** There was significant interest and support for alternative ownerships structures such as limited equity co-ops and COPA (Community Opportunity to Purchase Act).
- **Displacement:** Community members were concerned with their neighbors being able to stay in San José and voiced support for anti-displacement policies such as local preferences for affordable housing and the expansion of the City's rent stabilization ordinance. Many participants mentioned COPA as an important anti-displacement policy.
- **Extremely low-income housing:** Many San José residents want the City to prioritize policies and programs to expedite development for those with extremely low incomes.

Below are the policies that received the most votes during the in-person meeting. (While community members voted in the online meetings, it was used as a tool to start the conversation, rather than evaluate policies.) Vote totals for all draft policies and programs can be found in the appendix.

<b>Access to Rental Housing</b>	<b>Votes</b>
1. Expand the City’s Rent Stabilization Ordinance.	10
2. Support opportunities for multilingual public participation, including for people with disabilities.	6
<b>Housing Production</b>	
1. Streamline CEQA for Planned Urban Villages.	7
2. Assign an Affordable Housing Navigator.	5
3. Update the Density Bonus program.	5
<b>Homeownership</b>	
1. Explore and support alternative models of home ownership.	19
2. Update and re-implement a home ownership program to be more relevant to targeted communities.	9
<b>Homelessness</b>	
1. Prioritize and build homes for extremely low-income individuals and families, including permanent supportive housing.	14
2. Facilitate easier conversion of hotel/motels and other non-conforming buildings to homeless housing through changes to the City’s codes.	8
3. Increase outreach to neighbors on supportive housing models.	6
<b>Neighborhoods</b>	
1. Prevent displacement of residents through programs and policies such as COPA and anti-displacement tenant preferences.	19
2. Explore increasing inclusionary housing requirements in high resource areas.	8
3. Invest in nonprofit organizations based in low resource areas to engage in community development activities and to advocate for equity.	6





Below is a summary of the draft policies and programs that received the most comments or votes across the three meetings with key takeaways from the discussion of each. The vote count is only representative of the in-person meeting.

## Access to Rental Housing

- **Expand the City’s Rent Stabilization Ordinance (Votes: 10)**
  - Many participants felt the Rent Stabilization Ordinance has allowed lower-income community members to continue to live in San José. Most community members at the meeting wanted to expand the ordinance to include duplexes and/or single-family homes and newer homes built after 1979 (if allowable under state law). They also wanted the City to lower the yearly allowable rent increase rate.
- **Fully support opportunities for public participation with multilingual materials and interpretation. Create clear processes to collect input from persons with disabilities, including those whose primary language is not English. (Votes: 6)**
  - Community members supported more opportunities for public participation in a variety of different languages to make engagement more inclusive. Several community members said the City should conduct more active and targeted outreach by going where people are. For example, the City could hold pop-up events at churches, markets, and other community hubs.
  - Some nonprofit partners who attended the meetings said the City often relies on them for more targeted outreach. These organizations tend to operate on a small budget and with limited resources and nonprofit partners suggested the City compensates nonprofits adequately for this work.

### Other important comments

- **Code Enforcement and Habitability:** While the City did not initially present draft strategies around code enforcement and habitability standards, community members expressed a desire for stronger code enforcement programs and anti-retaliation policies.

## Housing Production

- **Streamline CEQA for Planned Urban Villages.** (Votes: 7)
  - Participants were supportive of streamlining CEQA environmental review for individual projects to lower development costs and create housing more quickly.
- **Assign an Affordable Housing Navigator to help affordable developments with planning approvals and obtain the permits necessary to start construction.** (Votes: 5)
  - Community members believed a single or primary point-of-contact at the City to help affordable developments achieve planning approvals would speed up the process.
- **Update the Density Bonus program.** (Votes: 5)
  - Participants supported expanding the density bonus law where eligible projects could receive increased incentives, such as height or additional units. Some community members cautioned against reducing open space and parking requirements as incentives, since many lower-income families work in jobs that require a car and want open spaces for their children.

## Homeownership

- **Explore and support alternative models of home ownership, such as community land trusts, co-ops, and tenancy-in-common.** (Votes: 19)
  - There was strong support for alternative models of homeownership such as limited-equity cooperatives, and other models for permanent affordability. Participants voiced that city funding is important to make such programs successful. A number of residents also highlighted COPA as a way to get more affordable housing.
- **Update and re-implement a home ownership program to be more relevant to targeted communities.** (Votes: 9)
  - Certain groups, such as single mothers, older adults, people with disabilities, and undocumented immigrants, need tailored programming and support to overcome specific challenges in homeownership.



#### Other important comments

- **Improved public information and outreach of City homeownership programs:** Many community members are unfamiliar with the City’s homeownership and other housing programs. Community members said more promotion of these programs is needed and suggested that the City partner with other agencies and local business to spread the word.
- **Centralized web resource:** Another suggestion was for the City to create a “one stop shop” website for all their housing programs.
- **Diversity of housing types:** Community members would like to see the development of missing middle housing, such as duplexes, townhomes, and fourplexes, because these housing types provide more affordable options for moderate-income homeownership.

### Homelessness

- **Prioritize and build homes for extremely low-income individuals and families, including permanent supportive housing.** (Votes: 14)
  - A substantial number of community members supported prioritizing homes for extremely low-income households. When discussing support services, they recommend a model where management coordinates with the county so residents have access to a variety of support services, particularly for those in recovery or for substance users.
- **Facilitate easier conversion of hotel/motels and other non-conforming buildings to homeless housing through changes to the City’s codes.** (Votes: 8)
  - Participants generally supported this strategy and felt it was important in addressing both the time and cost of building housing. They felt this was an effective use of underutilized buildings and a way to house individuals more quickly.
- **Increase outreach to neighbors on supportive housing models.** (Votes: 6)
  - Community members were generally supportive of this program. They particularly liked the idea of training and compensating community-based organizations to conduct outreach and disseminate information.

#### Other important comments

- **Evictions:** Some pointed out that it is very easy for landlords to evict tenants and tenants are sometimes evicted based on clerical errors. Both evictions and a record of evictions contribute to homelessness. Some participants suggested the City provide additional safeguards for tenants to prevent unnecessary evictions.

## Neighborhoods

- **Prevent displacement of residents through programs and policies such as COPA and anti-displacement tenant preferences.** (Votes: 19)
  - Many community members voiced supported for anti-displacement strategies, including tenant preferences as an important tool to retain lower and moderate-income residents.
- **Explore increasing inclusionary housing requirements in high resource areas.** (Votes: 8)
  - Participants felt this was an important program to increase access to amenities for lower income families and some suggested a local preference policy for extremely low-income families for below-market rate (BMR) units in high resource areas. Further, some mentioned this was important because much of the City's affordable or BMR housing is currently situated in areas with high environmental pollution, making it an environmental justice issue.
- **Invest in nonprofit organizations that are based in low resource areas to engage in community development activities and to advocate for equity.** (Votes: 6)
  - Partnering with community organizations or nonprofits that already have a presence and existing relationships in low resource areas was identified as another important strategy by a group of community members.



## 4) APPENDIX

### June 4th, 2022 – In-person meeting vote counts

<b>Access to Rental Housing</b>	<b>Votes</b>
1. Expansion of the City's Rent Stabilization Ordinance	10
2. Support opportunities for multilingual public participation, including for people with disabilities.	6
3. Create policies that encourage more moderate-income housing such as land use policies that allow for greater density in low-density neighborhoods or financing programs that incentivize the development of moderate-income housing.	4
4. Use zoning and other land use tools to promote affordable housing.	
5. Encourage housing developments around transit stations.	4
6. Increase availability of Fair Housing services such as legal representation, enforcement, outreach/education, testing, etc.	4
7. Analyze needs and create incentives to develop affordable housing for protected class groups.	4
8. Increase access for members of protected classes where legal services providers receive multiple complaints.	4
9. Increase access for members of protected classes where legal services providers receive multiple complaints.	2
10. Streamline the City's permit process for affordable housing.	2
<b>Housing Production</b>	
1. CEQA Streamlining for Planned Urban Villages.	7
2. Assign an Affordable Housing Navigator	5
3. Update to the Density Bonus program	5
4. Temporary reduction of City construction taxes for affordable housing - Reduction of certain construction taxes for projects containing 100% affordable units to help lower costs to build.	4
5. City of San José ministerial approval process for infill projects - Projects meeting certain objective standards would be approved under a streamlined approval process.	3
<b>Homeownership</b>	
1. Explore and support alternative models of home ownership.	19
2. Update and re-implement a home ownership program to be more relevant to targeted communities.	9
Update and re-implement a home ownership program to be more relevant to targeted communities.	3
Increase participation by legally protected groups in programs for buying homes.	3
Expand counseling services for first-time home buyers.	2

<b>Homelessness</b>	
1. Prioritize and build homes for extremely low-income individuals and families, including permanent supportive housing.	14
2. Facilitate easier conversion of hotel/motels and other non-conforming buildings to homeless housing through changes to the City's codes.	8
3. Expand where shelters can be located by-right throughout the City and streamline the entitlement process to increase the speed of creating and number of emergency interim housing and shelters.	7
4. Increase outreach to neighbors on supportive housing models.	6
5. Provide housing subsidies to participants of workforce training programs to increase their stability and access to living wage jobs.	5
6. Increase access to supportive housing programs for people in protected classes by addressing racial and other biases in the shelter and permanent housing programs.	2
<b>Neighborhoods</b>	
1. Prevent displacement of residents through programs and policies such as COPA and anti-displacement tenant preferences.	19
2. Explore increasing inclusionary housing requirements in high resource areas.	8
3. Invest in nonprofit organizations that are based in low resource areas to engage in community development activities and to advocate for equity.	6
4. Adopt an Affordable Housing Siting Policy to encourage City-funded affordable housing to be located in high-resource neighborhoods.	5
5. Improve housing in low resource areas through preservation/acquisition/rehabilitation programs and targeted code enforcement.	5
6. Explore new funding sources for increasing affordable housing (both rental and homeownership) in high resource areas.	3
7. Coordinate investments across City programs and departments to prioritize lower-income, racially-segregated areas.	3
8. Create new funding sources that would target low resource areas.	3
9. Increase fair housing monitoring, enforcement, and education (especially regarding source of income discrimination) in high resource neighborhoods,	3
10. Create programs and incentives for more people in low resource or other priority areas to access high resource areas.	3

## **Notes for Presentation to SPUR Policy Board**

**Date/Time:** 2/24/22 @9:40am

**# of attendees:** 9

### **Comments/Questions:**

- Can ADUs be counted towards meeting the 62k RHNA goals?
- The private market controls much of what gets developed, knowing this, how is the City approaching the 6<sup>th</sup> cycle differently?
- How big is the vacant homes/vacancy issue in SJ?
  - SF is taxing vacant units
  - HCD Guidance is against taxing vacant units because vacancies help stabilize market
  - SF tax is for vacant units that are NOT on the market
- How many units currently exist in SJ? How does that compare with 62k we are planning for?

## Survey Results – January 2022

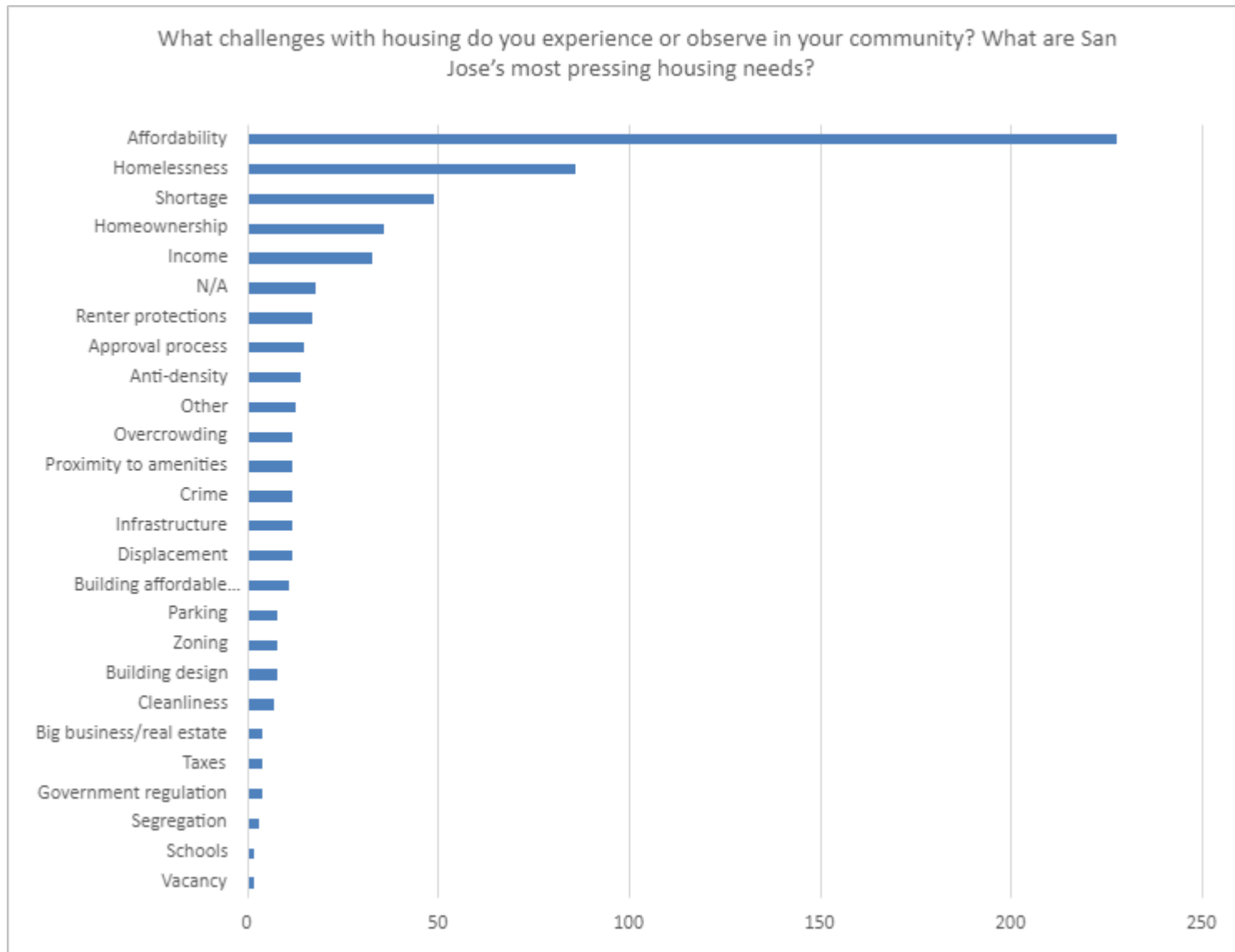
Q1. Pick up to 3 housing issues that you think are the most important.

Answer Choices	English	Spanish	Vietnamese	Total	Percent
Discrimination	23	22	6	51	8%
Displacement	33	12	8	53	8%
Other (please specify)	57	24	7	88	14%
Rental instability/insecurity	62	35	22	119	19%
Overcrowding (too many people living in one home)	76	47	40	163	25%
Fair access to healthy, safe neighborhoods with good job opportunities, schools, and transportation	101	43	36	180	28%
Lack of homeownership opportunities	80	107	92	279	44%
Homelessness	214	47	24	285	45%
Affordability	228	66	113	407	64%
Total	335	155	150		640

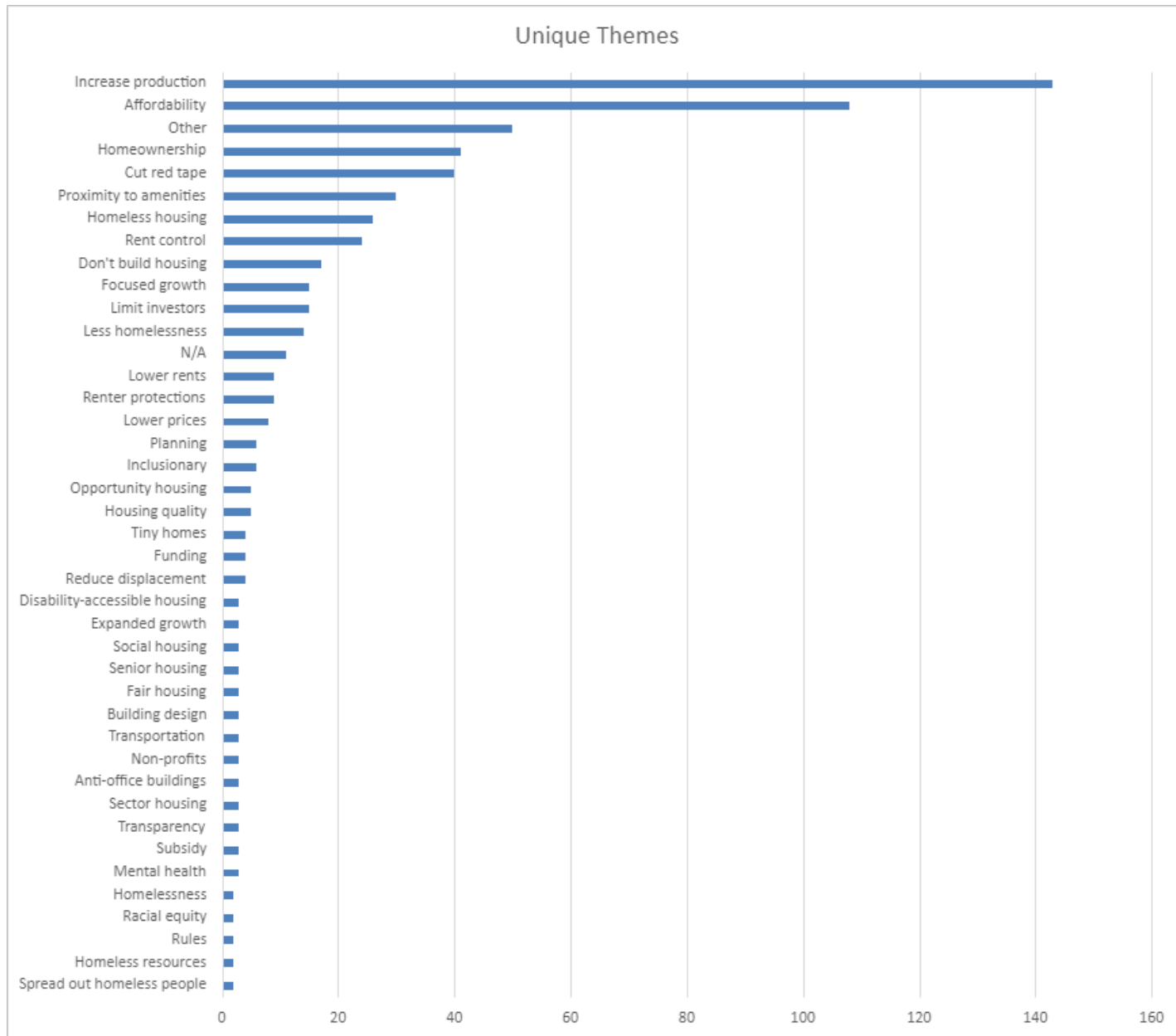
Q2. Pick up to 3 housing goals that you like the most.

Answer Choices	English 1	English 2	Spanish	Vietnamese	Total	Percent
Addressing housing discrimination	2	37	29	17	85	13%
Other (please specify)	9	69	9	9	96	15%
Preventing developers from demolishing existing homes without replacement	12	71	22	12	117	18%
Increasing protections for renters	5	57	66	42	170	27%
Reducing barriers to housing production	21	105	25	45	196	31%
Building more homes for people experiencing homelessness	17	111	53	38	219	34%
Creating more homeownership opportunities	17	105	115	105	342	53%
Planning for more affordable homes near community amenities (schools, grocery stores, parks, etc.)	25	152	82	94	353	55%
Total	44	291	155	150		640

Q3.

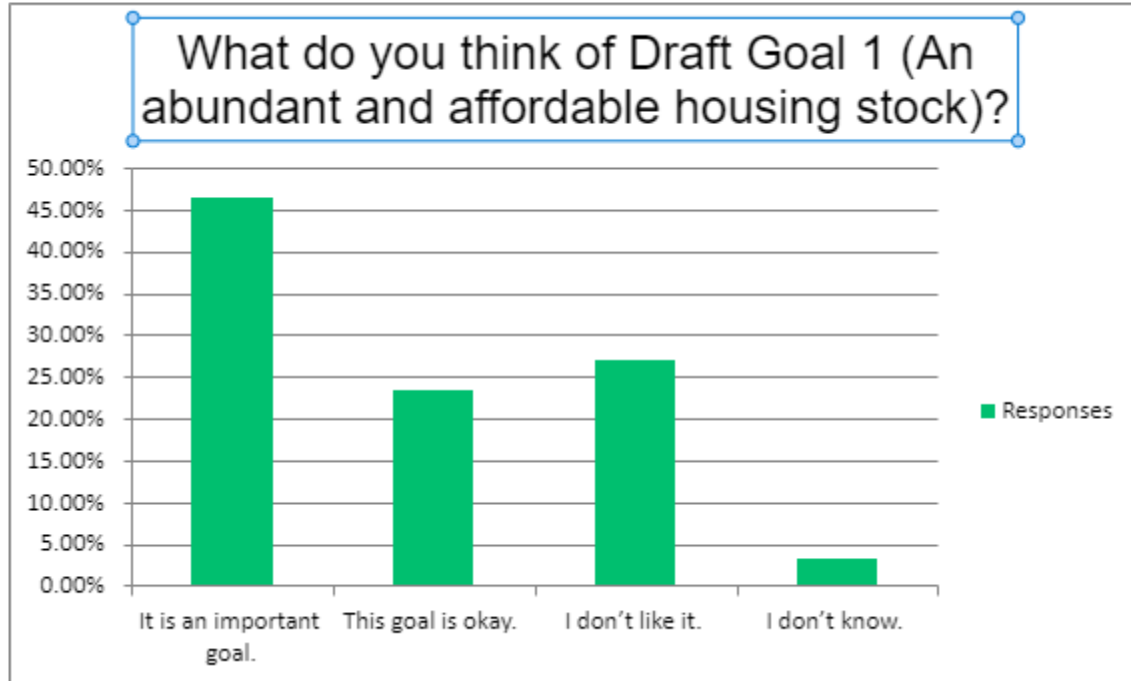


Q4.

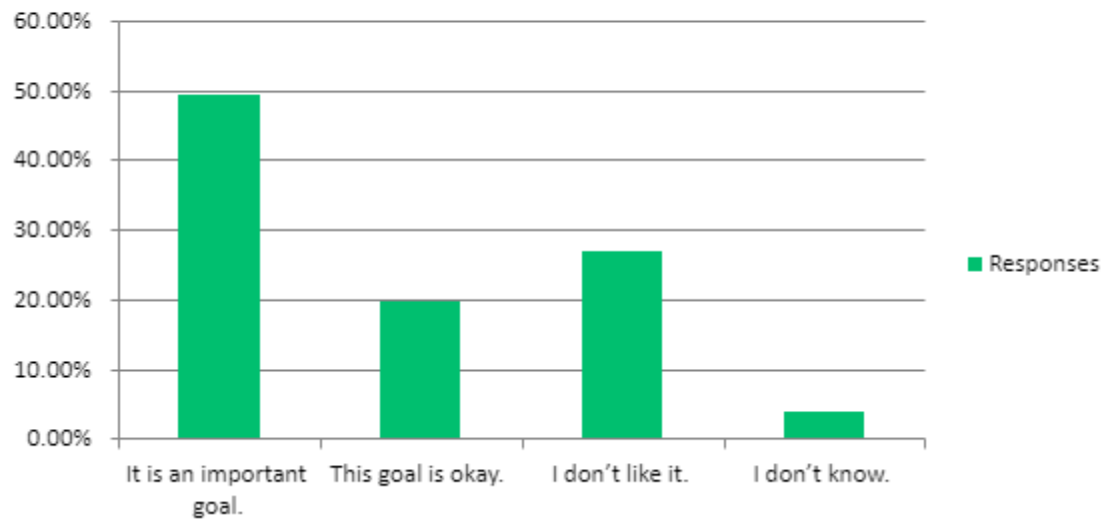




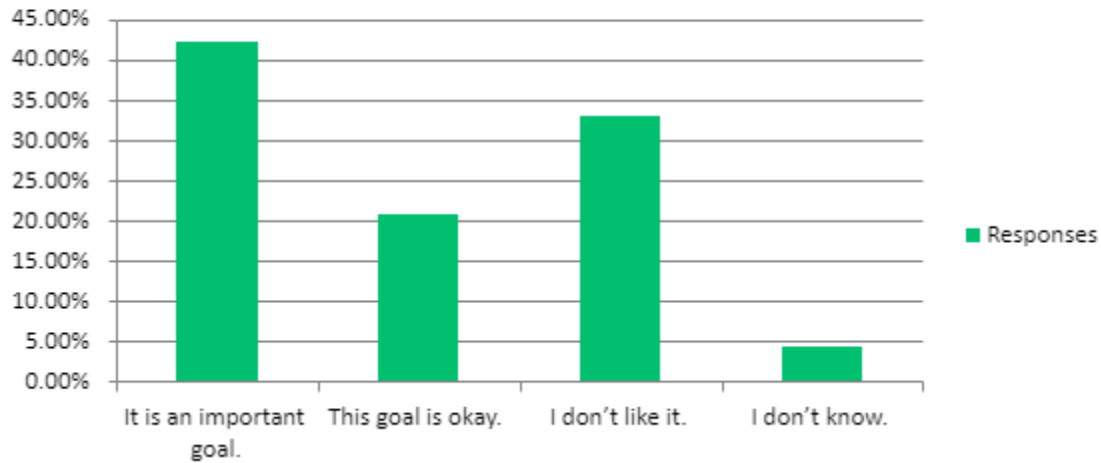
Survey Results – April 2022



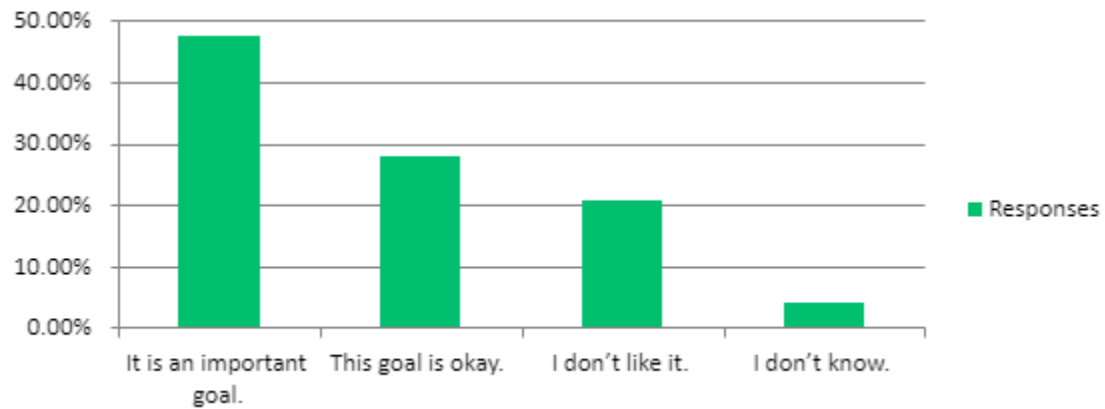
## What do you think of Draft Goal 2 (Prevent and reduce homelessness)?



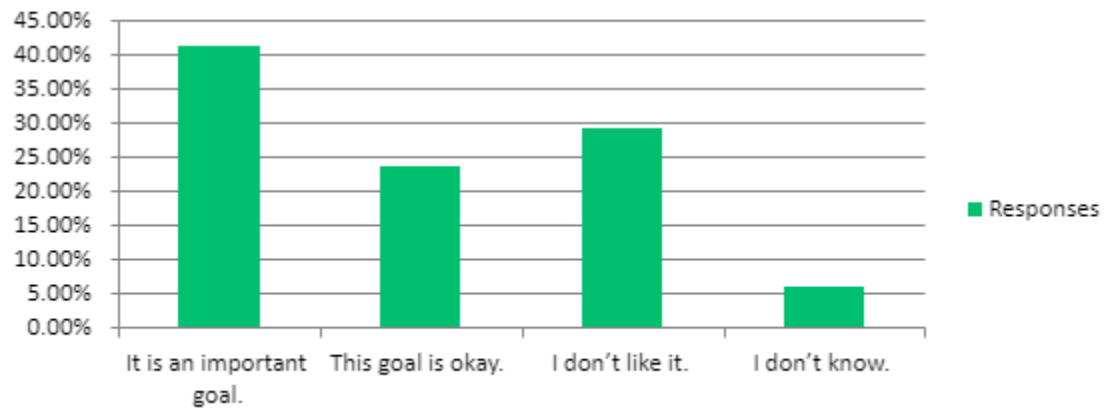
### What do you think of Draft Goal 3 (Housing stability and opportunities to build wealth for all residents)?



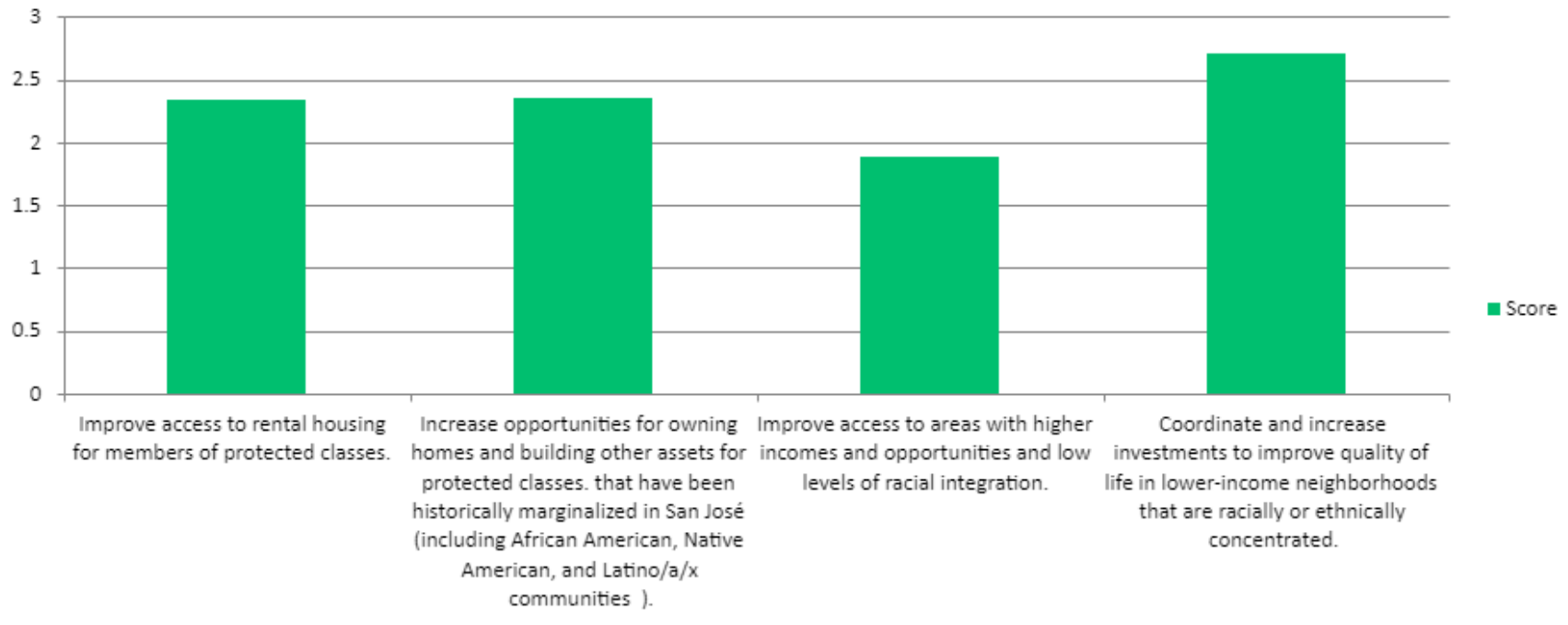
What do you think of Draft Goal 4  
(Inclusive neighborhoods with access to  
good jobs, schools, transportation, and  
other resources)?



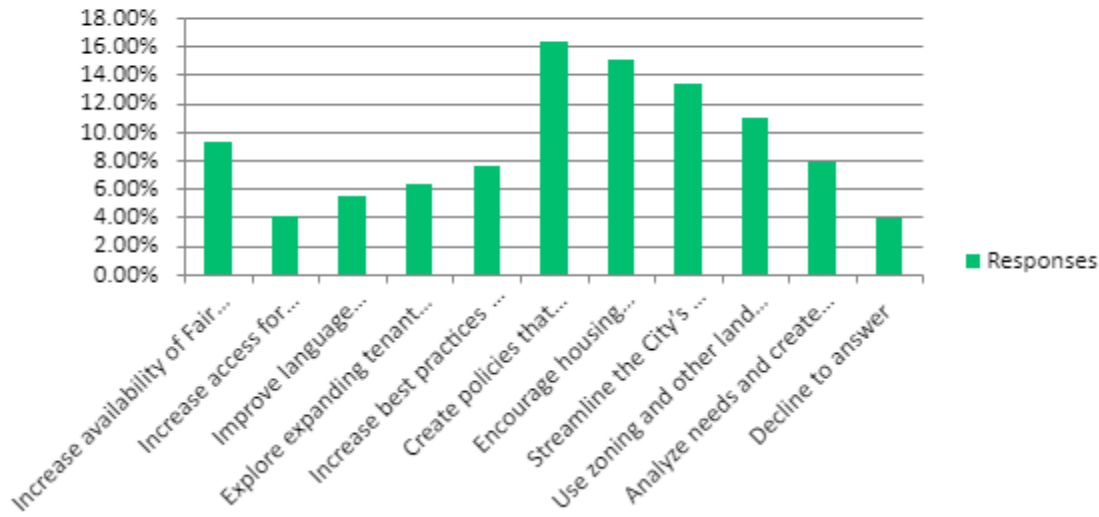
What do you think of Draft Goal 5  
(Racially and socially inclusive  
neighborhoods and rectifying past and  
present discrimination)?



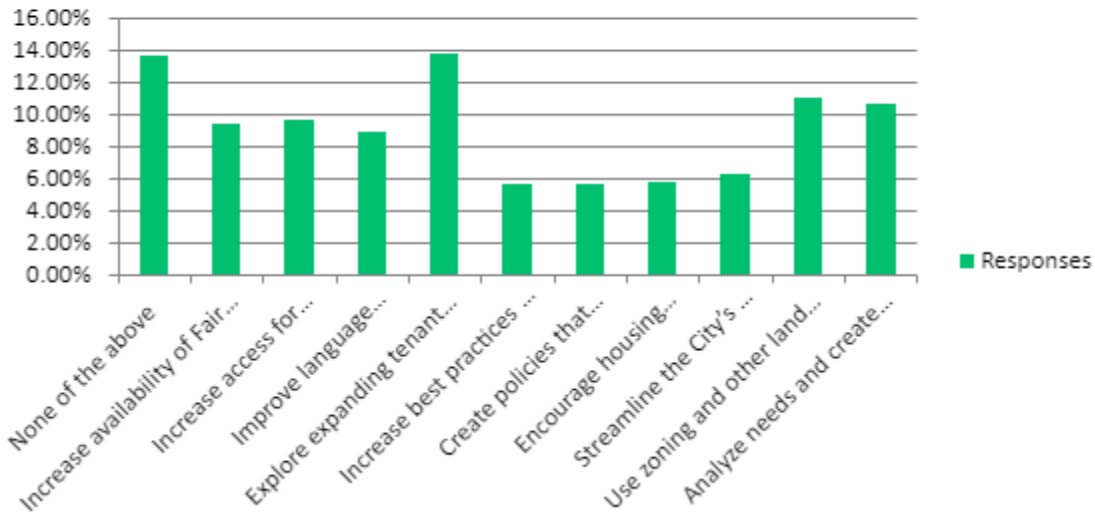
### Please rank these strategies in order of importance.



Please pick the 3 most important ones to you.

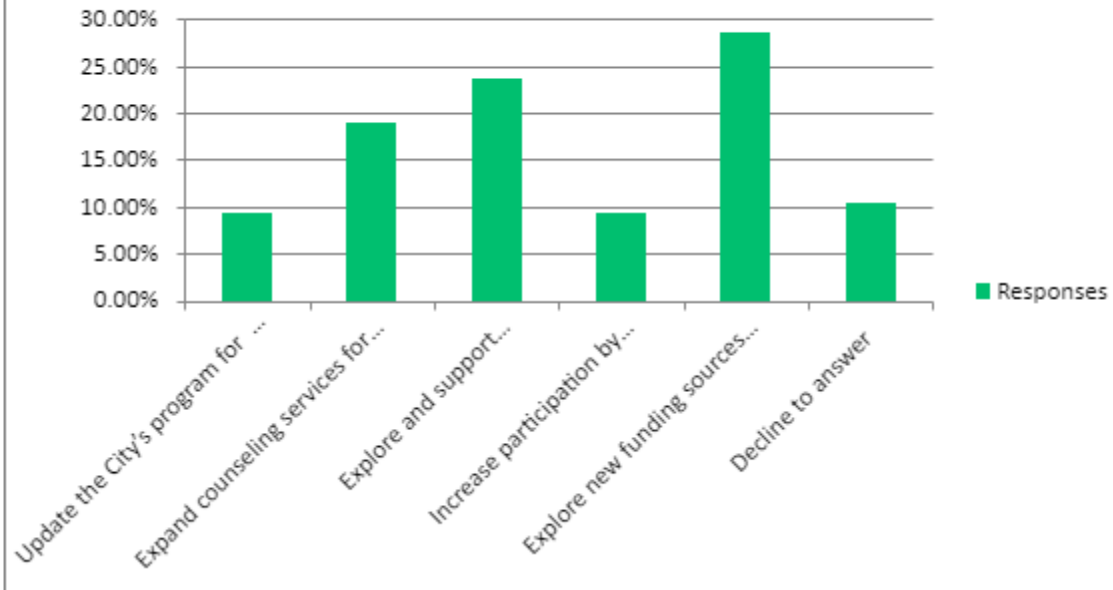


## Which, if any, would you remove from this list?

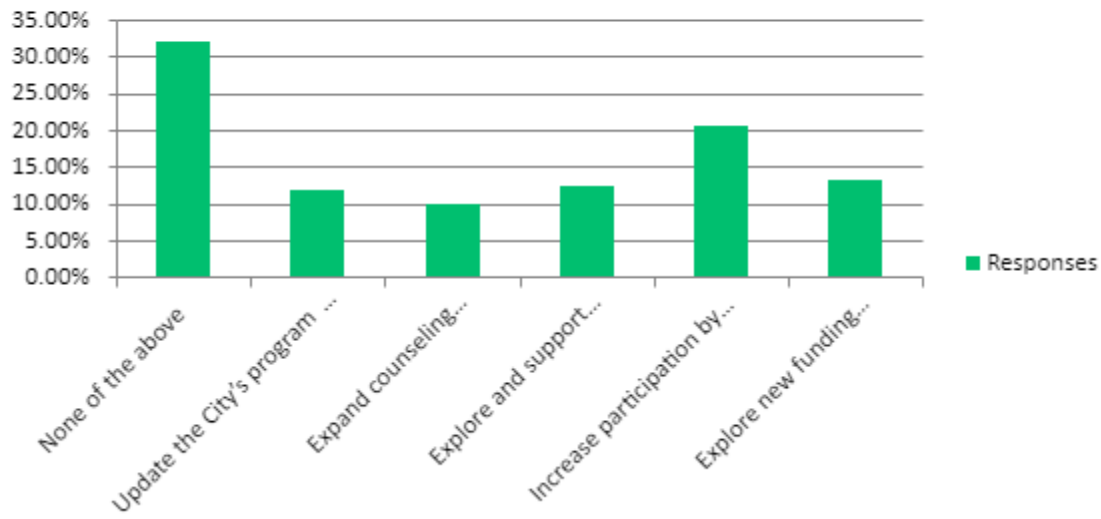




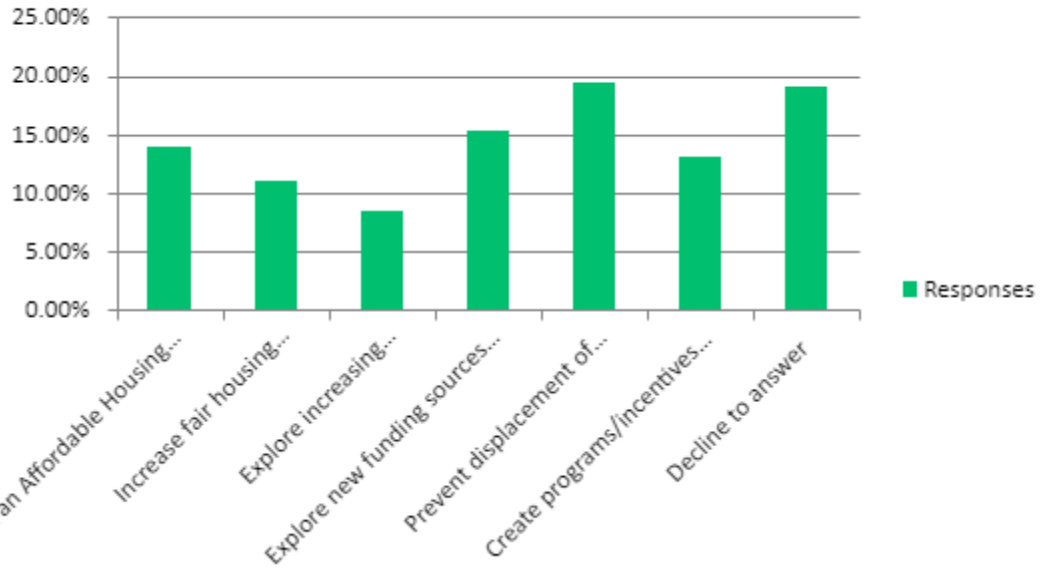
### Pick the 2 most important ones to you.



### Which, if any, would you remove from this list? (select all that apply)



Pick the 2 most important ones to you.





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.



**Let's Talk Housing**  
SANTA CLARA COUNTY

- 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.



**Let's Talk Housing**  
SANTA CLARA COUNTY

- 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 own, private space.
- How about a hybrid tiny/home mobile home setting owned by the city?



Let's Talk Housing  
SANTA CLARA COUNTY

## 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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SANTA CLARA COUNTY

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





**Let's Talk Housing**  
SANTA CLARA COUNTY

**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



**Let's Talk Housing**  
SANTA CLARA COUNTY

## **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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SANTA CLARA COUNTY

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



**Let's Talk Housing**  
SANTA CLARA COUNTY

- 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



Let's Talk Housing  
SANTA CLARA COUNTY

## 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.



**Let's Talk Housing**  
SANTA CLARA COUNTY

## ***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



**Let's Talk Housing**  
SANTA CLARA COUNTY

**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.



Let's Talk Housing  
SANTA CLARA COUNTY

## 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



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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 pueden 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.



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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

Developer Roundtable  
City of San José Housing Department  
September 15, 2021, 8am to 9am via Zoom  
5 Participants

**Meeting Notes/Questions**

How to do use commercial parcels for housing?

The only reason we are not achieving housing #s is because of city and state policies. GP – Signature Project discourages housing. IHO discourages production of AH. We have been talking about this for 11 years since GP and no one in City Hall wants to take a leadership role to fix this.

Have to look at constraints. Unless city looks in mirror, the inventory will not produce what it thinks. Last HE was an exercise in bureaucratic requirements.

Needs to be a lot of education of new affable housing developments

Look at developers as a partner – use their real world experience.

We expect to see the Siting Policy as a list of constraint. Real constraints – price of land – ability to move forward. And projects coming thru entitlements but will never break ground – not just in SJ but also in other areas of region esp on Peninsula as land prices and development cost have really accelerated. The city needs to do a thorough analysis of costs & feasibility.

Despite rules that state imposes, it's up the cities to do a good job. You have to educate council offices on how different this is this cycle.

## South Bay YIMBY Stakeholder Meeting

City of San José Housing Department

September 8, 2021, 2pm to 3:30pm via Zoom

3 Participants

### Discussion:

- Site inventory
  - Methodology should use probability to weight realistic development capacity
  - Menu of options
  - Sacramento as good example
- Ministerial approval
  - Sacramento has approvals for projects under 200 units
  - Complement SB 35
  - Objective standards -> upstream review
- AFFH: Increase affordable housing in high-opportunity areas
- Anti-demolition: SB 330-like protections for all rental units
- Density bonus-ministerial stacking: Depends on zoning, maybe just housing element
- Urban villages vs. Residential neighborhoods: Agnostic, priority is high opportunity areas and access to other amenities
- Outreach
  - Direct service organizations
  - Community organizing
  - Multilingual
  - Food and childcare
  - Don't require public speaking
  - Advisory committee
  - Statistically-valid poll?
- Read HCD comment letters

## Assessment of Fair Housing Disability Focus Group Meeting Notes

January 19, 2022, 5pm to 630pm

City of San José Housing Department

Partners: Housing Choices, Silicon Valley Independent Living Center and The Kelsey

22 Participants in 2 groups (Mix of ages, Latinx, African Ancestry, South Asian)

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- Not enough affordable, accessible housing.
- Need more services programs.
- Housing is too expensive.
- Rent increases – too frequent and happens even in subsidized housing.
- Waiting lists for housing are too long.
- It takes too long to find a place.
- Forms are difficult to understand and fill out.
- Temporary housing has lots of hoops. Hard for parent to navigate on behalf of child.
- Low turnover among occupants of subsidized housing.
- Denial of reasonable accommodation requests.
- Hard to get reasonable accommodations.
- Hard to find apartments that accept Section 8 vouchers.
- Hard to find home that fits the size and income of the family.
- Disabled people are at a big risk of displacement. They live with family, overcrowding, etc.
- Difficult to navigate the different disability agencies, their programs and requirements.
- Tying affordable housing to area medium income (AMI) is problematic. Supplemental Security Income (SSI) is 25% AMI but cannot access apartments below 50% AMI.
- SSI does not cover rent.
- Difficult to find information or help to find housing for people with disability.
- 50% AMI is too high. Need integrated multi-income housing, extremely low income and below.
- Section 8 is tied to Permanent Supportive Housing (PSH). If disabled and not currently homeless it is difficult to get vouchers.
- Section 8 housing is hard to get. If you do have it, it is so hard to find a landlord that will accept. Delays in inspections have been a barrier, especially during COVID.
- Section 8 income discrimination is still an issue.
- Those on fixed income are most at risk of losing housing
- The City is set up to prioritize segregate housing, not integrated.
- Steps in home are barriers.
- Lack of closed captioning and lack of information in Spanish is a barrier.
- Lack of awareness of benefits of keeping aisle space clear.
- Lack of awareness of how able-ism and how racism go together.
- Lack of awareness of needs of non-physical disabilities and how these need to be addressed. Accommodations are more physically oriented. Kelsey is only one place. Need to address existing housing programs.

- The process of obtaining and maintaining accessible housing is draining. Mental health suffers.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- Make Section 8 vouchers automatic and available to anyone with a disability or anyone in SSI disability program.
- Provide a guide to obtaining housing for people with disabilities.
- All homes should have universal design features.
- Housing should be made so that one can age in place.
- More Section 8 vouchers and remove (or subsidize) barriers so that they can be utilized. Make it adaptable for renters.
- Support for applying for Section 8 and applying for housing, including help in filling out forms.
- Utility support for disabled folks.
- Cognitive functioning folks needs services, not just universal design.
- Create a city-wide housing coordinator who can provide support and assistance.
- Link support services with housing.
- Doorways needs to have accessibility descriptions including mobility and sensory.
- Provide affordable housing for people exiting institutional or congregate settings.
- Increase integrated, supportive housing for people with and without disabilities.
- Design a way to find out status of waiting list without repeatedly calling property manager.
- Build more housing.
- Inclusive design standards should be built across the board.
- Center the experience of people with disabilities.
- Provide wheelchair accessible bathrooms at events.
- Housing Department needs to have a better baseline understanding of what accessibility is available in housing stock.
- Need to address non-physical disability needs. Necessary to honor the person and their needs.
- Affordable housing providers need to have adequate staff to review accommodation requests.
- Housing needs to be in better locations where it is safe to live.
- Discounts for cell phones as they are important for access in these times.
- Increase home ownership opportunities.
- The City needs to be held accountable for providing affordable housing for people with disabilities.
- More services that are tied directly to housing.
- More education for landlords and tenants on Section 8.
- Down payment assistance.
- Need accountability and incentives to produce more housing. Incentives for landlords and developers produce more accessibility. Incentives for tenants to go to trainings. Everyone needs to be able to get the information they need to produce and access accessible housing.
- Project home key and innovative models need to be accessible for physical and cognitive access.
- ADU initiatives need to be accessible.
- Information needs to be provided in plain language. Information should be in multiple languages in accessible format. Also, ASL translation. The more these services are developed, the better the relationship with the community will be.

## LGBTQ+ Focus Group Meeting Notes

January 25, 2022, 5pm to 630pm via zoom

City of San José Housing Department

Partner: Billy DeFrank LGBTQ+ Community Center

4 Participants (Various ages, mix of White and Asian)

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- Housing is hard to find and not very affordable.
- Reduce barriers for trans people to find shelter. Many shelters require identification as male or female with rigid/traditional definitions of gender. Some buildings require sobriety which is a barrier.
- City has the long list of services on their homeless brochure. A lot of those don't apply. Average person would not know where to start with that list.
- Shrinking services.
- Long waiting lists.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- More affordable, welcoming housing in general.
- More LGBTQ+ specialized shelters (New Haven cited as a good example but not enough beds to handle demand; Arena Hotel across from Billy DeFrank Center given as a potential site).
- Resources for more LGBTQ+ / aware service staff, retention, training, etc.
- Domestic violence shelters are open to victims of partner abuse but should also be open to adult victims of parental abuse (e.g. of queer youth fleeing unsafe family situation).
- More LGBTQ+ targeted outreach.
- Services (mediation, counseling, intervention) for LGBTQ+ folks who live in shelters or Permanent Supportive Housing (PSH) who have to deal with homophobic or transphobic neighbors (other shelter/PSH residents) or service staff.
- More mental health services to stay in housing.
- Need policies and funding aimed to help housing needs of LGBTQ+ community. Need to center the voices of LGBTQ+ community in the policy and solution discussion. There is an urgency, and desperation, to solve these housing issues that does not seem to be understood by leadership at the City of San José.

## Veterans Focus Group Meeting Notes

January 25, 2022, 2pm to 330pm via zoom

City of San José Housing Department

Partner: Supportive Services for Veterans Families Collaborative 17 Participants

(mix of men and women, White, African Ancestry and Latinx)

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- 290 status is a barrier. Veterans who have 290 status are ineligible for vouchers so they are stuck in a loop of homelessness. There is a lack of clarification for “category 1” and what charges pertain, so that one would know if they are exempt and available for a voucher. Also, unclear if there is there a legal process required for those who fall into category 1.
- Most affordable units for veterans tend to be in the roughest neighborhoods. Instances of people afraid of gangs or experienced vandalism of vehicles or units.
- A lot is just placement. Demographics, age or income doesn’t match and it causes rotation. Communal fit, mental and physical needs aren’t there.
- Lack of affordable, suitable units for disabled veterans.
- Severe mental health and substance abuse problems are overlooked, and they get denied housing. It is hard to prove that discrimination. Owners seem to be getting creative if their reasons for denying housing.
- Getting turned down for units due to Section 8 voucher.
- Limited supply of accessible senior housing. Long wait lists. This results in compromises.
- “Mom and Pop” owners unwilling to make modifications such as door widening for roll in shower.
- A lot of “Mom and Pop” buildings don’t have elevators, so that limits people to the first floor for accessibility. Ramps aren’t always an option.
- There can be so many “filters” to what is needed for a suitable home for a veteran. There is already a limited supply of housing, then the scope narrows with a veteran’s needs and it is practically impossible to find a home.
- Not having a subsidy option creates problems for people falling in a loop of not having enough money for housing but ineligible for vouchers.
- Most owners unwilling to navigate reasonable accommodations requests without bringing outside support. Not every veteran is eligible for assistance for rehab costs associated with accommodation requests. Veterans Administration barely covers medical care costs, let alone rehab costs. Also, owners lose out on rent during accommodation construction.
- Mostly owners have been ok with accepting service or emotional support animals, sometimes they need a gentle reminder that they must accept them. The challenge lies in making sure veteran has all documentation needed for service animal.
- Care Coordination Project (CCP) mandates a threshold for Vulnerability Index - Service Prioritization Decision Assistance Tool (VISPDAT). Often, veterans are miscategorized or their assessment was performed improperly making them ineligible for CCP.

- Not enough supply of housing for those way below 30% AMI. They might not have a chronic health issue, or another extenuating circumstance that gets them benefits but they are still in need of housing. They are some veterans who are disabled, unable to work, but are not Veterans Administration (VA) connected so they are unable to secure housing. The units are just not unavailable.
- There is a problem of owner burnout caused by lack of support for behavioral issues. Owners then avoid letting service providers know when there are units available.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- Provide a funding source for permanent supportive housing without Housing and Urban Development (HUD) involved. HUD creates a lot of barriers.
- Revive or create landlord appreciation committees to grant awards to grantees. Mayor could announce these awards at the Veterans Day parade.
- Incentivize relationships with property developers. They will have stable tenants and incomes amongst veterans. This fact needs to be highlighted and brought into incentivize relationships with property developers so that they are incentivized to build.
- Create a fund for repairs and modifications.
- Create a funding for damages. This should be available to all veterans, despite the type of assistance they have.
- Build more housing for veterans. Put veterans to work. Put the homeless population to work as well.
- Create incentives to recruit owners for scatter site veterans housing programs. Also, continuous incentivized bonuses to keep housing veterans as well as provide housing for veterans.
- Voucher programs should not clump veterans together – that is the point of voucher programs.
- Need more forums for coordination.
  - Create a mediation program for veterans and property owners. There are so many issues that come up that if they could be addressed early on, in a civil manner, that would really help. There is tension amongst police and communities, so going that route can be hard.
  - Need orchestrated plan on how to handle issues in certain areas, so we wouldn't get clumps.
- More collaboration with probation offices to understand ideal housing conditions for veterans.
- Address barriers to the 290 status issue:
  - Increase non-HUD and non-VASH funding for this population.
  - More collaboration with parole. Find out what is ideal for person with that background and if they have any relations with someone in community that could help assist in housing placements.
  - If not still on parole, shouldn't have any living restrictions
  - County should create maps to show areas of cities where those with 290 status can live in the city. This will make their placement much easier.



## African Ancestry Focus Group Meeting Notes

January 31, 2022, 5pm to 630pm via zoom

City of San José Housing Department

3 Participants (all African Ancestry adults)

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- Middle income earners need housing. There seems to be support for lower and upper. These middle-income earners are working professionals. Someone who makes 100k can get a section 8 voucher.
- Systemic racism exists for home loans and financing. Hard to prove. Systemic racism for black people when they sell their homes, appraisal bias. They often don't get fair market value.
- Average person would not know where to go to get redress on appraisal bias. Filing complaint with state agency is a long process. If you get a letter from them that you can't be helped, then you are back at square one.
- Government doesn't listen. Over 240 people testified at County meeting to stop prison, 2 people testified in favor. They voted in favor. There is a deep distrust of government.
- Most black people who have come to this valley come for jobs, so they are transplants. They often lack family and social support networks. That makes it hard when they are working long hours. They lack a safety net if there is a gap in finances or income. They are tired.
- South bay lacks black culture or African ancestry culture. There are a lot of anti-black vibes in San José, especially from people who speak at City Council meetings.
- Lack of middle-class black families in San José.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- Develop underused land as affordable housing.
- Black people are not concentrated in one area of San José, so development of housing targeting black people should be dispersed as well.
- Offer real down payment assistance, like 300k for a 1 mil home purchase.
- Low-income households need financial support.
- Designate areas where lots are vacant for starter homes. These homes can be reasonably priced small homes that let folks get their foot in the door.
- Black population in San José is 3% to 4% of entire population so it should not be so hard to find funding, whereas in other cities the black population is much bigger.
- The County just voted to create a prison instead of services. We need more affordable housing, more mental health services. Government needs to stop fighting over jurisdiction and just do more programs.
- More resources for mental health.

- Clean up trash around the encampments. Provide more places for them to go, provide counseling, treatment and services.
- Need to invest in black culture in San José. People go to Oakland because it is lacking in San José.
- We need more black people in City staff, in places of business, etc. If you want black people to stay in San José, you need to invest in places for black people.
- Build a hospital for the homeless.
- African ancestry homeownership assistance needs to be targeted and much higher. This will help to create generational wealth.
- Hold residential developers accountable. There needs to be a place in all development plans for inclusion for black, low-income folks.
- If you can't target based on race, target based on district, or a specific income range.
- Reparations. Galvanize and educate people/elected leaders. Look at what Evanston, Illinois has done. Try to get people elected to make this a reality.
- Give guidance for home ownership. Provide or require courses on financing or how to maintain a house.

Formerly Homeless Focus Group Meeting Notes

February 1, 2022, 12pm to 1pm via zoom

City of San José Housing Department Partner: 2<sup>nd</sup> Street Studios

5 Participants (all residents, some seniors, some African Ancestry)

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- There are a lot of issues with the management of 2<sup>nd</sup> Street Studios by Abode services:
  - A lot of complaints go unaddressed.
  - Security does not enforce rules. They are unprofessional. They get into fist fights with residents.
  - Points of access are breached all the time.
  - Management disregards emails from residents on the daily.
  - There has been flooding which has caused fiberglass to hang from ceiling. It causes breathing issues and harms pets.
  - Not providing services that was promised – onsite mental health services, medical clinic and convenience store.
  - No mental health staff for 6 to 8 months.
  - General lack of support from Abode or onsite managers.
  - Management lacks respect for tenants and speaks down to them.
  - There is no sign for 2<sup>nd</sup> street studios, this lends itself to a lack of pride in the place.
  - Estimate 80% of people living at 2<sup>nd</sup> street studios are not meant to be there.
  - Lease violations are not being enforced.
  - Staff seems to make up or change rules.
  - Tenant was assaulted onsite and has not gotten redress. The police have not responded. Property manager won't respond. Afraid to leave their unit. The attacker still comes onto the property. Tenant can't get any help.
  - They don't take these concerns, or the concerns raised by the resident board seriously.
  - Residents are trying their best to go thru the grievance process to hold them accountable, but it is not working.
  - Frequent staff turnover.
  - Notified by newsletter that there are two interns on staff this month. That is not adequate.
  - People sleep in their cars in carport, then wait for people to open the doors to access the building. Security is lacking.
  - There is no mental health clinician onsite. So, when people act up, they get a lease violation, and can get evicted.
- Tenants make complaints to the City regarding Abode, and instead of following up with tenants, the City follows up with Abode. Nothing gets resolved.
- People in the public sneer at tenants from 2<sup>nd</sup> street studios. If you see police or ambulance onsite, or people hanging out, it is because proper services are not being provided.

- Unclear what services Abode is meant to provide.
- Other permanent supportive housing tenants share the same frustrations as 2<sup>nd</sup> street studios. We all lack support.
- Issues with the housing first model – services are voluntary, so someone who has mental health challenges can cause terror in the building.
- Issues with the VI-SPDAT assessment to get housing
  - It forces people to lie to get score up.
  - You might not even know about it. Tenant on the street for 10 years, didn't know about the assessment for 9 of those years.
  - Overvalues when you have a voucher, not whether you would be open to supportive services.
  - Needs to be updated so that people can get off the street more quickly.
  - Trauma occurs when living on the street. A lot of focus is needed for an accurate assessment to determine best placement.
  - Tenant with 35 arrests from living on the street was shot to the top of list, even though there are other people who are more vulnerable because of being victims of rape or having been on the street much longer.
  - To properly discuss changes to the assessment, need another meeting. It is a very emotional topic.
- People are not acclimated to living on their own. They struggle to pay bills, buying groceries, buy furniture, etc. 2<sup>nd</sup> Street studios is suppose to be supportive housing not affordable housing.
- Evictions are like death notices, because you can't get a voucher after an eviction.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- Provide an independent review council to handle complaints in projects like this (2<sup>nd</sup> street studios).
- Staff at 2<sup>nd</sup> street studios needs to be trained on how to work with formerly homeless/homeless individuals.
- Provide training to providers on how to work with formerly homeless individuals.
- Outreach workers should provide VI-SPDAT assessment on the spot. A homeless person might not feel comfortable going into an office or may have trouble getting transportation to get to an office. Homeless have all their gear with them, hard for them to travel for an appointment.
- Need more case managers to help with the processes, to get approved by housing authority.

## LGBTQ Focus Group Meeting Notes

February 15, 2022, 530pm to 7pm via zoom

City of San José Housing Department

Partners: San José State University Pride Center, Billy DeFrank, LGBTQ Youth

Space 19 Participants (White, Asian, Latinx)

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- Hard to function without adequate housing, it is essential, and it is not provided.
- Government should be helping LGBTQ+ but they are not, and that is shameful.
- People should not have to hit their lowest point before they are eligible for help/assistance. The City is not helping.
- Systemic demonization. From housing, to health care, criminal justice, etc.
- People need to be unhoused to receive support. There are people who live in unsafe living conditions, out of a car, are couch surfing, or participate in survival crimes who also need support/housing.
- LGBTQ+ folks are disconnected from their support groups, often at a young age.
- Such a need for housing, when people are left with little to no options, they live in their cars because there is no where else to go.
- People are often stuck in physically or mentally unsafe living conditions due to lack of housing resources, availability, and affordability. In these situations, not only does health suffer it makes it hard to hold down a job.
- There has been an increase in LGBTQ+ homeless youth during pandemic.
- Takes emotional and mental labor to navigate a bureaucratic system not designed to handle unique situations.
- Everyone is tired.
- 20 shelter beds are not enough in a city of 1 million.
- “Zero tolerance of retaliation” policies are seemingly meaningless, as the City does not investigate.
- Conditions in shelters around marijuana or alcohol use, documentation and criminal history render many people in need ineligible. Need help, not judgement.
- Programs that are available, are often overcrowded and underfunded.
- There are only three organizations that are LGBTQ friendly/trans affirming: New Haven Inn, Covenant House and Bill Wilson Center. They are all overwhelmed.
- Need dignified space. Need own space when dealing with mental health issues like depression and anxiety.
- Agencies don’t have the ability to place people quickly.
- Issues with shelters:

- o Unavailable.
- o Not enough.
- o Rules that don't make sense.
- o Not affirming to trans people.
- Examples of impacts due to lack of housing:
  - o People getting kicked out of parents' home after coming out.
  - o Abuse at home.
  - o Couch surfing.
  - o Forced to work as an escort.
  - o Living in car.
- Knowledge gaps of services since people are decentralized, then people aren't in reliable contact with each other and where services aren't being advertised in any significant publicly visible capacity. In addition, there are language barriers and trust issues.
- Issues with VI-SPDAT
  - o Measures do not seem valid. Not enough weight on mental/emotional well-being.
  - o Measuring in of itself seems problematic. Vulnerability should not be measured in this way. Everyone who needs help should get it.
  - o Lacks validity in what qualifies as high risk.
  - o Questions rely on self-selection, which intersects badly with people who feel guilty for asserting their right to exist.
- City Council meetings may as well be in a different language they are so hard to understand. All the jargon is alienating. Unclear how to participate and advocate in government processes.
- Resources are often colorists against black and brown people. Some examples include:
  - o There is a stereotype that Asian parents are naturally colder to their children. Situations of abuse are often overlooked due to this belief.
  - o High rate of police violence against people of color. This can become dangerous when there is a police referral.
- Even if someone is experiencing discrimination, there is little to no help.
  - o Law Foundation is overloaded and overworked.
  - o Often resources are not accessible – conflicts with jobs, costs and language are examples of barriers.
  - o Long wait times. Often delays in response.
- Discrimination from landlords:
  - o Bullying.
  - o Reduce amenities.
  - o Receiving different treatment than other non-LGBTQ+ neighbors/tenants.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- Provide housing. And make it accessible.
- Allow LGBTQ+ persons to be a part of the policy and decision-making processes. Not just based on surveys. Examples of benefits of this:
  - o Input on how to design a shelter – charging station, changing rooms (things that policy makers might not think of because they lack lived experience.)

- Prioritize trans folks in housing development and policy discussions. Available in multiple languages, including multiple Asian languages.
- Provide more support for queer people.
- More beds are needed. The need is immediate. Needed it 5 years ago.
- Need more money into the agencies that are supporting LGBTQ+ and people experiencing homelessness.
- Need safety nets for people who have to leave their living situation.
- Conditions around marijuana and alcohol use in shelters needs to be addressed. Requirements (for housing/assistance) need to be unconditional.
- Allow queer folks to be housed together. This will allow them to feel safe and build community which are things that keep mental health most stable.
- Provide a safe multi-unit housing building assists people towards long-term transitional housing
- Provide support in understanding government processes and how to advocate within those systems.
- Build programs designed and led by trans community. Start with a pilot. Consider a committee.
- Compensate people for their time, energy and emotional burden of sharing their stories and missing obligations.
- Assure that recommendations provided are seen and funded. Not just reported.
- Empower the community but don't over burden. Be cautious about tokening a representative and then putting all of the burden on them.
- Need majority representation or own safe space.
- Need trans affirming employers.
- Eliminate discrimination in short term shelters.
- One day or one workshop trainings for staff are good, but not good enough.
- Need more information in Spanish and other languages.
- Need to grow resources so we are not stuck with an assessment tool like the VI-SPDAT.
- Need leaders to be held accountable.

## Affordable Housing Resident Focus Group Meeting Notes

March 7, 2022, 1145am to 1pm via zoom

City of San José Housing Department

Partners: Kings Crossing

4 Participants (White, Latinx)

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- Need deep services for people with disabilities, mental health issues.
- People need help putting together the documentation to get services.
- People have become more mistrustful of govt programs and don't want to share information (afraid of being deported because of documentation, etc.)
- Lack of technology for people to be able to download information and forms; for elderly it is especially difficult.
- Nonprofit orgs typically re-syndicate and extend affordability (as opposed to for profit owners); tax credit investors did pull out during the beginning of the pandemic; development and number of funding sources (each with its own regulatory agreement) have become more complicated and are also therefore more complicated to manage.
- Pushback from NIMBY's: we don't want those people in our neighborhoods. Neighbors assume all future residents are criminals. Helps that the City and the County back development.  
Examples:
  - Help with design/color palette to help with community relationships.
  - Programming community space for local nonprofits, use local artists.
- More property management issues with permanent supportive housing and rapid rehousing. Need more connection to services, more services.
- Catholic Charities provides services but need more partners funded and ability to refer.
- Staffing and turnover rates for service providers are tremendous.
- Reasonable accommodations are very rarely not approved. Even when denied, provide proactively options. Annual fair housing training is great. Key is to have consistent policies and procedures (forms, who approves, etc.).
- Getting people to meetings is a challenge in zoom times. Good to post information in lobby, elevators, common areas, offices. Can't trust just email or online. E-mail blasts don't work.
- During COVID, individual meetings were held to go through step by step of the process. Property management had most the documents.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- Build trust so that people understand that Charities' priority is to keep people housed.  
Examples of how to do this:



- Provide workshops re documentation and the process of applying/recertification. Explain why and what documentation is needed. Also, provide standardized documents.
- Neighborhood preference would help. People want people from their neighborhood to be served by the housing that is going in. Affirmative outreach to make sure that their community is served.
- More workshops for people and support for people to fill out applications and certifications. Education on what are roles and responsibilities of tenants and landlords.

## Indigenous Peoples Group Meeting Notes

March 16, 2022, 5pm to 630pm via zoom

City of San José Housing Department

2 Participants (Indigenous Peoples)

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- High rent costs
- 184 grant available, but no one available at City or County to assist.
- Overcrowding.
- Rents are so high, people choose between rent and other necessities such as food or medicine.
- Long commutes if you can't afford to live in San José but you work in San José. And the costs to commute are high – 40/day for gas, or 400/month for ACE train. Can get free VTA with ACE pass.
- Hard for young adult children to “grow up and move out of the house,” because costs are so high, so many children stay at their parents' house or couch surf with friends.
- Increase in utility costs.
- Lack of resources for housing referrals.
- Need more staff and resources for home visits, food assistance and health case management.
- Difficult for case managers to stay in touch with clients because they don't have a PO box or a phone.
- Shelters won't allow pets or certain medications, but pets often are the only companions some people have.
- Most tribes in San José don't have federal recognition so those tribal members miss out on benefits.
- Discrimination. Landlords lack cultural sensitivity.
- At the Indian Health Center, average 2 to 3 calls a day regarding need for housing or housing issues in general.
- Big need for affordable housing.
- Lack of funding/resources for modifications for people with disabilities such as ramps, bars, etc.
- Housing that people can afford often has its own issues like dumping, trash in streets, homeless, homeless using bike lanes and/or poor lighting.
- To access care through the County, you need to have a Santa Clara County address. This leads to a lot of doubling up.
- People are moving away every day.
- Many American Indian families have moved out of the area in the past 10 years because of the high cost of living. They have either moved to areas in the Central Valley where it is a bit more affordable or have move back to their reservations or other locations in the country.
- Many American Indians do not have more than a high school degree and cannot afford to live in the Bay Area any longer, most are stuck in low end paying jobs.
- The majority of American Indians in Santa Clara County live on the Eastside of San José as well as in Morgan Hill and Gilroy.

- Many of older American Indians have also passed away within the past five years.
- Affordable Housing is very much needed for American Indian families in San José as well as Santa Clara County, like many there are sometimes 5 or more people living in the same location to afford rent.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- Agencies/City/Housing Department should have an American Indian point of contact. Should have flyer and information available.
- Need help or a faster process for getting federal tribal recognition.
- Need resources/assistance from state/local government for non-federally recognized tribes.
- Need support for Indian advocacy. Used to have a group of 6 to 8 advocates that went to capital. Need support for urban Indians to advocate for themselves.
- Need an advocate/navigator in the Housing Department who people can contact. A direct line.
- Need relationship building/trust. A lot of historical trauma exists.
- Need increases in education and access.
- More buildings and apartments need to be accessible.
- Build more housing for homeless people.
- Increase case management to help people apply for housing.
- Provide free phones.
- Provide more information/resources for nonprofits to share.
- Provide stipend or grants for super commuter public service/nonprofit employees. Provide a shuttle like Google does. Provide support in organizing carpools.
- Preserve affordable housing.
- Set aside units for Native American/Alaskan families.

## Meetings Summaries

### 01/14/22 Access to Rental Housing for Protected Classes

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City staff joined the bi-monthly meeting of The Santa Clara County Eviction and Landlord/Tenant Dispute Collaborative to get feedback on accessing rental housing. The group discussed **barriers residents face in accessing rental housing, trends in fair housing issues and brainstormed ways to improve access.**

The most pressing **barrier** cited in accessing housing was **affordability**. The group agreed that many of the issues that renters face are caused by high housing costs like displacement, overcrowding and lease violations. Other barriers discussed included **large security deposits, adverse credit, or bankruptcy**. Attendees noted the **court eviction process** favors short timelines puts tenants at a disadvantage. Lacking support and resources, tenants struggle to navigate the eviction process and often end up with default evictions, which compromises their ability to apply for future rental housing.

The group highlighted the additional challenges the pandemic has placed on tenants and landlords. They expressed the state has been **slow to process emergency rental assistance applications** and that the lack of funds and lack of information on rental assistance application status has caused problems for both landlords and tenants. One attendee noted that while landlords may be aware of a tenant's application for rental assistance, they might look for other reasons to evict the tenant, often citing noise or lease violations. While tenants may have protections under expanded state and local laws, attendees **expressed frustration in educating tenants and property owners on the complex, inconsistent and rapidly changing laws.**

When discussing **fair housing issues in accessing rental housing**, attendees shared that discrimination based on **disability continues to be most common**. One fair housing practitioner stated that about 2/3 of landlords they encounter are unwilling to grant a **reasonable accommodation** request. The group noted differing perspectives and interpretation of reasonable accommodation standards make them difficult to resolve. They also predicted these issues to escalate due to the passage of a new state law effective 1/1/22 that adds additional requirements for disabled residents who want to live with **support animals**. Other types of discrimination identified were discrimination based on **race/national origin, families with children, source of income and language**. Specific examples of discrimination included owners reluctant to rent based on appearance of resident, discrimination based on source of income, denying access to parts of property and domestic violence victims being evicted for domestic violence events.

When the discussion turned toward **solutions**, the group focused on **education, funding, and improved renter protections**. The group agreed **early intervention education, in multiple languages/formats widely accessible**, would help address the escalation of common landlord/tenant issues to eviction. The group acknowledged the challenge of providing current information to tenants due the quick changing nature of these laws. Likewise, landlords are often unaware of the changing laws, and would benefit from reliable and consistent information streams. Ideas for promoting education and access included **keeping eviction centers open beyond the pandemic, increasing mediation services, staffing hotlines and funding for these programs**. Attendees expressed that the lack of funding continues to be a challenge in providing services, and **by increasing funding with less limitations would greatly improve service provision.**

Lastly, the group gave specific **ideas on expanding or adjusting rules to improve renter protection** including **expanding tenant right to sublease, including homes built after 1979 under the Apartment Rent Ordinance, and eliminating counting immediate family members against occupancy limit.**

## 02/24/22 Market-Rate Housing Developer Meeting

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The discussion looked at various **development standards, on-site and off-site requirements, fees and exactions, processing or permit procedures, and non-governmental factors** to assess pain points in the development of housing in San José. Attendees expressed that development standards should be evaluated on a case-by-case basis and that **some of these standards should be re-evaluated** all together—like **private/public open space requirements**. In some cases attendees expressed a need for long-term consistency where standards are open to interpretation and they suggested that redundancies be removed wherever possible across the board.

**Road improvements and stormwater treatment and retention** proved particularly challenging for both on- and off-site requirements because each have major ramifications. Road improvement involves multiple regional organizations like PG&E which adds red tape and can forestall certificate of occupancy significantly. Stormwater treatment and retention, as expressed in the meeting, often requires levels of detail at the Planning level that is also covered at the Building Department level and only adds **redundancy—further impacting timelines**.

**Park impact and affordable housing or inclusionary housing fees** were the most straining. Attendees expressed that parkland fees are not standardized and one attendee pointed out that they bought an empty lot next to their project, dedicated that to the City as a park, and the City used those fees to fund another park project. Attendees also expressed that housing policies and the associated fees are layered such that it creates a nightmare of red tape, and that escalation of fees can skyrocket estimates, leading to development being unable to pencil.

Overall, those in attendance expressed **very long wait times for permits and processes**—approximately 15 months on average. They cite Historic Preservation, Fire, and Planning, and CEQA, Planning Commission, and General Plan amendment hearings as major hurdles. Many of the attendees expressed a desire to have more than one General Plan hearing a year.

The non-governmental factors that affected the attendees largely boiled down to **regional agencies' lack of cooperation with the City**.

Overall, the attendees felt that the **processes in place should be streamlined** and that some departments like Public Works and Planning should, instead of being fee recovery, **be General Fund funded** in such a way as to promote long-lived leadership in these departments who develop relationships with developers.

## 02/25/22 Affordable Housing Developer Meeting

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City staff met with affordable housing developers to gather feedback on **land use controls, on- and off-site requirements, fees and exactions, processing and permit procedures, and non-governmental factors** that impact generation of these housing types in San José. In total there were six participants and five staff which were broken down into two breakout rooms.

Attendees identified **open space** as a limiting factor for affordable development because requirements aren't broken down by category—studio vs. three-bedroom apartment, for example. State streamlining law, though, has alleviated some of this strain but there are other things that make the state streamlining less attractive, like requiring prevailing wage rates for labor among other things, and it would be more beneficial to have a streamlining-adjacent City ordinance that would help achieve mixed-income developments. A city streamlining program, however, should be sensitive to requiring higher building heights and densities because this can shift affordable projects away from being able to pencil because that can drastically shift costs.

All attendees agreed that the **city and state policy framework needs to be consistent** not only for Planning but all other departments as well and that the Attorney's Office should prepare such a framework moving forward. It was suggested that, because the State level legal system is shifting so rapidly and there are issues with keeping items consistent, **the City should make findings for 'grandfathering in' developments who began the process under one state law prior to amendments.**

**Transportation demand management measures should be categorically exempt from affordable housing**, one attendee suggested, because many affordable developments already incorporate many of these measures by-nature. Other attendees agreed that TDM measures and off-site road improvements are strenuous, and they cite **coordination with regional partners like PG&E as tedious and burdensome**. Suggestions include a **single person or department that could coordinate with regional players as a point of contact between them and the developer.**

**Fees and fee estimates** could also benefit from a **single person or persons within each department** being the main point of contact. Some point toward implementation of the 'Ruth Model'—Ruth being a dedicated point of contact for affordable housing—for all departments as being largely beneficial in all aspects of affordable housing implementation. Attendees also felt that **the earlier the fees and estimates can be provided, the better, and that all fees, waivers, and other aspects should be included upfront**. One attendee suggested that, if possible, **providing raw data on past and current projects** could be one method to give a more accurate estimate by extrapolating the projects bottom line expenses.

**Processing and permit procedures** tend to take on average between 9 months to a year even when using permit streamlining. The reality, as one attendee puts it, is that 30-day letters take around 60 to 90-days because departments are overwhelmed and understaffed. If **one large comprehensive meeting could take place with all departments** this would go a long way to alleviating the time constraints many projects face. While not discussed by attendees, the 'grandfathering' aspect discussed previously would likely help this process as well because attendees expressed frustration when, in some cases meetings on this scale occur, policies change three months down the line.

Some attendees expressed frustration **with streamlining being weakened with the additional Tribal Consultation requirements.** Staff mentioned that this is likely a new requirement that will become naturalized and easier to deal with once it becomes a commonly incorporated aspect of projects.

Everyone agreed that the **biggest challenges outside city control are state level funding applications and timelines** because of the ever-changing nature of state regulatory frameworks.

East Side Union High School District Focus Group Meeting Notes  
January 27, 2020  
City of San Jose Housing Department

What are some of the biggest obstacles you or your students have had to overcome in trying to get (and maintain) stable housing?

- Hard to break into homeownership
- SCC housing trust has lots of programs and you can become a first time homebuyer again – after a long time
- Had to refinance parents house and now not a first time homebuyer
- People struggle for housing, they sometimes have to choose between paying bills or paying rent.
- People lose their job, they live in the car, couch surf and send money to their families,
- The cost of living is rising all together even food
- Gap in homeownership housing, including information on first time homebuyer program

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- First time homebuyer program was life changing for people I know, so stuff like that
- Require a percentage of below market rate condos and townhomes
- Google can you give \$50M for first time homebuyers, loans get paid back.
- In silicon valley there is a lot of wealth, you don't have tax to make more housing.
- My thing is that people could have something that's theirs
- Why cant the City buy abandoned dilapidated houses and turn it into below market rate homeownership – the real estate professionals are already doing this
- Build more condos and make a percentage below market rate
- Apartments are great but being able to own something
- City land can be used for affordable housing and take out the land cost
- Provide legal advice online and over the phone
- Requirement that notification of rights be included in lease so everyone has access to resources
- Provide help with elderly and senior citizens in situations like whether to put house into a trust, or what do when there is a lien on the home
- City should do a better job letting people know what resources are available and in multiple languages
- Church homeless prevention
- Business owners – its really expensive to start a business. City has strict code for business and fees are high. Things only last 3 years.

Are there ways in which having high concentrations of low-income students at particular schools makes it more difficult to advance their educational mission?

- Yes and no, if the parents teach them that education is important for their success.
- Low-income kids are not the problem, its parent absenteeism. Working 5 jobs to make the rent. Need to be a helicopter parent to make sure that their kids don't get into trouble. Then the kids become prey for gangs and other things. Low-income students cant afford extra curriculars like sports and cant buy uniforms and stuff. There are programs for scholarships but for latinx they don't know if it not written in Spanish.
- Need 5 jobs in order to pay the rent means sacrificed time with children. Children don't have role models.
- Housing crisis is creating more crime and society that is really struggling
- Rent control is impacting all of us
- Disparity in housing equality
- Crime not just in eastside, its creating burglaries in south san jose



- More education in communities underserved, English classes for parents to path to better paying jobs.
- People should be able to survive with one job, construction workers and household keepers – construction workers life span is not too long

Filipino Focus Group Meeting Notes  
January 26, 2020  
City of San Jose Housing Department  
10 Participants (mostly Filipino women under 40, nonprofit professional, SJSU students)

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- Found a place to rent after college with 4 roommates in 3 bedrooms. Parking is hard because so many houses have a lot of tenants. Generally, it is unaffordable to live here.
- Grew up in a house with 3 generations.
- Live near SJSU. Hard to find a good landlord and a good price. Lived with 7 roommates in a small apartment. Got a new job and a new place but parking is hard. Still living with more roommates than bedrooms, triple to a room.
- Choices around housing is limited by affordability. On a tight budget, use school pantry.
- Difficult to manage mortgage payments of inherited home. Have to work additional jobs, rent out on Air B and B, refinance and unable to retire.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- Analyze impacts of Air B and B on rental market.
- Hold tech companies accountable to their impacts on housing affordability and their taking of resources from communities.
- Close loopholes that allow for fees instead of construction in development agreements.
- Analyze empty spaces. Look at percentages that must be used so that they can be rented out at a lower rate.

## Non Profit Affordable Housing Developer Focus Group Meeting Notes

December 13, 2019

City of San José Housing Department

What are some of the barriers to affordable housing development or preservation?

- Difficulty in finding contractors for small-scale projects because of requirements including HUD, LEED, Davis-Bacon and Section 3. Hard to find for 15k to 20k, then dinged for using the same people over and over – CDBG related.
- Would like to see more coordination between cities. Work with 6 different cities, each process is different.
- High Land costs at \$15 million/acre
- Streamline acquisition process. Current RFQ and RFP process are cumbersome.
- Lack of capacity building in general
- Competing with for profit entities in labor market
- Higher office costs
- Higher risk because of initial investment
- Funding for an organization that helped with those types of costs and staffing
- Used to be much easier to get staff
- 1% a month increase in costs over last four years, adds up to like 50% over the long haul
- Time value cost is greater than it used to be due to county-related delays
- Had to go 120 years back due to title issue cost \$7.5m
- San Mateo County is running things the right way, properly staffed, predictable process, annual cycle, \$25m or more per year each year, support pre-development and permanent money. Staff recommends to committee recommends to council
- Santa Clara County – Measure A \$ is the only source and tightly controlled; vouchers are a black box and only every four years or so, predictably --- more effective than alameda county --- had to start from scratch
- MTW also city has a lot of vouchers
- Focus on homelessness for \$750m
- HA seems to come up with vouchers now if needed because of MTW flexibility
- Death by a thousand cuts – more transparency about who has authority to make a decision, role of delays from bottlenecks; fear about making a decision, maybe don't know policy
- Rehabs rare and take forever
- Asymmetric process – applicants have to be exactly on time and they never are
- County started with a process that had the potential to be more efficient of pairing vouchers with Measure A and with San José joining in same process – would have been more like San Francisco – has worked with county and county housing authority but not with San José .
- San José should hire someone to do an organizational review due to pervasive delay, lack of experience amongst staff, lack of knowledge re LIHTC development/financing and underwriting of unfair terms.

## Women Focus Group Meeting Notes

December 13, 2019, 3pm to 4pm at the Office of Women's Policy

City of San Jose Housing Department

9 Participants (9 women, 2 children, African Ancestry, Vietnamese, South Asian)

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- Difficult to find housing if cannot drive or don't have a car.
- Difficult when owners say housing is not in a safe place, not safe for children and that children are too noisy.
- Lack of shelter beds. Owners unwilling to rent to women with children. Moving so much is hard.
- There is only one DV transitional housing in the County, 6-9 beds.
- Lack of child support and no legal help for divorce and child support.
- Some women are choosing to separate or be separated from their children because of the lack of family shelter, esp. where you can bring male children.
- Women go to family resource centers for basic needs, like a place to nurse. No place to nurse in public.
- Work a lot with justice involved women. They are released with no support. There needs to be a process for women to start getting basic needs like identification and other essentials in custody, not after they are released.
- Issue with finding housing – need to prove double the rent in order to find a place to live. No credit, work history or financial literacy – some women who have been under control of their husbands don't have this.
- Referrals to resources are easier for family resource centers because they build rapport with people.
- Possible partnership – SJ cleanslate program, expungement
- What is affordable to men is not affordable to women – Wage gap
- Need alt. docs for housing – women may not have the docs that were in the name of their ex. School, TIN, etc.

## Assessment of Fair Housing Disability Focus Group Meeting Notes

January 18, 2019, 430pm to 6pm, LGBT Youth Space

City of San Jose Housing Department

9 Participants (Diverse group, Black, Asian, White, Latinx, likely all under 30)

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- Issues with shelter staff not being affirming to identity
- Program has lots of requirements, they need to be working, going to school
- People facing discrimination and then get evicted
- Staff at center – lots of positive feedback re: new haven inn. One of the barriers to shelter that is an issue for LGBT folks is sobriety requirement – lots of mental health issues in the community and self medicating.
- Mobile home repairs are expensive and time consuming. Park used to handle them, now they do not. Family members all working, but still can't afford the repairs.

What do we need?

- I want my own space. Own room. Privacy.
- New haven is fully booked but so many homeless transwoman can't get in. There aren't enough resources to meet the need.
- There shouldn't just be an LGBT shelter, there should be LGBT transitional housing, half way houses for women and transwomen
- More safe spaces for women and trans people non-binary people. Their needs and safety in housing is disregarded
- Staff need to stop other folks from being bigoted to them and questioning their identity
- More youth LGBT resource groups at schools
- There should be an audit for shelters who claim to be inclusive but they are not.
- There should not be labels on people
  - What about tracking data for discrimination?
  - There should be an option to write in and an option to pick, non-binary

- San José pushes to minimize every dime which forces application of state funds that knowingly likely not to get, causing 6-month delay which costs money.
- Counter to what the elected leadership of the city wants
- Forced to spread risk to other cities
- San José has issues with planning. It is emblematic of why state taking over land use, reinterpretation of the 1.5 acre rule – definition of underutilized – in certain zones like neighborhood commercial – based on weird fears of losing industrial land
- Lots of staff turnover which causes delays 6-8 month when coming up to speed
- Planners wedded to urban villages, where basically nothing has been built (maybe one) – form-based code
- Way behind on 25,000 units of housing goal
- San José staff underpaid makes its hard to recruit
- Morgan Hill, Santa Clara, Sunnyvale all have a point person you can always go to who will go to city manager and shepherd things, in both housing and planning
- Used to be that San José housing staff would even help break through barriers in planning
- San José has weak mayor/city manager structure, rare for a large city
- San José considers housing a burden fiscally and worried that will go bankrupt because of loss of industrial parcels
- Commercial space inclusion requirements – huge burden – donner lofts as example
- Ideological commitment to new urbanism
- Not talking to retail sector to see if they actually need the space
- City could create a fund or partner with CDFI for a nonprofit or government to buy and use the space for good use – nonprofit entities need the space and are being displaced

Positive:

- Identify separate fund of \$30m that can go into any deal, would be good to guarantee that it will be there going forward, even if may not be totally used up each year
- Tech sector stepping up
- Cities need to work with to get a serious commitment, all loans so far and not even below market
- Google and Apple have donated land – though north San José is tied up in law suits
- More training/education for planners on state law requirements like SB 35
- Want cities to be successful vis a vis underwriting guidelines

## Formerly Incarcerated Focus Group Meeting Notes

December 12, 2019

City of San Jose Housing Department

10 Participants (all residents of 2<sup>nd</sup> Street Studios, formerly homeless and formerly incarcerated)

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- **Comments about living at Second Street Studios (San Jose's first 100% permanent supportive housing complex)**
  - The cameras in are all over but management won't share the footage when there are problems.
  - Staff here issues a lot of infractions
  - Its good for some, but I wouldn't bring my kids here. It is hard here.
  - It is unpredictable here.
  - Here at 2<sup>nd</sup> Street Studios a medical facility was denied. It is needed. We need interface with medical help. Some people need help with their medications etc.
  - It is no fun here, no camaraderie, lots of negativity. There is more to life then just a box, lots of people are stuck in their apartment, scared to come out.
  - It has been a good place for us, good healing place, but we need medical staff here.
  - We have a community, we understand each other. Homelessness changes you a lot.
- **Comments about the cycle of homelessness and incarceration:**
  - Some of us will do drug treatment then we are back on the street with nowhere to go. Transitional houses would help prevent recidivism.
  - You do positive things to help yourself, but being homeless you have to struggle. You take one step forward and then 3 steps back. We need a place (transitional housing) to go to continue our positive progress.
  - 10 years of being homeless, being homeless delays anything you've done to make personal progress. You are worried about your stuff. When you are stuck out there you go into crime and then jail.
  - Many buildings just deny you based on your past criminal record.
  - Need transitional housing, once you hit the street, tattered clothes, not presentable for interviews for jobs or housing.
  - Case managers:
    - Some case managers are not helpful (make you write your own letter) while others are more helpful (write it with you).
    - Some people switch case managers when their needs are not getting met, others don't know you can do that.
  - Many people have no idea, after getting out of jail, what to do or where to go or who to talk to.

- Arrest vs. conviction: Housing providers look at “background” and the system picks and chooses. There is room for the property manager to pick and choose, they make excuses for not qualifying.
- After a felony, you cannot work for 5 years.
- Only got housing once kids grew up.
- We didn’t know we could sign up for housing.
- Some don’t have an SSN, cell phone, or their identity has been stolen, hard to get a phone.
- Hard to get a job which leads to crime to survive leads to jail leads to homelessness. (Cycle)
- Estimated that 90% of people incarcerated have been or will be homeless.
  - Some people start the housing application process in jail
- When you are told no, people just give up, settle for where they are at. Being homeless, it didn’t give you any rights to equality. Really is your become lower than equal. You are kept down by society when you are homeless.
- You need to do more outreach to people with criminal background. People do not know what they are eligible for. I found out I was eligible. I later learned that going in and out of jail got my VIASPEDAD score way up.
- Housing 1,000 is really Housing in 1,000 years. It will never happen.
- Employers have fired people when they found out employees live in RV.
- State will not do business with a convicted felon.
- Why hasn’t anyone fixed the prison system? It is supposed to rehabilitate but it does the exact opposite. Makes you a monster, over and over.
- Why haven’t police been held accountable? Who is policing the police? They destroy lives at will with no remorse.
- Police pick on people, treat them worse, like they have not rights.
- Nonprofits paid by the county, we have no support, no job opportunities. That money should go directly to helping the homeless, feed people who need it, the money never hits us.
  - Flood victims got \$5,000.
  - Homeless people get \$500 in gift cards. I don’t need a Target Gift Card.
- People (who work for government and nonprofits) are insulated by their money, they are telling me what I need. They are wrong.
- We need full medical services [in permanent supportive housing] to help.
- There should be different types of PSH housing, some that help with the basics, some that offer programs, and some that have fewer staff and allow people to be mostly independent. Not everyone needs the same thing.
- Some people need help with cooking, washing clothes. Services cannot be a cookie cutter, everyone has different needs. People here tried to pay rent with cash and were told to get a money order. They didn’t know where to get a money order or how to fill one out.
- There is a huge gap from the streets to jail to PSH, people don’t know who to trust, worried about a setup, being sent to a FEMA camp, being misunderstood.

**Questions for the City/County:**



- Frustrated that help does not trickle down
- We fail to understand the gravity and magnitude of a person's transition into and out of homelessness.
- Sweeps create terror for homeless people
- Health; lots of trauma

## Homeless Focus Group Meeting Notes

December 12, 2019, 12pm to 1pm at Destination Home

City of San Jose Housing Department

9 Participants (5 women, 4 men, African Ancestry, White, Latinx, Asian)

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- 3 participants, issues with vi-spibat
- People expire off list unless there is a “significant change” which is subjective
- HUD definition is a problem – narrow. People couch surf and end up on the streets
- There is pressure to be a high user and people are encouraged to lie to get a higher score to get into housing
- County and City need to hold nonprofits accountable for their staff being trained and know how to use vispidat and the how homeless system
- The don’t know how to explain it to their clients
- Suggestions: New category, special topics – collect data needed to help change direction, not just the HUD box. IE. SPARX tracks race data, see that a large chunk of homeless are Latinx families, but no one else is tracking
- All the county contractor’s assessment processes are different. Path has a workshop, there is no place someone can just go in and take the assessment right then and there.
- Case management @ safe parking with Life Moves is lacking
- Unresponsive or delayed responses from case managers
- No oversight at a respite program
- Outreach only relies on case managers – but doesn’t reach everyone on the streets
- PSH is only allocated to providers for referral
- No housing available to the general public
- There should be a HUB to learn how to navigate housing, work on credit, onsite case managers
- Good case managers hand hold
- Reentry is the only HUB but not all homeless have been incarcerated, and it has to be recent
- Some providers have bilingual staff.
- Once homeless moves into housing, there should also be after care, therapy. Low-income people don’t have the money or ability to get out of their apartments. They don’t just go to starbucks or santa cruz. This like cooking classes. They need help transitioning from surviving to living.
- Need more 30% AMI units.
- Need to focus on homeless people, not just high utilizers.

# **Santa Clara County Regional Assessment of Fair Housing Advisory Committee Meeting Notes**

Advisory Committee Meeting – December 11, 2019

Attendees: 7 participants from SALA, Project Sentinel, Law Foundation, Morgan Hill, Association of Realtors and AACI

## **I. Community Engagement Process**

- a. There was a discussion of ideas for improving turnout at community meetings that were open to the general public.
- b. Suggestions included:
  - i. Providing more advance notice of meeting times and locations.
  - ii. Providing food and child care.
  - iii. Leveraging jurisdiction staff who may be trusted messengers to conduct outreach, rather than doing so as consultants who may be unfamiliar to stakeholders and residents.
  - iv. Partnering with local nonprofits to co-convene community meetings. One attendee mentioned the City of San Jose partnering with Somos Mayfair around a community meeting for a different process.
  - v. Holding meetings at affordable housing developments.
  - vi. Using less jargon or technical language in advertising efforts.
  - vii. Working with nonprofits that focus on issues other than housing.
  - viii. Partnering with the Santa Clara County Behavioral Health Department's housing team.
- c. The role of meeting/planning fatigue and confusion about different processes like the Ten Year Community Plan to End Homelessness was identified as a barrier to generating engagement in the AFH process.

## **II. AFH Goals and Strategies**

- a. There was a discussion regarding potential goals and strategies that might be included in the AFH.
- b. Possible recommendations that were discussed include:
  - i. Increased tenant-based rental assistance for seniors and domestic violence survivors.
  - ii. Support for legal assistance for tenants in light of new laws such as A.B. 1482 and protections for Housing Choice Voucher holders.
  - iii. Focusing on increasing compliance before litigation becomes necessary given how time consuming litigation can be.
  - iv. Increasing the number of homeless services case managers conducting street outreach and conducting VI-SPDAT intakes in encampments rather than expecting homeless individuals to come to an office in San Jose.

- v. Increasing jurisdiction staffing regarding policy implementation.
- vi. Expanding inclusionary housing to cities that do not currently have it and increasing set-asides to 20%.
- vii. Reducing the criminalization of homelessness through sweep and bans on people sleeping in cars.
- viii. Funding for community organizations to conduct outreach across a range of housing issues and programs and to build the capacity of tenant organizations.
- ix. Expanding low-income homeownership, including through community land trusts and limited equity cooperatives.
- x. Establishing a civil right to counsel in landlord-tenant cases.
- xi. Increasing access to affordable housing for refugees who may lack verifiable rental history and a co-signer or guarantor.
- xii. Increasing the availability of public services in rural, unincorporated parts of South County, including in areas with farmworker housing.
- c. Additional issues (including higher level issues and existing models):
  - i. There is a need to ensure that goals and strategies at the local level are calibrated to the level of staff capacity cities have, which varies widely among cities in Santa Clara County.
  - ii. The Law Foundation of Silicon Valley's A.B. 1482 website - <http://www.lawfoundation.org/ab1482> - is a useful resource for those seeking to learn about the new law.
  - iii. State funding for legal services for asylum seekers may provide a model for legal services in landlord-tenant cases.

Advisory Committee Meeting 2 – December 12, 2019

Attendees: 2 Participants from Destination Home and Community Solutions

#### I. Community Engagement Process

- a. Suggestions included:
  - i. The recommendations for increasing community engagement discussed at the previous day's meeting were listed, and there was agreement with those suggestions.
  - ii. There was a recommendation of engaging directly with staff at different agencies who help place individual households in housing.
  - iii. There was emphasis on centering the experiences of immigrants and persons with disabilities.
  - iv. There was a suggestion of using community rooms at affordable housing developments.
  - v. There was a suggestion of offering gift cards for attendance at meetings.

- b. There was an acknowledgment that fear of retaliation, particularly among Project-Based Voucher tenants, may be an impediment to engagement in the process for some.

## II. AFH Goals and Strategies

- a. Possible goals and strategies discussed included:
  - i. Ensuring that affordable housing is included in all parts of the county, not just those that have historically had affordable housing.
  - ii. Changing zoning and land use laws to allow for the development of affordable housing across the county.
  - iii. Reducing land zoned exclusively for single-family homes, particularly in higher income areas.
  - iv. Creating affordable housing zoning overlays to allow multifamily housing.
  - v. Leasing publicly owned land to nonprofit developers instead of selling that land.
  - vi. Utilizing outside-the-box approaches to zoning reform that allow for different housing types.
  - vii. Reducing barriers imposed by nonprofit developers to access to affordable housing for homeless individuals.
  - viii. Setting aside units for extremely low-income households in LIHTC developments.
  - ix. Setting a standard for dedicated funds for housing for extremely low-income households mirroring the requirement of former Redevelopment Agencies that they dedicate 30% of funds to such housing.
- b. Broad themes that were discussed included:
  - i. Recognizing how the overall underproduction of affordable housing is exacerbating fair housing issues.
  - ii. Recognizing that the greatest need for housing is at the lowest end of the income scale.
  - iii. Making sure that funding sources for new efforts does not cannibalize existing, limited funding streams.

## Summary of Stakeholder Meetings from Lawyer's Committee - Fall 2019

### 1. Project Sentinel

On October 1, 2019, Lawyers' Committee staff met with staff from Project Sentinel. Topics of discussion included trends in fair housing complaints, fair housing testing results, local government financial support for fair housing services, public and private legal infrastructure for fair housing enforcement, and policy recommendations.

### 2. San Jose NAACP

On October 1, 2019, Lawyers' Committee staff met with a representative of the San Jose NAACP. Topics of discussion included the unaffordability of housing, lack of public transportation, the failure of some cities to do their fair share to provide affordable housing, displacement to the Central Valley, and inadequate responses to hate crimes and incidents.

### 3. Asian Law Alliance

On October 2, 2019, Lawyers' Committee staff met with staff from the Asian Law Alliance. Topics included the unaffordability of housing, language access, displacement, know your rights education, and property management in affordable housing developments.

### 4. Law Foundation of Silicon Valley

On October 2, 2019, Lawyers' Committee staff met with staff from the Law Foundation of Silicon Valley regarding the Santa Clara County Regional Assessment of Fair Housing. Topics of discussion included gentrification and displacement, community opposition to affordable housing, the criminalization of homelessness, patterns in unlawful housing discrimination, and Housing Choice Voucher administration. The Law Foundation provided policy recommendations and suggested contacts for outreach during the community engagement process for the Assessment of Fair Housing.

### 5. Latinos United for a New America

On October 21, 2019, Lawyers' Committee staff met with staff from Latinos United for a New America. Topics of discussion included tenant protections, displacement, habitability, the impact of large technology sector employers, and policy recommendations.

### 6. California Apartment Association

On October 21, 2019, Lawyers' Committee staff met with staff from the California Apartment Associations. Topics of discussion included barriers to housing development and education and training for landlords and property managers on housing laws.

### 7. The Silicon Valley Organization

On October 21, 2019, Lawyers' Committee staff met with staff from the Silicon Valley Organization. Topics of discussion included macroeconomic causes of the housing crisis, rapid job growth, high per unit affordable housing development costs, regional inequity in housing production, the impact of property tax policies, and policy recommendations.

### 8. Catalyze SV

On October 21, 2019, Lawyers' Committee staff met with staff from Catalyze SV. Topics of discussion included community opposition to affordable housing, affordable housing siting, and transportation access.

9. Santa Clara County Housing Authority

10. Bay Area Legal Aid

On October 22, 2019, Lawyers' Committee staff met with staff from Bay Area Legal Aid. Topics of discussion included common themes among their housing clients, recurring issues in nonprofit affordable housing property management, Housing Choice Voucher administration problems, tenant screening, and the need for more affordable housing.

11. Housing Trust Silicon Valley

On October 22, 2019, Lawyers' Committee staff met with staff from the Housing Trust of Silicon Valley. Topics of discussion included low and moderate income homeownership programs, accessory dwelling units, multifamily affordable housing finance, and policy recommendations.

12. Gilroy Compassion Center

On October 22, 2019, Lawyers' Committee staff met with a representative of the Gilroy Compassion Center. Topics of discussion included community opposition to affordable housing, lack of access to supportive services in South County, policy interaction with unhoused populations, and policy recommendations.

13. City of Gilroy

14. Senior Adults Legal Assistance

On October 22, 2019, Lawyers' Committee staff met with staff from Senior Adults Legal Assistance. Topics of discussion included evictions, habitability issues, the reasonable accommodation process, and policy recommendations.

15. Day Worker Center of Mountain View

On October 22, 2019, Lawyers' Committee staff met with staff from the Day Worker Center of Mountain View. Topics of discussion included safe parking, barriers to accessing affordable housing for undocumented residents, and tenant protections.

16. Santa Clara County Association of Realtors

On October 23, 2019, Lawyers' Committee staff met with staff from the Santa Clara County Association of Realtors. Topics of discussion included barriers to housing supply, homeownership programs, missing middle housing needs, and policy recommendations.

17. City of Santa Clara

18. City of Sunnyvale

19. SV@Home

On October 23, 2019, staff from the Lawyers' Committee met with staff from SV@Home. Topics discussed included affordable housing production, affordable housing preservation, tenant protections, community opposition to affordable housing, jobs/housing imbalance, and policy recommendations.

#### 20. Bay Area Homeowners Network

On October 23, 2019, staff from the Lawyers' Committee met with a representative of the Bay Area Homeowners Network. Topics discussed included the impact of tenant protections on the businesses of small landlords, pressures to sell to larger, institutional landlords, and language access issues for LEP landlords navigating the court system and complex regulations.

#### 21. Sunnyvale Community Services

On November 12, 2019, Lawyers' Committee staff met with staff from Sunnyvale Community Services. Topics of discussion included overcrowding, the unaffordability of housing, and access to services and financial assistance for low-income tenants.

#### 22. SOMOS Mayfair

On November 14, 2019, Lawyers' Committee staff met with staff from SOMOS Mayfair. Topics of discussion included displacement, affordable housing production, struggling schools, lack of infrastructure, and long commutes for tenants displaced to the Central Valley.

#### 23. Amigos de Guadalupe

On November 15, 2019, Lawyers' Committee staff met with staff from Amigos de Guadalupe. Topics of discussion included unaffordable rents in subsidized housing, safe parking, overcrowding, and inequitable affordable housing siting.

#### 24. West Valley Community Services

On November 15, 2019, Lawyers' Committee staff met with staff from West Valley Community Services. Topics of discussion included community opposition to affordable housing, prioritization of unhoused individuals and families for housing and services, and barriers to affordable housing for undocumented residents.

#### 25. Silicon Valley Independent Living Center

On November 15, 2019, Lawyers' Committee staff met with staff from the Silicon Valley Independent Living Center. Topics of discussion included inaccessibility of housing stock, accessibility modification programs, excessive income requirements to qualify for housing, discrimination against persons with disabilities, and access to information about affordable housing.

#### 26. Habitat for Humanity

On December 10, 2019, Lawyers' Committee staff met with staff from Habitat for Humanity. Topics of discussion included access to homeownership, home repair and preservation programs, construction costs, and policy recommendations.

#### 27. International Children Assistance Network

On December 10, 2019, Lawyers' Committee staff met with staff from the International Children Assistance Network. Topics of discussion included overcrowding, lack of access to affordable housing, domestic violence, and policy recommendations.



## 28. Working Partnerships

On December 11, 2019, Lawyers' Committee staff met with staff from Working Partnerships. Topics of discussion included tenant protections, affordable housing production, affordable housing preservation, habitability, and the impact of large technology employers.