

## Opportunity Housing EVERYWHERE Please

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To: GeneralPlanStaff <GeneralPlanStaff@sanjoseca.gov>

Cc: Teresa Alvarado <talvarado@spur.org>

[External Email]

Dear General Plan Task Force,

I am accustomed to our elected officials responding more QUICKLY to verbose long-time homeowners - so let me get my bonafides out of the way.

I am a long-time homeowner in the Shasta Hanchett/Garden Alameda Neighborhood - 19 years!

I am a longtime resident of downtown San Jose - 21 years!

I have served on school board bond committees, PTAs, SPUR Policy Board, even neighborhood association boards (until I realized how NIMBY they all are), and I currently serve as PRNS commissioner.

My comments are my own and do not represent any group.

Many of my NIMBY neighbors are "shocked" and "surprised" by the Mayor's proposal for Opportunity Housing. Mr. Pandori has done quite the inside job of unnecessarily stoking racist and classist fears. Every housing expert and planning professional knows that the uptake rate for SFD parcels to transition to multiplex will be painfully slow and virtually undetectable. When I advocated for SJ's original ADU policy decades ago - I heard the SAME concerns then I hear now: It will RUIN the neighborhood! How can we allow multiple units on lots under 8,00 square feet?! We must have 3 parking spaces before we allow an ADU to be built anywhere! Well - nearly 20 years later and San Jose has anemic uptake of ADU construction and the neighborhoods ARE being ruined, except NOT by new, safe, multi-unit housing - but by overcrowding, homelessness, and now an exodus of young families and young professionals that makes my 10-year-old kid cry because his friends from center city public schools KEEP MOVING AWAY.

These NIMBY protestors falsely claim that Opportunity Housing will destroy their single-family-home investment. But buying a home isn't a guarantee the neighbor (or neighborhood) won't change - it allows homeowners to control THEIR property but not what others do with their property. If they want a guaranteed return on an investment, they should find something other than real estate to invest in. Real estate investment is risky, changes with the cycles, and the investor must know the risks and be prepared for the ups-and-downs - including that the surrounding properties will change for better or for worse. The real estate market EXPLICITLY includes acceptance that the property (and the lives of those in it) may change based on what happens around it. That's the premise of speculative markets and purchasing property -- that's why realtors have disclosure mandates - and that's why the City has a General Plan which is routinely updated so that residents and business owners have years of notice when changes like this are adopted.

You have exactly 0 obligation to guarantee a "return on investment" to homeowners. You \*do\* have an obligation to manage our city to be healthy, sustainable, and safe for everyone.

Please adopt Opportunity Housing everywhere, citywide. Our world is burning; our electrical grid is crushed; our children are isolated and lonely and clinically depressed. (So are their mothers). Stop listening to the people who block EVERYTHING - and do what is most right for the most people. Housing4All. Citywide.

Sincerely,  
Kelly Snider

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