

## Envision 2040 - Questions regarding Opportunity Housing

Roberta Moore <roberta.moore@compass.com>

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**To:** GeneralPlanStaff <GeneralPlanStaff@sanjoseca.gov>

**Cc:** Pham, Kieulan <kieulan.pham@sanjoseca.gov>; talvarado@spur.org <talvarado@spur.org>; david.pandori@yahoo.com <david.pandori@yahoo.com>; Jesus Flores <jesus@jesusflores.net>; Davis, Dev <dev.davis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; msyesney@gmail.com <msyesney@gmail.com>; Planning Commission 5 <PlanningCom5@sanjoseca.gov>; Lezotte, Linda <linda@lezottelaw.com>; jessie.o'malleysolis@vta.org <jessie.o'malleysolis@vta.org>; larguello@local270.com <larguello@local270.com>; asn@wpusa.org <asn@wpusa.org>; Zamora, Robyn <Robyn.Zamora@sanjoseca.gov>; dbini@att.net <dbini@att.net>; eddiet@thesvo.com <eddiat@thesvo.com>; patriciasusedo@att.net <patriciasusedo@att.net>; jborges@svlg.org <jborges@svlg.org>; mazevedo@sjdowntown.com <mazevedo@sjdowntown.com>; karllee@resultspros.com <karllee@resultspros.com>

[External Email]

Dear Planning Staff,

Here are the questions about Opportunity Housing for our next Envision Task Force meeting that you requested:

1. How chose 1/2 mile from transit?
2. Have different densities been considered for different areas? For example, higher density 3 blocks to transit and lower density further out?
3. What are the qualifications that determine high resource areas?
4. What type and frequency of transit service must occur to qualify?
5. Can we get a readable map for the areas that are covered?
6. What about areas that are already higher density? How much can be built there? For example, the area near Pioneer High school on Blossom Hill Road that has 4+ unit buildings? Since these are mostly ARO units wouldn't these areas be excluded?
7. What informed the decision to exclude ARO units? What if there isn't displacement? Why exclude them?
8. How were low density neighborhoods (such as Camden Avenue) and farmland (such as Almaden Road) in Almaden selected?
9. What will be the environmental impact on a single family neighborhood that starts getting four unit buildings built in it?
10. Will allowances be made for increased infrastructure requirements?
11. What will be the impact on property values and therefore property taxes by materially changing neighborhoods from R1 to R4?
12. What will be the height and square footage requirements?
13. Is this only for tear-downs? Or does it allow for adding units to the property?
14. How decided to eliminate properties rented during the past 7 years?
15. What if renter not displaced? Would the number of years change? For example, if a property owner rents a single family residence 2 blocks from City Hall and the renter moves to another state for a job change, would that house not qualify for this program or have to sit vacant for 7 years to qualify?

16. What if can keep renter in rental and can add 3 units on the property? Would these houses still be excluded?
17. How does this work with the new state ADU policy?
18. How does this work against the new state ADU policy?
19. Does this policy overrule the ADU policy?
20. How will this policy work if Costa Hawkins is overturned in this year's election? Wouldn't all rentals be excluded because they will all be under rent control?
21. What will be the fees per unit built? Inclusionary, Permit, Park, etc.
22. How long will the permit process take?
23. How will the permit process differ from what it is currently?
24. On what is goal of the 25,000 units in 3 years based?
25. Will these units get counted against the city's building allotment?

I look forward to your reply.

Regards,

Roberta Moore | Broker Associate  
Compass  
License # #00791365  
Cell: 408.425.5611

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