

From: [Moua, Louansee](#)
To: [DowntownWestD6](#)
Subject: Fw: Please vote NO on expanded Opportunity Housing ordinance
Date: Monday, May 24, 2021 11:59:32 AM

From: Thomas Schneck [REDACTED]
Sent: Friday, April 2, 2021 5:00 PM
To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>
Cc: [REDACTED]
Subject: Please vote NO on expanded Opportunity Housing ordinance

[External Email]

Dear Mayor Sam and Councilmember Dev,

Opportunity Housing is an experimental idea and plan for San Jose. In 2020, City Staff recommended that Opportunity Housing be allowed within one-half mile of a transit oriented urban village. However, a City Task Force recommended that the City adopt Opportunity Housing citywide where a Residential Neighborhood land use designation exists.

The Task Force recommendation has the danger of changing the character and charm of existing residential neighborhoods, such as Rose Garden/Naglee-Hanchett/, Willow Glen, Blossom Valley, Almaden Valley, Silver Creek Valley, Santa Teresa, Alum Rock and other well established neighborhoods that are gemstones in our City. Introducing duplexes, triplexes, ADUs or apartments would transform these lovely areas to residential areas similar to those near City Hall and San Jose State University. Is this a vision for our City that should be supported?

My wife and I join our neighbors, the Horowitzes, in their message below in opposing the flawed Opportunity Housing proposal.

Thomas & Patricia Schneck
Glenwood Avenue
San Jose

From: [REDACTED] on behalf of Spencer Horowitz
<[REDACTED]>
Date: Thursday, April 1, 2021 at 12:32 PM
To: "sam.liccardo@sanjoseca.gov" <sam.liccardo@sanjoseca.gov>, Office of Councilmember Dev Davis <district6@sanjoseca.gov>
Subject: Please vote NO on ending single family zoning in SJ

Dear Hon. Mayor Liccardo & Councilmember Davis

I am writing about the proposed Opportunity Housing ordinance--the proposal to eliminate single-family residential zoning throughout the entire city of San Jose and replace it with zoning that permits duplexes, triplexes and fourplexes on every single-family lot within the city.

As you know, additional residents place additional demands on the city budget: for police and fire protection, parks, street repair and all other city services. Of course, these added expenses can be mitigated if additional residences also increase tax revenue and if these new residents can be served with the economies of scale enabled by high density housing.

The San Jose Planning Department recently re-confirmed that the threshold for new residential housing density that is fiscally neutral for the city budget is 45 dwelling units per acre (45 du/ac). Above this 45 du/ac threshold, new revenue exceeds new expenses for our city budget.

Unfortunately, Opportunity Housing will add housing units at densities far below this threshold, likely as few as 10-12 du/ac. Such low densities will further burden our already strained city budget. Opportunity Housing—if passed—will negatively impact the delivery of city services and the quality of life for all San Jose residents, old and new.

Fortunately, a far better solution to the housing crisis exists. Completing the city's planned Urban Village strategy--adding new mid- and high-density housing at 50-100 du/ac—will meet the housing challenge in a fiscally sustainable way that is also acceptable to a majority of current city residents. Please vote NO on the flawed Opportunity Housing proposal.

Respectfully and sincerely submitted.

Your neighbors and constituents,

Spencer & Ilene Horowitz

Glenwood Ave

95125

--

You received this message because you are subscribed to the Google Groups "Glenwoodians" group.

To unsubscribe from this group and stop receiving emails from it, send an email to glenwoodians+unsubscribe@googlegroups.com.

To view this discussion on the web visit



For more options, visit <https://groups.google.com/d/optout>.