

Opposition to Opportunity Housing
via email, sent 03/01/21

re: Opportunity Housing

Dear Mayor and Councilmembers

The District 6 Neighborhood Leaders Group (D6NLG), an association established over a decade ago, is comprised of officers, boardmembers and involved community representatives from the multitude of neighborhood associations across District 6 in San José. We have been involved for years in advocating for developing San José into a safe, attractive, and inviting city.

We are very concerned about Opportunity Housing's impact.

As we understand it, "Opportunity Housing" is a proposal to allow "by right" conversion of any single-family house with a four-plex citywide. Combined with existing policies allowing two Auxiliary Dwelling Units (ADUs) plus a "mini-ADU", this seems to allow the replacing a single house with up to seven dwelling units. We understand the desire to provide more housing, but have concerns that should be answered:

- Will this further exacerbate the city's structural budget deficit by reducing the "jobs per employed resident" ratio? Why are none of our neighboring cities considering?
- What are the impacts on the city's infrastructure? Will the collected development fees be sufficient to provide the park expansions and improvements needed to accommodate the additional residents? Do the streets and sewer systems currently have adequate capacity, or will funding be available to provide any necessary expansion?
- What are the socio-economic impacts? Will this result in significant conversion of houses into multiplexes, resulting in a shortage of "entry-level" housing? Since one can't buy a single unit in a multiplex or an individual ADU, then will this divide residents into "landlords" and "renters", rather than "home-owners."
- What are the impacts on established neighborhoods? Will our residents continue to be willing to invest in improving their homes, given that their neighbors might instead opt to "scrape and replace" with multiplexes?
- What if street is already full of parked vehicles? Changes to garbage collection?
- What are the environmental impacts of this proposal? Will it result in the loss of the city's tree-cover and of water-permeable landscape as backyards are converted into dwelling units and associated hardscape? What are the implications to the GHG, VMT, and urban runoff policies?

We join others in encouraging solutions to the city's housing challenges, but we are concerned that the Opportunity Housing proposal has many unintended consequences.

Please focus on implementing the current general plan which preserves established single family house neighborhoods while adding thousands of housing units.

Thank you.

James Rincon, Chair, D6NLG

cc: Mayor Sam Liccardo, City of San José
Members of the City Council
City Clerk
City Manager David Sykes