



District 8 Community Round Table – D8CRT

Meeting Agenda

March 4, 2021 @ 7:00 PM – 9:00 PM
Virtual Meeting via Zoom

The meeting was called to order at 7:00 pm by Vice President Janet Holt. President Jeremy Barousse had a work meeting and was delayed. He joined the meeting at approximately 7:10 pm

President’s Report - Members and prospective members can pay their \$20 annual dues from their online bank accounts through Zelle. Log in to your account, click on Zelle payments, and you can pay at treasurer@d8crt.org. Our next meeting will be Thursday, April 1st at 7:00. The meeting topics will be VTA, District 8 land use, and the new SJPD commander for our area.

Our topic this month is Opportunity Housing. Opportunity Housing is seeking to bridge the gap between the affordable housing options for low income citizens, and the high priced single family housing available in San Jose. What is it about? What does Opportunity Housing mean? Jessica Gitman of the Opportunity Housing Task Force showed us that 94% of the land in San Jose zoned as residential is occupied by single family housing. Nationally, the percentage is 74%. San Francisco is 51%, Oakland is 65% and Mountain View is 50%. The median price of a single family home in San Jose is \$1.225 million. It leaves many people who make too much money for affordable housing but don’t have a \$250,000+ income in the “missing middle” group. Missing middle accounts for about 10% of housing available, leaving many people out of the mix. Opportunity Housing is proposing building multi units – 2-4 – on current single family lots near transit corridors. Many community leaders such as Rolando Bonilla of Voter Strategic Advisors object to the projects always being piloted in East San Jose, like District 5. They are pushing for the project, if it goes forward, to be citywide.

Mathew Reed – SV@homepolicymanager “Neighborhoods for All” They feel that the program needs to be citywide to be successful. Legal discrimination has led to racial and economic discrimination and redlining over the years.

District 8 currently has the fewest number of multi-family units in the city. Opportunity Housing proposes 2-4 potential units on a current single family lot. The State also allows for ADUs on multi family lots – up to a 4 unit building could have one attached and two separate ADU’s – for a total of 7 dwelling units, depending on lot size.

Bonnie Mace – The General Plan is geared toward avoiding sprawl. Having the multi family units near transit corridors would help prevent this. There are many pros and cons – parking, utility overload, impact on property values, etc

Rich Crowley – District 10 – neighborhoods are concerned about traffic, crime, parking, utilities, etc.

Rosalynn Hughey – Department of Planning, Building and Code Enforcement – these discussions are in the very early stages. Nothing has been decided or voted on. San Jose is just trying to address our housing issues for the future, and trying to provide opportunities for home ownership for the missing middle and newcomers into the housing markets.

In order for families to be able to purchase a home in Evergreen, they need a family income of \$250K+ so they may make too much for affordable housing programs but not enough for an Evergreen home with a median value of \$1.225 million.

Some of the controversy is over the idea of “by right” or by permitting process. By right would allow individual homeowners in a single family neighborhood to sell their property to a developer to build 2-4 units, plus perhaps additional ADU units on one piece of property.

We at D8CRT will continue to follow the Opportunity Housing concept and will have updated meetings on the topic.

Supervisor Otto Lee - The Vu – the County is expanding the vaccine distribution. Santa Clara County has currently moved into the Red Tier which has relaxed some of the restrictions.

Evergreen Elementary School District – Jim Zito The District is expanding after school enrichment programs for the benefits of the students. They are currently working to figure out what staff will be needed for next year. Enrollment has declined greatly in the District which may mean layoffs. They are hoping layoffs will be minimal due to retirements and personnel leaving the area. They are having a special board meeting on March 17th to discuss in person and hybrid learning. All community members are welcome at the virtual meeting.

Land Use – the committee met with Councilperson Sylvia Arenas and the Planning Department concerning hillside views. There will be a meeting in April concerning the Evergreen Valley College property.

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The meeting was adjourned at 8:55 pm.