

## **RESOLUTION IN SUPPORT OF OPPORTUNITY HOUSING IN SANTA CLARA COUNTY**

**WHEREAS.** The affordable housing crisis in our region continues to impact residents with various consequences including displacement and homelessness.

**WHEREAS.** According to the San Jose Housing Department, to purchase a median-priced single-family home in San Jose, buyers need to earn more than \$200,000 per year or \$120 per hour, but single family-neighborhoods make up 94% of the city and San Jose has strict zoning laws that prevent more units from being built in those neighborhoods.

**WHEREAS.** Opportunity Housing allows for the modifying of existing zoning ordinances to allow for duplexes, triplexes, and fourplexes and would give developers and property owners the opportunity to create more middle-income housing. Although Opportunity Housing would allow for a gentle density, there is no requirement for homeowners to add units to their own property.

**WHEREAS.** The buildings would blend in with the single-family home landscape and the duplexes or triplexes built under the plan will not alter a neighborhood's character. The buildings would have similar height and size requirements, so a towering high-rise wouldn't suddenly rise in a single-family neighborhood.

**WHEREAS.** There's no evidence that values will be impacted by the introduction of duplexes, triplexes or fourplexes, values would fluctuate no matter what. Rather, the modest density increase would likely lead to an increase in property value.

**WHEREAS.** The original San Jose City staff recommendation for the implementation of opportunity housing was tied to a radius of ½ a mile from high-frequency modes of transit. Instead, the General Plan Task Force voted to implement opportunity housing city-wide. City-wide implementation would create more opportunities to increase much-needed housing supply as well as an equitable distribution of housing throughout San Jose.

**WHEREAS.** San Jose, like many cities throughout the country, has a dark past of racially charged exclusionary zoning policies, restricting opportunities for people of color to live in certain areas of the city. Opening up restrictive land-use policies would move San Jose in the right direction in terms of equity and the creation of inclusive communities for all.

**WHEREAS.** The General Plan Task Force recommended exploring Opportunity Housing citywide while prioritizing urban villages to increase San Jose's housing stock by allowing multi-units and more density in single-family neighborhoods — which comprise some 94% of the city's residential land — to chip away at Silicon Valley's crippling housing crisis.

**NOW THEREFORE BE IT RESOLVED.** That the Santa Clara County Democratic Party supports and endorses the San Jose General Plan Task Force recommendation to implement opportunity housing city-wide; and

**BE IT FURTHER RESOLVED.** That a copy of this resolution will be shared with members of the party that currently sit on the San Jose City Council.

**Submitted by:**

Peter Ortiz - AD 27 SCCDCC Delegate and SCCBOE Trustee

Peter Allen - West San Jose Community Leader

**Sponsored by:**

San Jose Neighborhoods for All