



DEVORA "DEV" DAVIS CITY COUNCILMEMBER

District 6 Newsletter April 2018

Dear Neighbors,

One of our biggest challenges in the Bay Area is housing availability. The market supply of housing and the constraints that we are experiencing is prevalent in all nine counties of the Bay Area. Historically, the City of San Jose has led the Bay Area in providing housing for the local workforce. We continue to do our part in supplying housing, but we need the rest of the Bay Area cities to join our efforts.

The housing crisis affects individuals across all incomes. Many recent Bay Area college graduates cannot afford to stay and buy a house in the cities where they grew up. The median cost of a house in San Jose is now \$1,128,300. Most of us could not afford the house we currently live in if we had to purchase it in today's market. One reason for this shocking median price is due to simple economics – supply and demand.

Mayor Liccardo has called for an ambitious goal of building **25,000 homes** of all income levels over the next five years – targeted for the high-density areas near transit. Estimates state that 17,000 homes could be built within walking distance of San Jose's fixed-rail transit (light rail and Caltrain). Our challenge is to add staff capacity in our planning department to process all the new development applications.

Many residents in the City of San Jose have expressed opposition to affordable housing units being built in their neighborhoods. Fortunately, residents in District 6 have supported plans for affordable housing in our community. Many who oppose the developments have cited false arguments that must be corrected. For instance, one false myth quoted is that high-density and affordable housing will cause too much traffic. The fact is, people who live in affordable housing own fewer cars and drive less. For more myth-busting facts, [read this article](#) that debunks 8 common myths related to high-density and affordable housing issues.

Our beautiful city is transitioning from a suburban to urban landscape. I support urbanism that creates walkable blocks and streets, housing and shopping located near each other, accessible public spaces, and relaxing green space. As we add the needed housing in our city, I will continue to encourage thoughtfully designed places and integrated, complete communities with a mix of housing, shops, offices, civic gathering places, and green space. One step in this direction is the creation of our Urban Village Plans. We're completing both the South Bascom and West San Carlos Urban Village Plans over the next couple of months with feedback from the community on how to best integrate dense housing with improved commercial and retail space along our main transportation corridors.

As our population in the state's third largest city grows, densification replaces suburban sprawl as the best way to concentrate resources as well as deliver services. An interesting report put out by SPUR titled, [Room For More](#) calls for the City of San Jose to lead the Bay Area in adding more housing using

five key strategies. I encourage you to read the entire report to understand both the need for more housing and the challenges we face.

What does all this mean to you? It means you will witness many changes in the city's landscape over the coming two decades and can welcome new neighbors. Hopefully, it also means that your children can afford to live here when they grow up. Through all the changes, I will continue working to improve your quality of life by making our city a more equitable and enjoyable place to live.

We're here to serve you. If you have any questions or concerns, please feel free to contact my office at 408-535-4906 or district6@sanjoseca.gov.

Sincerely,

A handwritten signature in black ink that appears to read "Dan".