



# Santa Teresa Foothills Neighborhood Association

## Neighborhood Newsletter

Volume 18, Issue 1

[www.stfna.org](http://www.stfna.org)

Spring 2018

*Preservation of the Santa Teresa Foothills – Creation of a public trail along the Coyote-Alamitos Canal  
Public Education and Awareness – Safe Neighborhoods – Hillside Development Enforcement*

### Neighborhood Meeting

## 🏠 TACKLING THE HOUSING 🏠 🏠🏠 SHORTAGE IN SAN JOSE 🏠🏠

Wednesday, May 30, 2018 | 7:00 PM – 8:30 PM

Southside Community Center

5585 Cottle Road, San Jose 95123

### General meeting agenda

In addition to having our featured speaker Jacky Morales-Ferrand, Director of Housing for the City of San Jose, we'll also provide an update on the proposed Santa Teresa Foothills hillside developments, our position on Measure B, and an update from both District 2 Councilmember Sergio Jimenez and District 10 Councilmember Johnny Khamis.

### Featured Speaker



We are proud to share that Jacky Morales-Ferrand, Director of Housing for the City of San Jose, will be our guest speaker at our STFNA General Meeting on May 30, 2018.

Ms. Morales-Ferrand has more than twenty-nine years of experience in affordable housing and community development, including program implementation and policy development in the public, for-profit, and nonprofit sectors. Jacky has overseen the Housing Department leverage more than \$4.1 billion in public and private capital with over \$842 million in City resources to create new affordable housing opportunities. During Jacky's tenure the Housing Dept. continues to strive to provide housing for all.

In her role as Director, Jacky has helped to create over 19,100 new and newly-affordable apartments and homes and provided over 2,100 loans to teachers and first-time homebuyers since 1987. Jacky is also on the Board of Destination: Home, a public/private partnership working to end homelessness in Santa Clara County and on the Board of Directors for the Non-Profit Housing Association of Northern California, the California Housing Consortium, and the California Association of Local Housing Finance Agencies. Recently, Ms. Morales-Ferrand was appointed by the Governor to serve on the No Place Like Home Advisory Committee.

We hope you, your family and friends, will join us to hear Jacky inform us about overall housing in San Jose with an emphasis in affordability and development as well as an opportunity for you to ask questions.

### Hillside Development Update

Recognizing the priceless contribution of the Santa Teresa Foothills to our local quality of life, STFNA has been working on development-related issues in the foothills for the past two decades. We have been working with the Santa Clara County Open Space Authority in an effort to have properties purchased for public open space. We have been successful in working with property owners that have legal entitlements to build homes to ensure that the projects comply with City and County guidelines that are designed to minimize visual and aesthetic impacts.

We are pleased to tell you about two recent success stories, both involving applications to construct large homes on Scenic Vista Court near the ridgeline of the foothills. In both cases, the applicants already had entitlements to build homes because they are the 3rd and 4th lots to be developed in a 4-lot subdivision approved by the County in 1998. Therefore, STFNA's efforts focused on ensuring that the projects were designed to minimize their visibility from the valley floor while at the same time respecting the rights and desires of the applicants to build a home that meets their needs.

At our urging, the applicant of the 3rd lot undertook a substantial redesign of the proposed residence to decrease its size and move its location for the purpose of reducing its visibility. At significant cost, that applicant also voluntarily planted four large oak trees that will screen a substantial portion of the residence from being seen from the valley floor.

The applicant of the 4th lot has invested significant effort in siting and designing the proposed residence so that it will be mostly shielded by existing trees from views from the valley floor. Prior to submitting a design to the County, the applicant reached out and met with two members of the STFNA Board of Directors to obtain our feedback and input.

Thank you to these applicants, the Salah family and the Loury family, for their willingness to work with us. We welcome them to our community!

## **STFNA Board Votes to Oppose Measure B**

After careful consideration, the STFNA Board of Directors has decided to oppose Measure B on the upcoming June ballot and we hope you will too. We believe the passage of Measure B would result in substantial long-term harm to San Jose. Please see our points below:

- The owner of the 200-acre site in Evergreen, one of the sponsors of Measure B, has been unsuccessful in getting the City to amend the General Plan to allow for housing on land designated for jobs. A key reason the request for housing at this location was denied is that it would undo a key decision to locate jobs in Evergreen. That decision was intended to reduce the significant existing traffic and environmental problems associated with most of the jobs located in the north and the housing located in the south.
- The City has been working hard to preserve the lands designated for jobs because the City's historic deficit of jobs in relation to housing has largely been responsible for the budget shortfalls that have curtailed essential services (e.g., police, fire, parks, libraries, etc.). By allowing for housing on employment lands, Measure B would worsen this historic deficit, resulting in budget shortfalls continuing into the future.
- Measure B could result in housing on any site deemed "underutilized" including parcels located in Coyote Valley.
- Measure B would circumvent the 4-year effort of hundreds of citizens to prepare the current General Plan, which was adopted to provide for the orderly and balanced growth of the City.

## **Santa Clara Valley Open Space Authority (OSA) Update**

STFNA Board members, including Lynne Paulson, attend many meetings of the OSA in order to address STFNA goals regarding establishing trails, protecting open space and making it accessible. The STFNA geographic area is mostly part of OSA District 1 but a small portion is in District 5. The elected OSA Board members include Alex Kennett for District 1 and Virginia Holtz for District 5. Our area also has representatives on the OSA Citizens' Advisory Committee.

In the past year, the OSA has made progress in purchasing some parcels in the Santa Teresa Foothills. Currently we are advocating for the OSA to provide a grant to the Bay Area Ridge Trail Council for a feasibility study on connecting Santa Teresa County Park to Coyote Creek Trail.

Contact Lynne Paulson at (lynnep@stfna.org) if you have any questions.

## **Upcoming Events**

**4th of July Annual Family Fun Festival and Firework Show** at the Almaden Lake Park. Given the city's safety-related ban on the use of personal fireworks, this public event offers families and people of all ages and backgrounds a safe place to celebrate the birth of our nation. The festival begins at 3pm. The fireworks begin around 9:30. For more information, see <http://www.sjd10.com/4th-of-july-annual-event-.html>

In **October** we will be having a **Goodwill donation fundraiser drive**. We will send out a reminder email one to two weeks beforehand.

The STFNA board gratefully appreciates the use of Bistro Tupaz's dining area to hold our monthly board meetings while enjoying delicious food.



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## **JOIN YOUR NEIGHBORHOOD ASSOCIATION!**

### **STFNA Membership Application and Renewal**

Name: \_\_\_\_\_  
E-mail: \_\_\_\_\_  
(your e-mail is private and will not be shared outside of STFNA)  
Address: \_\_\_\_\_  
City / Zip code: \_\_\_\_\_  
Phone: \_\_\_\_\_

Date: \_\_\_\_\_

Check here if this is a renewal.

Mail form and enclose check payable to:  
Santa Teresa Foothills Neighborhood Assoc.  
PO BOX 53432  
San Jose, CA 95153



Register online  
[www.STFNA.org](http://www.STFNA.org)  
or email  
[contact@stfna.org](mailto:contact@stfna.org)



Please accept my voluntary contribution of: \$25  \$50  \$75  \$100  \$\_\_\_\_\_ Other

Tell us which issues interest you the most:

- |  |  |
|--|--|
| <input type="checkbox"/> Foothills Open Space Preservation | <input type="checkbox"/> Coyote Alamitos Trail |
| <input type="checkbox"/> Public Education and Awareness    | <input type="checkbox"/> Safe Neighborhoods    |
| <input type="checkbox"/> Neighborhood Beautification       | <input type="checkbox"/> Neighborhood Watch    |

Other: \_\_\_\_\_

**THANK  
YOU!**