

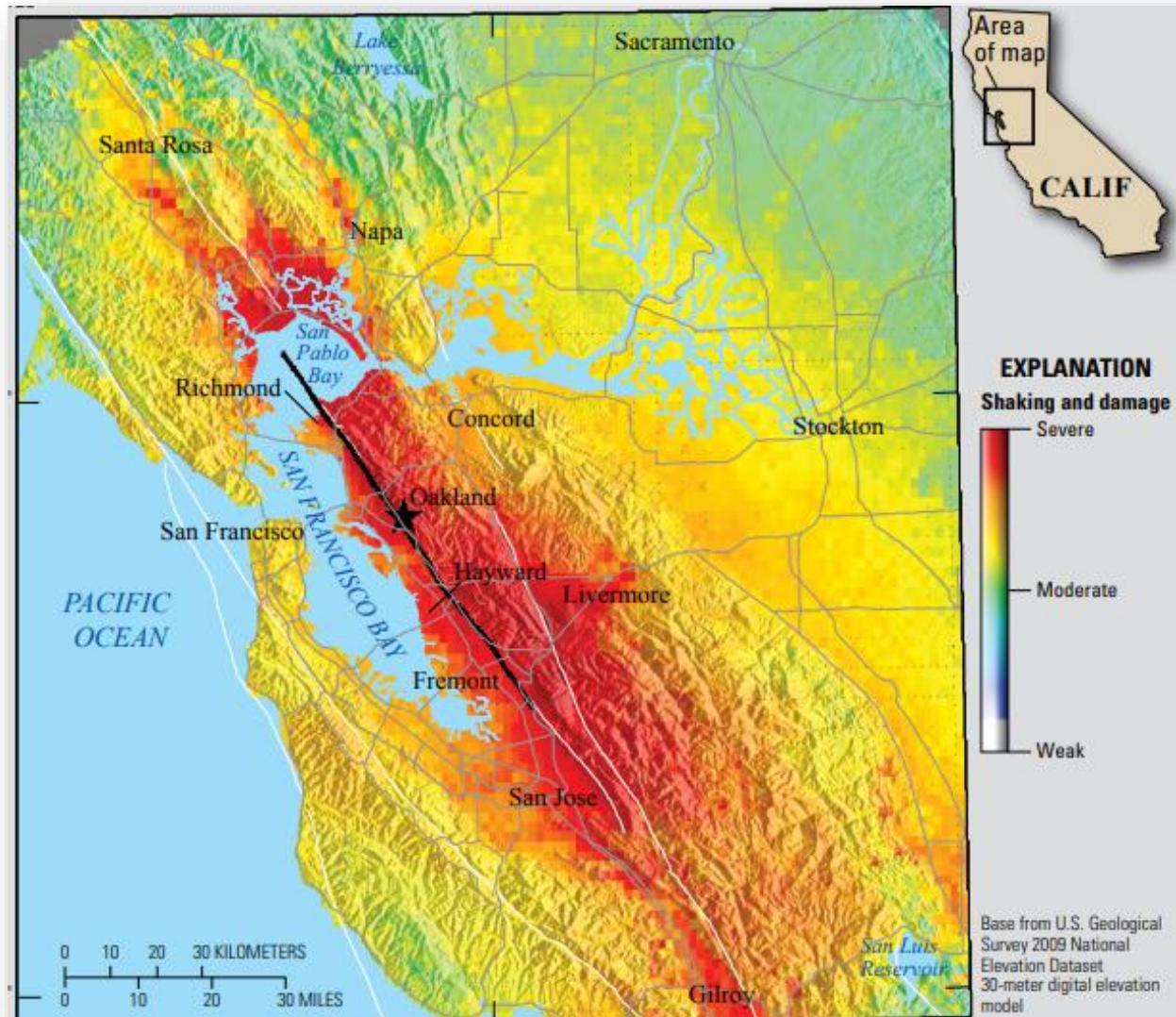
Multifamily Soft Story Seismic Retrofit Program



City Council Item 4.7

June 26, 2018

Earthquake Risks



What is Soft Story: Fragile Buildings

- 1978 or older – most built in 1960s and 1920s
- Wood frame multi-story buildings
- Weak, flexible or open ground story



Estimate: Soft Story in San José

- **1,100** multifamily buildings
- **11,000** apartments
- **16%** of City's multifamily housing stock
- **22,000** residents

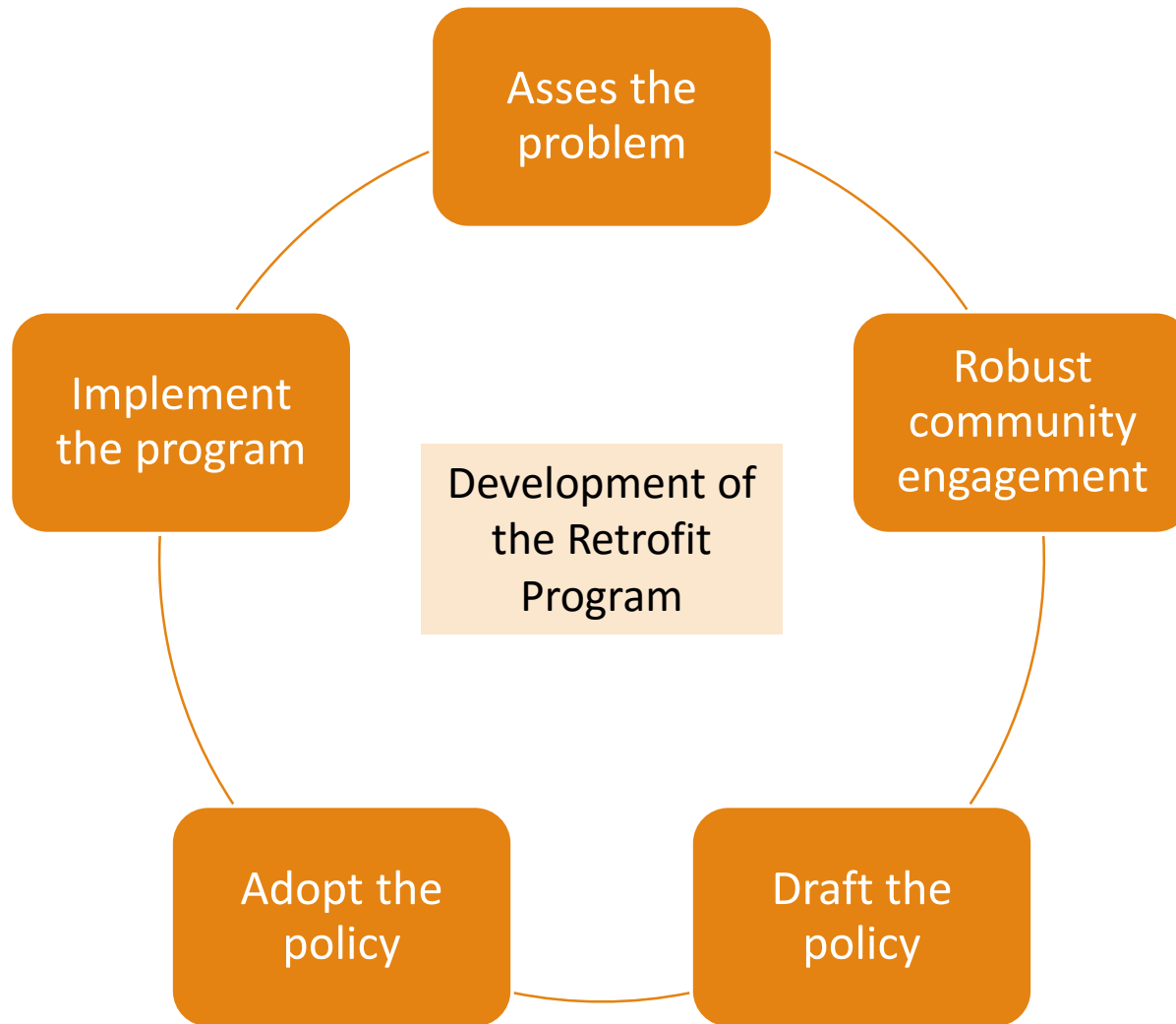


Preliminary Review of Incentives

- PACE financing
- Reduction or subsidized City fees for plan review, inspection, and planning permit
- Additional financing resources
- Expedited plan review and reduced entitlement costs
- Building code improvement exemptions

INCENTIVES HELPFUL, BUT ALONE ARE NOT ENOUGH

ABAG Report & Model Ordinance

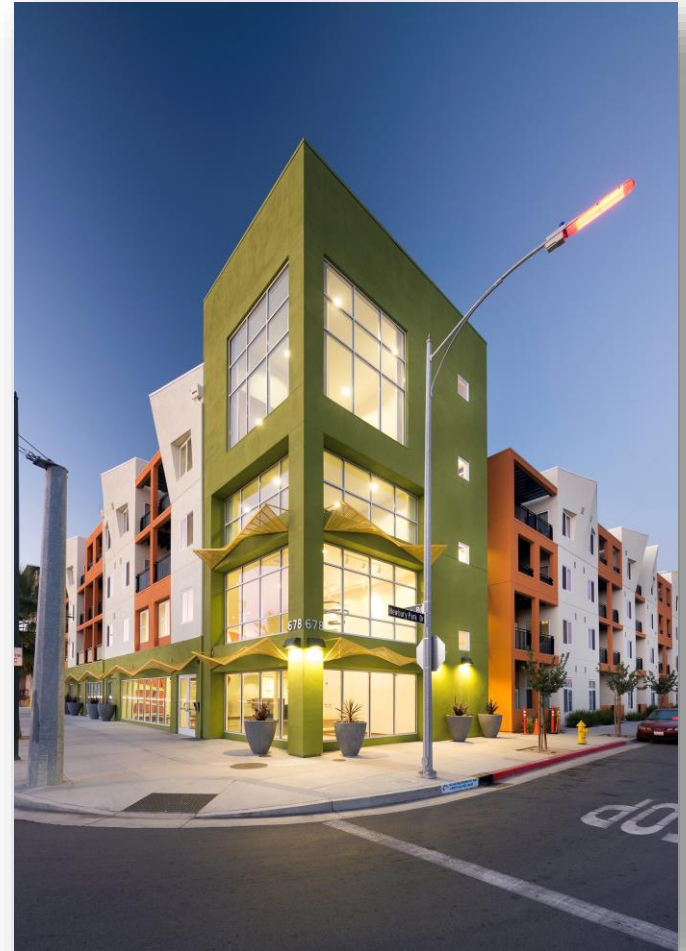


Next Steps

- July Submit CalOES grant application
- July - Dec Outreach and policy analysis
- November CalOES grant announcement
- Winter Framework to CEDC
- Spring Return to City Council with draft Ordinance

Additional Options

Redevelopment into affordable housing



Recommendations

- 1) **Accept the staff report on potential ways to incentivize the seismic retrofit of multifamily “soft story” buildings and direct the City Manager or designee to return to the City Council with recommendations on:**
 - a) Options or amendments of Property Assessed Clean Energy (PACE) charters for seismic retrofits of multifamily soft story buildings.

- 2) **Direct the City Manager or his designee to return to the City Council with:**
 - a) A policy framework for a mandatory multifamily soft story seismic mitigation ordinance; and
 - b) Potential strategies that incentivize the redevelopment of multifamily soft story buildings into quality, affordable housing while minimizing displacement.

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