

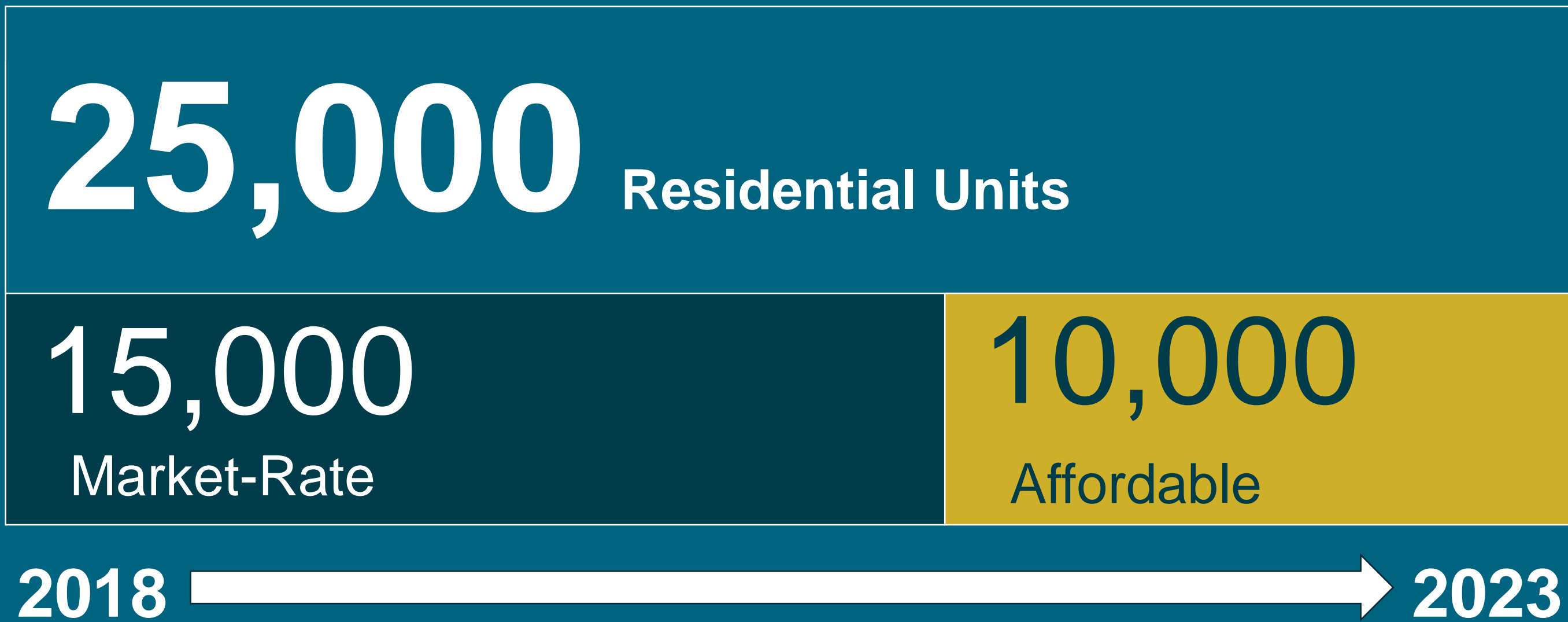
Housing Crisis Workplan

| March 19, 2019

| City Council

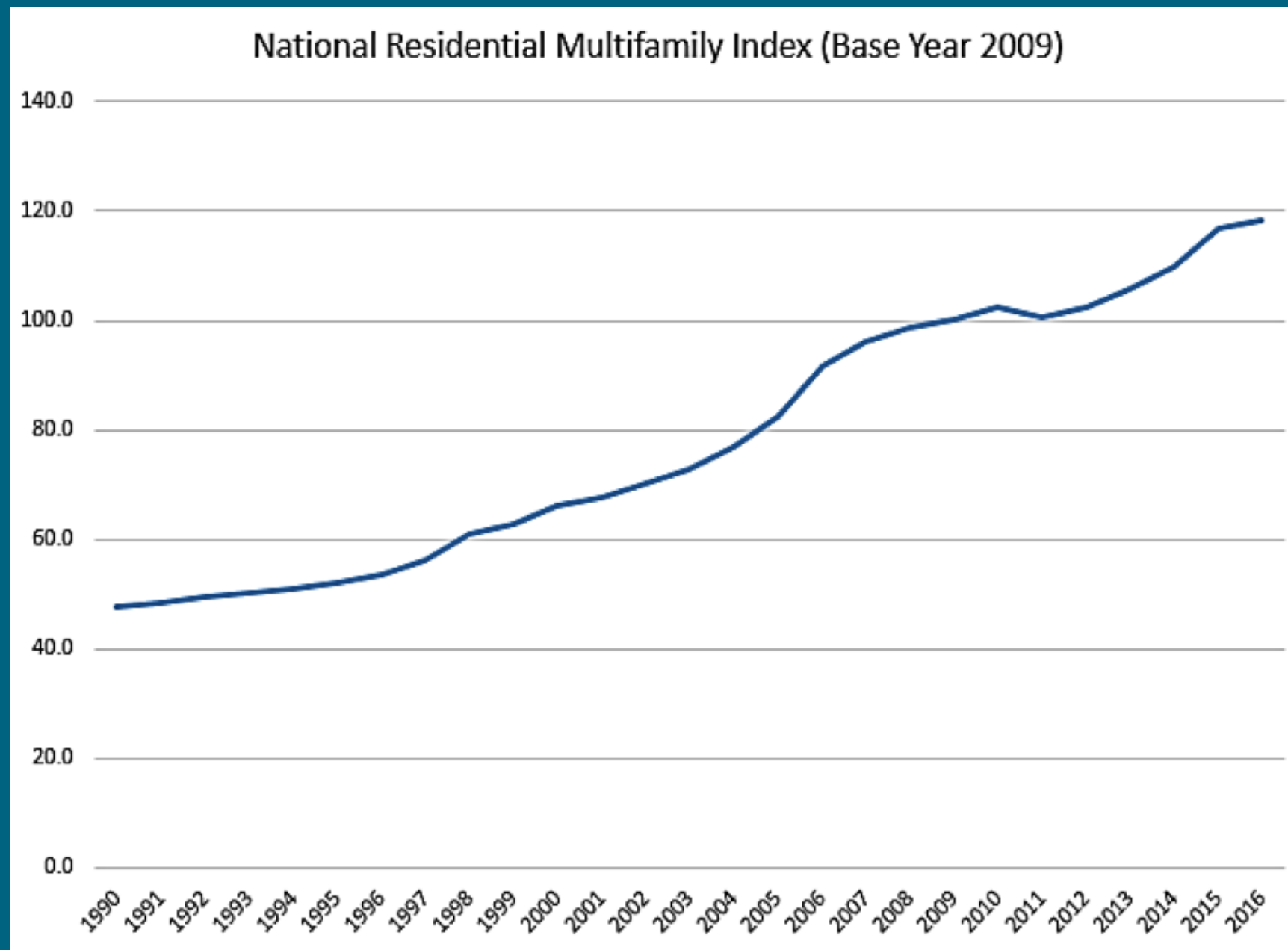
SANJOSE

HOUSING CRISIS WORKPLAN GOAL:



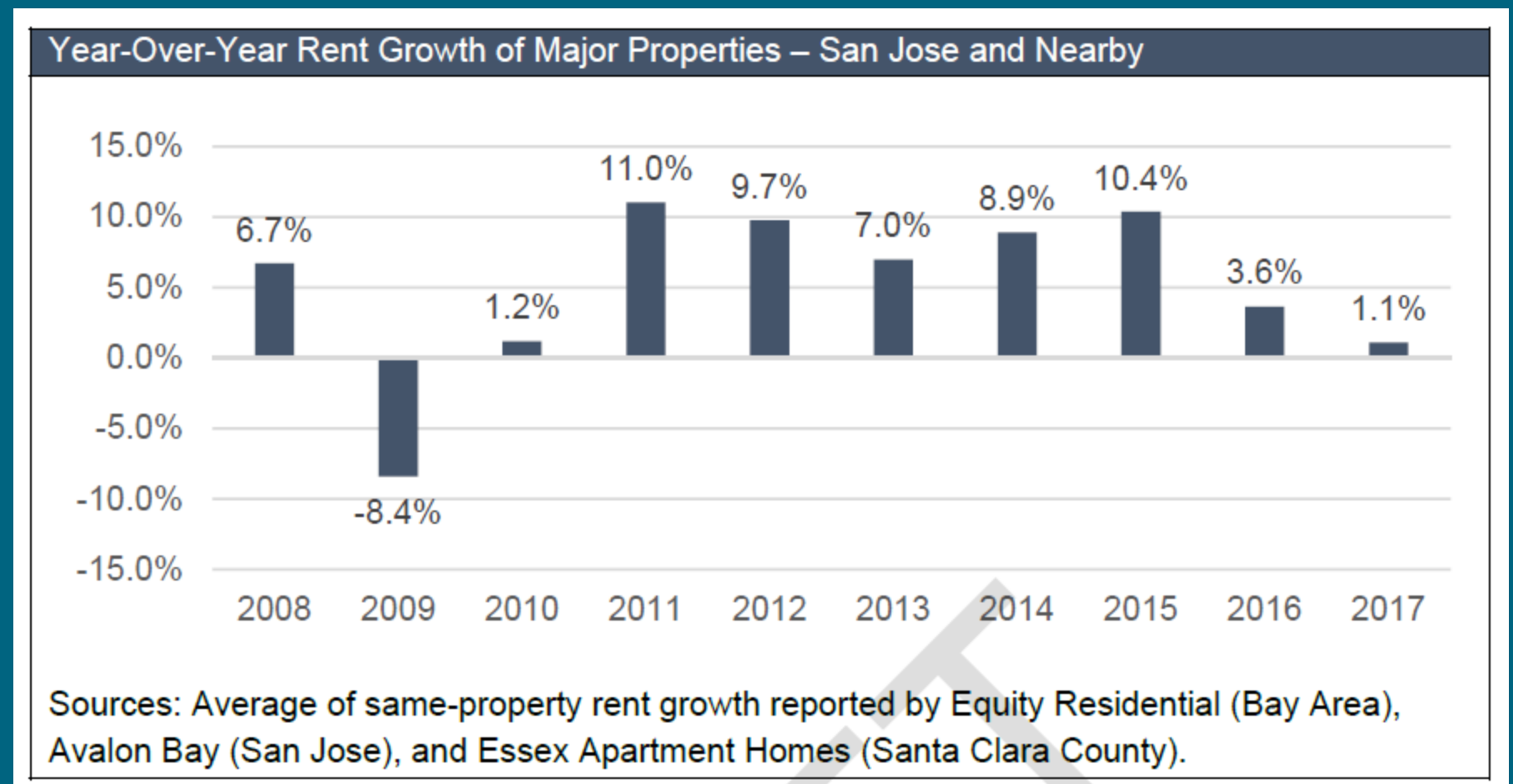
MARKET CONDITIONS:

INCREASING COSTS



Source: U.S. Bureau Of Economic Analysis, Real Private Fixed Investment: Residential: Structures: Permanent Site: Multifamily via Turner Center, UC Berkley

FLATTENING RENTS



Source: Keyser Marston Associates Draft Memo on Downtown Incentives dated September 27, 2018

HOUSING PRODUCTION (JANUARY 2018 – DECEMBER 2018):

2018  2023

Category	Market Rate	Affordable	Total
Capacity Made Readily Available Through Policy Work			14,255
Units Receiving Development Planning Approvals	112	81	193
Units Receiving Building Permits	2,827	146	2,937
Units Receiving Occupancy	797	30	827



HOUSING CATALYST TEAM:

Planning, Building & Code Enforcement:

- Michael Brilliot, Deputy Director
- Jared Hart, Division Manager
- Planner IV (hiring) - Housing Crisis Workplan Planner
- Ruth Cueto, Destination: Home Homeless/Affordable Housing Planner
- Planner II/III (hiring) - Housing Policy Planner

Housing Department:

- Rachel VanderVeen, Deputy Director
- Kristen Clements, Division Manager
- Amy Chen, Inclusionary Housing Manager

Office of Economic Development:

- Chris Burton, Deputy Director
- Housing Catalyst/Executive Analyst (hiring).

HOUSING CRISIS WORKPLAN: OBJECTIVES



STRONG, COLLABORATING TEAM

Delivering housing units
by creating focused
resources



CLEAR, CONSISTENT POLICIES & REGULATIONS

Providing clarity and
consistency within the
regulatory framework



SUPPORTIVE ENVIRONMENT FOR DEVELOPMENT

Creating an environment
that supports new
investment and
development

HOUSING CRISIS WORKPLAN: KEY ACCOMPLISHMENTS



STRONG, COLLABORATING TEAM

- Completed the CASA Compact Report
- Hired Destination: Home Homeless/Affordable Housing Planner



CLEAR, CONSISTENT POLICIES & REGULATIONS

- Transitioned from transportation analysis from LOS to VMT
- Updated accessory dwelling unit ordinance
- Moved up Tri-Village Urban Village to Horizon 1



SUPPORTIVE ENVIRONMENT FOR DEVELOPMENT

- Completed Draft Study on Downtown High Rise Incentives
- Completed Downtown Vision and EIR

HOUSING CRISIS WORKPLAN: Q2 KEY RESULTS



STRONG, COLLABORATING TEAM

- Complete build out of the cross-departmental Housing Catalyst Team
- Provide feedback on new State legislation that supports housing development
- Develop the Affordable Housing Land Acquisition Sites Database



CLEAR, CONSISTENT POLICIES AND REGULATIONS

- Make 8,000 additional residential units available in North San José
- Complete 1st draft of the Anti-Displacement and Dispersion Strategy
- Develop objective standards to allow streamlining for affordable housing



SUPPORTIVE ENVIRONMENT FOR DEVELOPMENT

- Complete an update to the residential cost of development study
- Issue RFP for City owned land for public private partnership housing development
- Issue the RFP for the Commercial Linkage Fee

Questions?

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