



Housing

Affordable Housing Siting Policy

Item 8.2

December 6, 2022

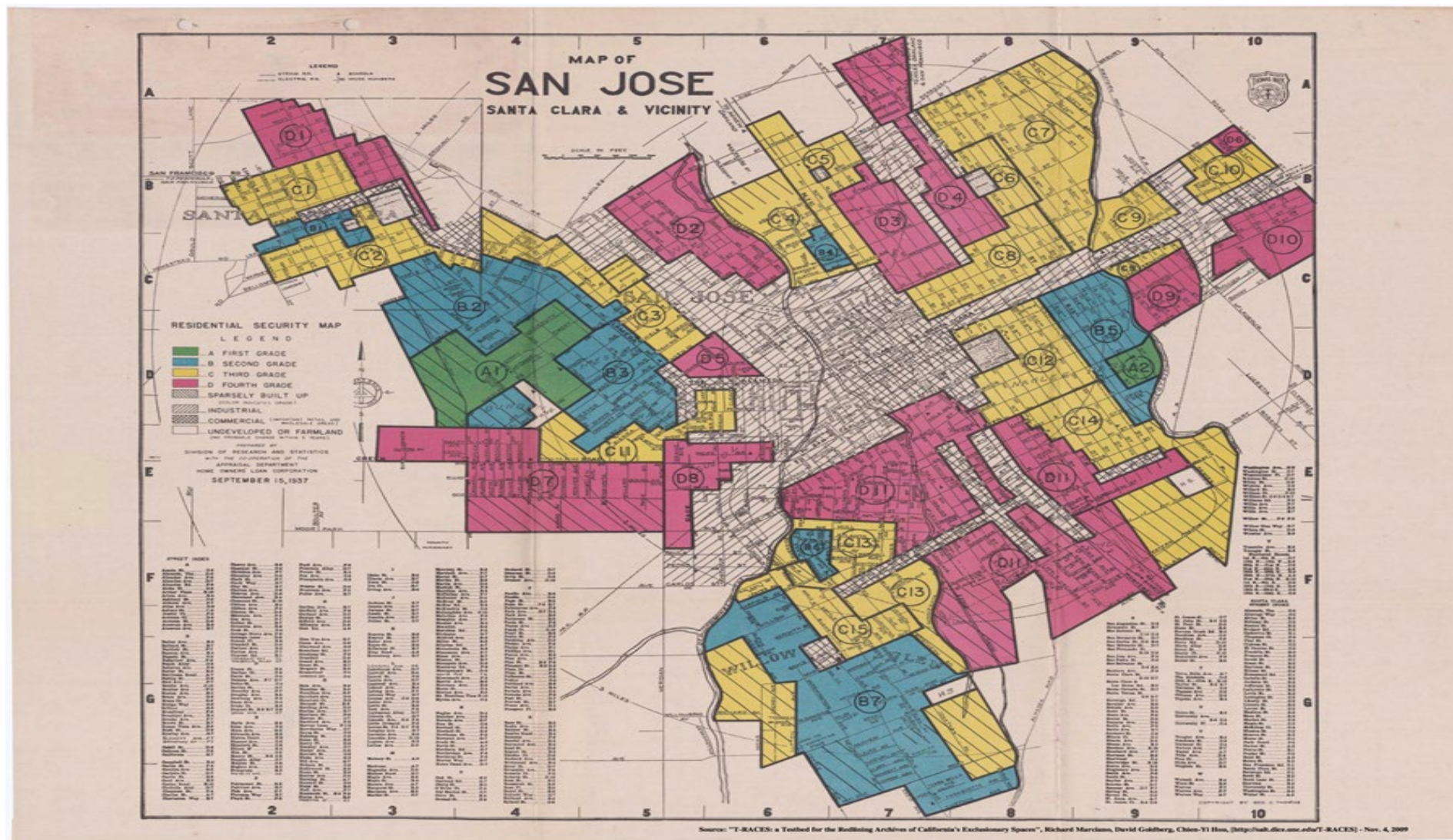
Jacky Morales-Ferrand
Director

Rachel VanderVeen
Deputy Director

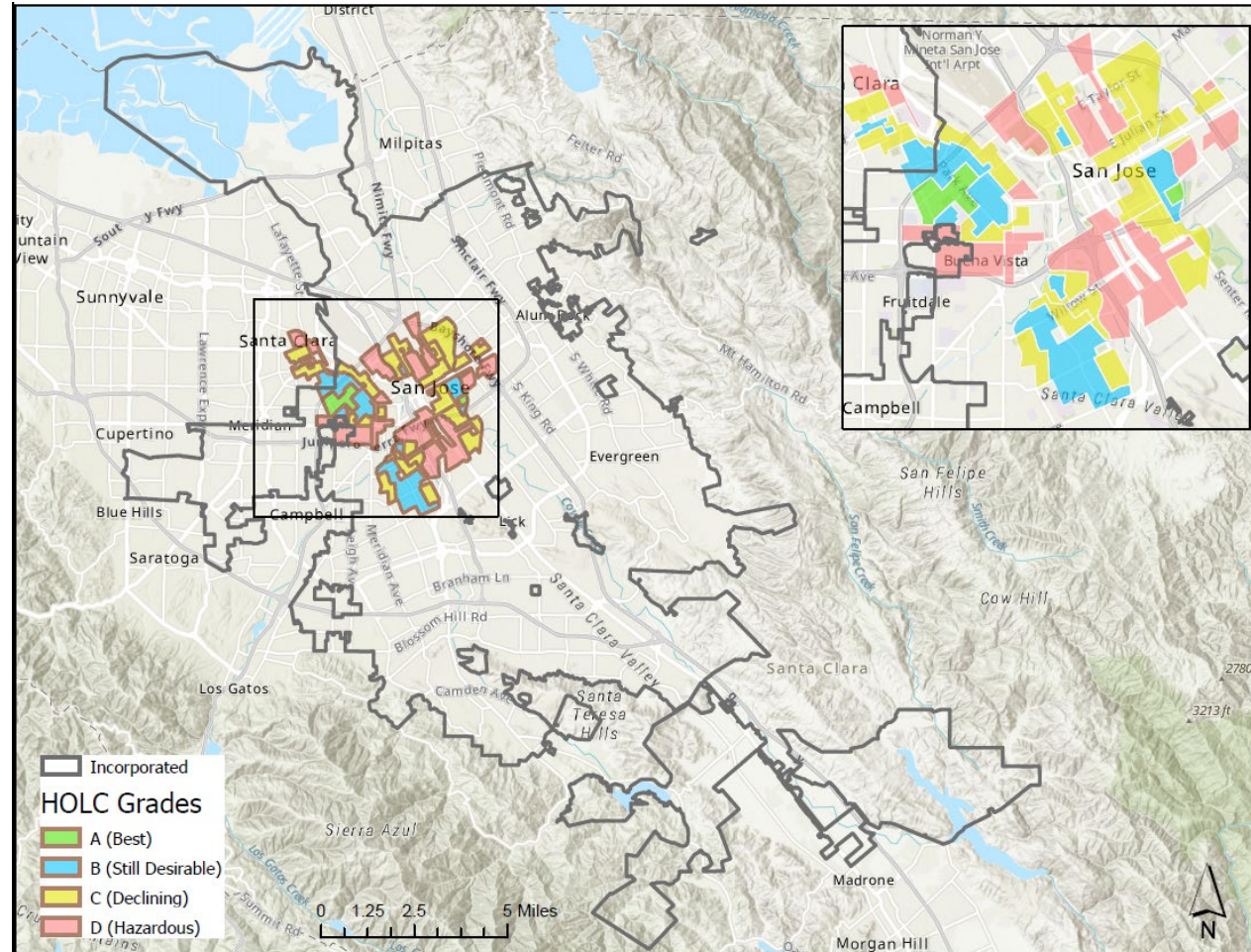
Kemit Mawakana
Division Manager

Joshua Ishimatsu
Senior Development Officer

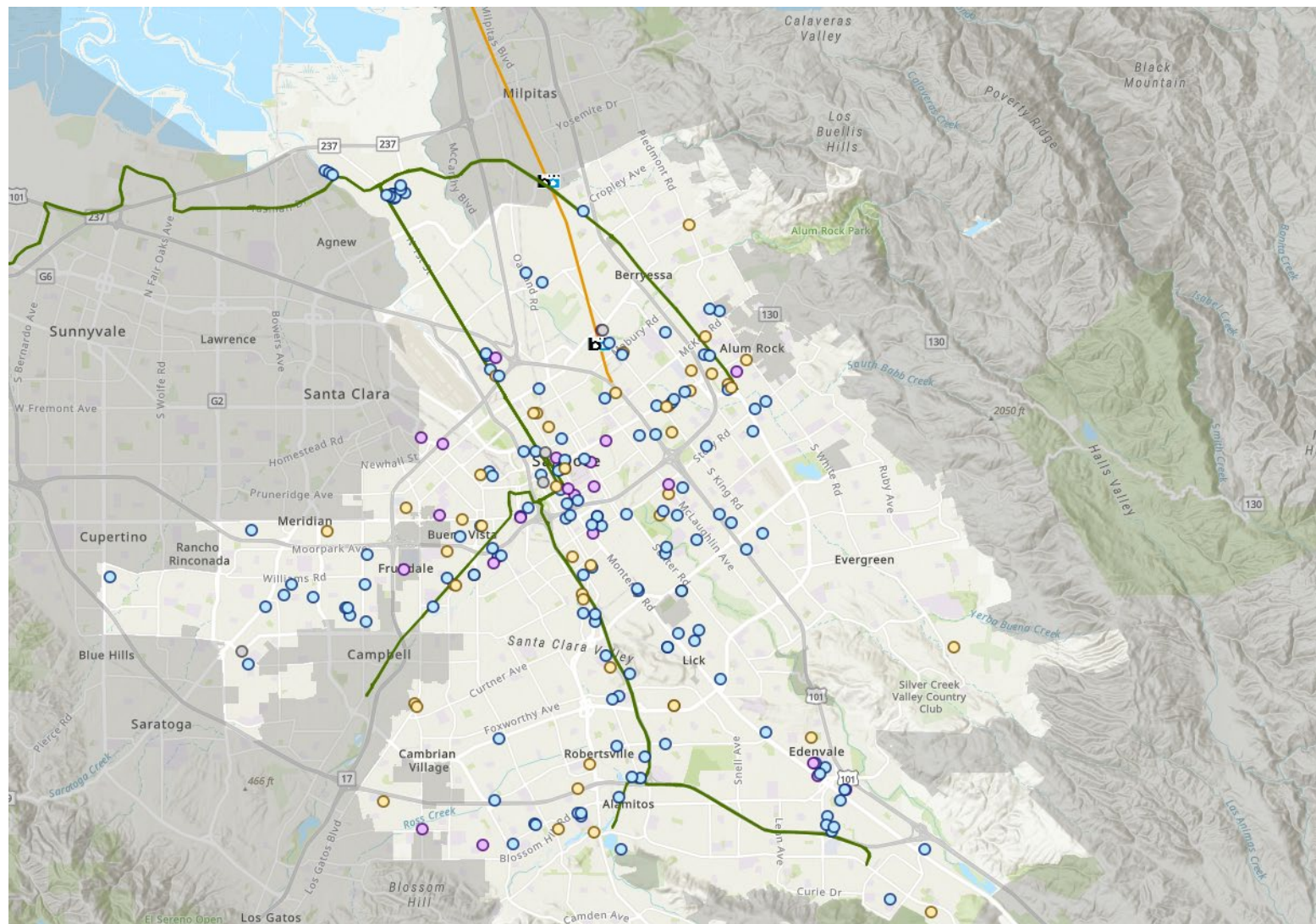
San José's History



San José's Growth and Development



Affordable Housing follows Historic Patterns



Affordable Housing with City Funding



Fairways at San Antonio Court



Villas in the Park



Siting Policy Goals

- Expand Choice – consistent with California, Federal Fair Housing Law, build affordable housing in neighborhoods where they have been excluded
- Mitigate displacement
- Transparent to developers stakeholders and easily administered by City staff



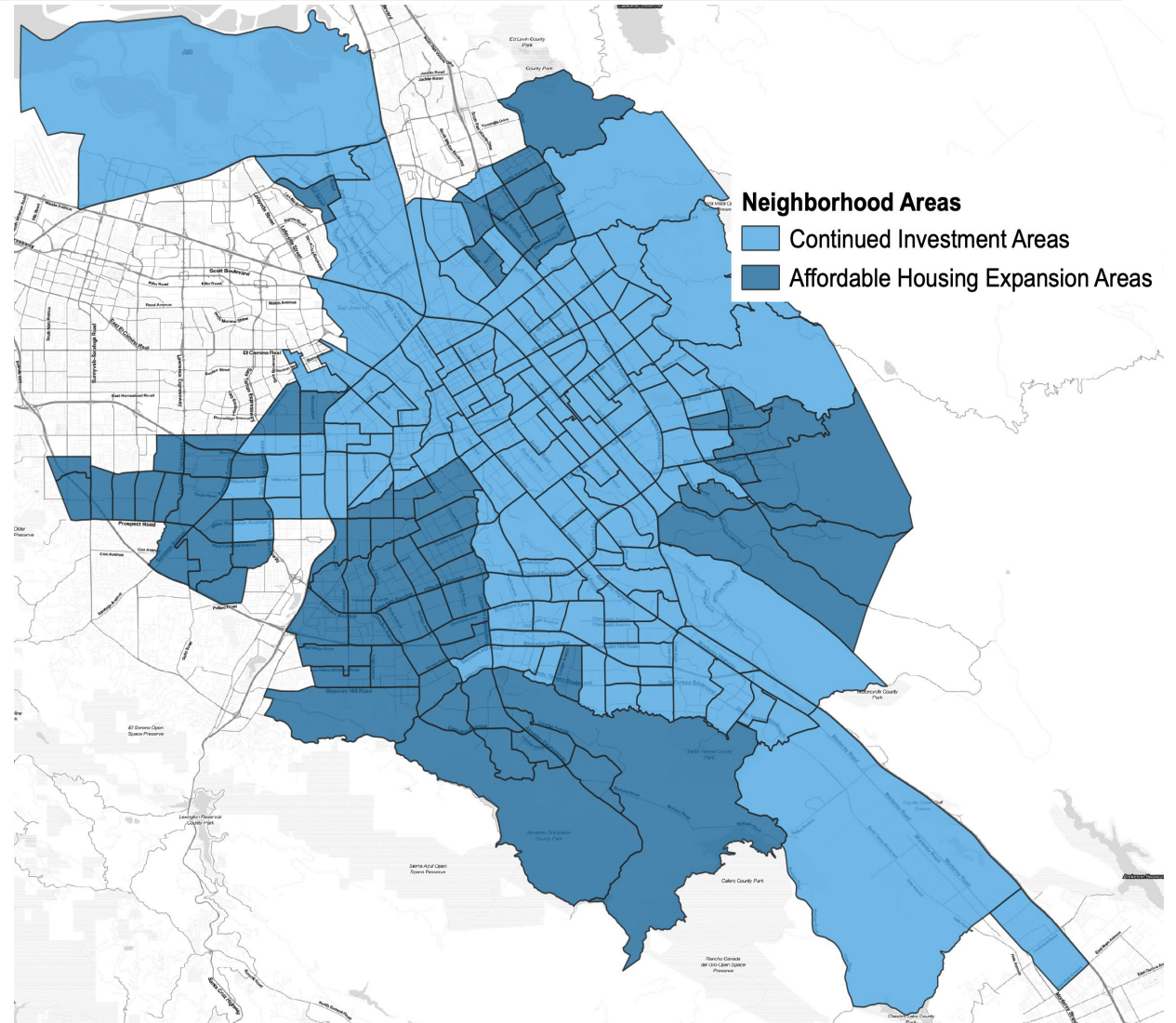
- 🏠 Words Matter
- 🏠 Labels undermine and stigmatize communities
- 🏠 Opportunities Exist throughout the City



Neighborhood Areas

Blue - Affordable
Housing Expansion
Areas

Light Blue -
Continued
Investment Areas

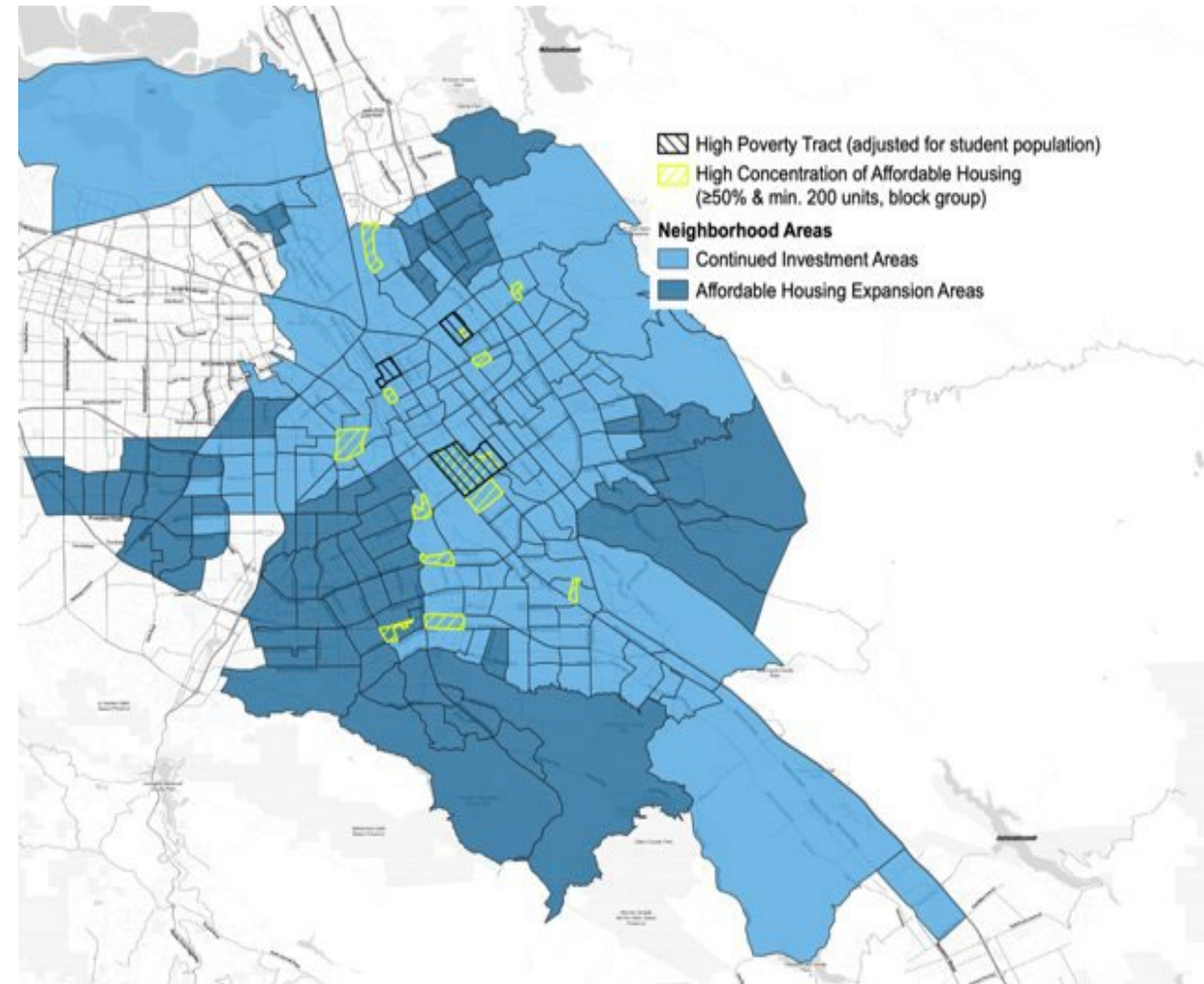


Distribution of Affordable Homes

Neighborhood Areas	Percentage of the City	Current Distribution of Units	New Unit Distribution Goal 5 year for FY21-22 to FY 25-26
Affordable Housing Expansion Areas	34%	9%	35%
Continued Investment Areas	66%	91%	65%

Further Review

- If affordable homes are greater than 50% of the housing stock in a census block.
- If a census tracts has more than 20% of households living at or below the poverty threshold.



Allow Affordable to Move Forward

- 🏠 Neighborhood facing displacement
- 🏠 Growth area
- 🏠 Mixed-income development
- 🏠 Part of a community development investment plan that has approved funding

Reporting



Evaluate after five years



Determine performance towards goals



Consider target populations

Why the Change

Previous

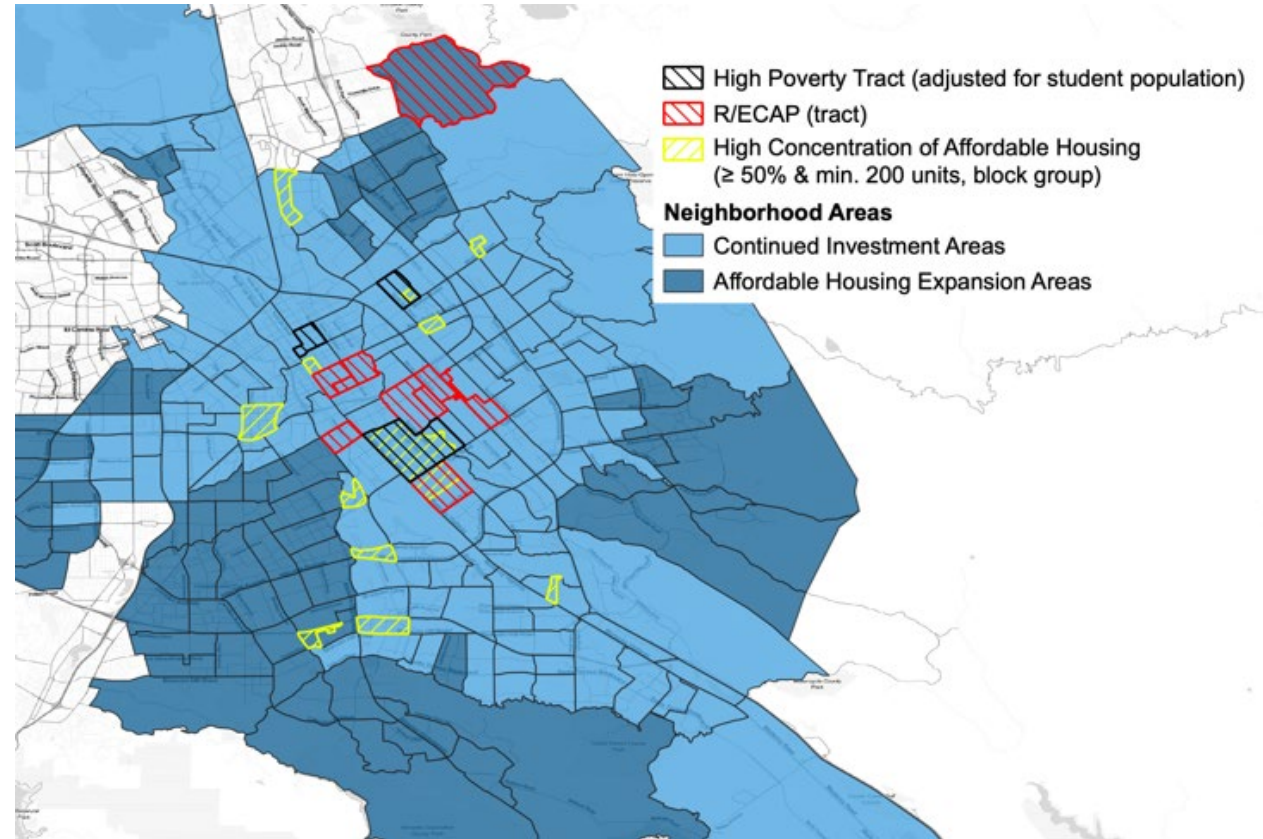
- Increasing the threshold to 90% percentile, limits housing choice even more
- Contribute to the negative stereotypes of affordable housing and harms lower income neighborhoods
- Lack of consensus on crime definition

Proposed

- Expand choice by creating more opportunities in the city
- Invest in all parts of the city, especially including where historically disinvestment has occurred
- Methodology based on income consistent with research

Additional Recommendations

Prioritize CDBG funding to targeted neighborhoods including areas with racial segregation and concentrated poverty (FY24-25)





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