# Housing Catalyst Team Work Plan and Housing Element Annual Progress Report

#### City Council

March 18, 2025 Items 8.3 and 8.4

Erik L. Soliván, Director, Housing Department Jerad Ferguson, Principal Planner, PBCE



## Background











2018

Housing Catalyst Team Established

November 2022

Final Update on Housing Crisis Work Plan

Creation of Housing Catalyst Team Work Plan June 2023

Council Adopts
Housing Element

Housing Catalyst
Work Plan at CED
Committee

August 2023

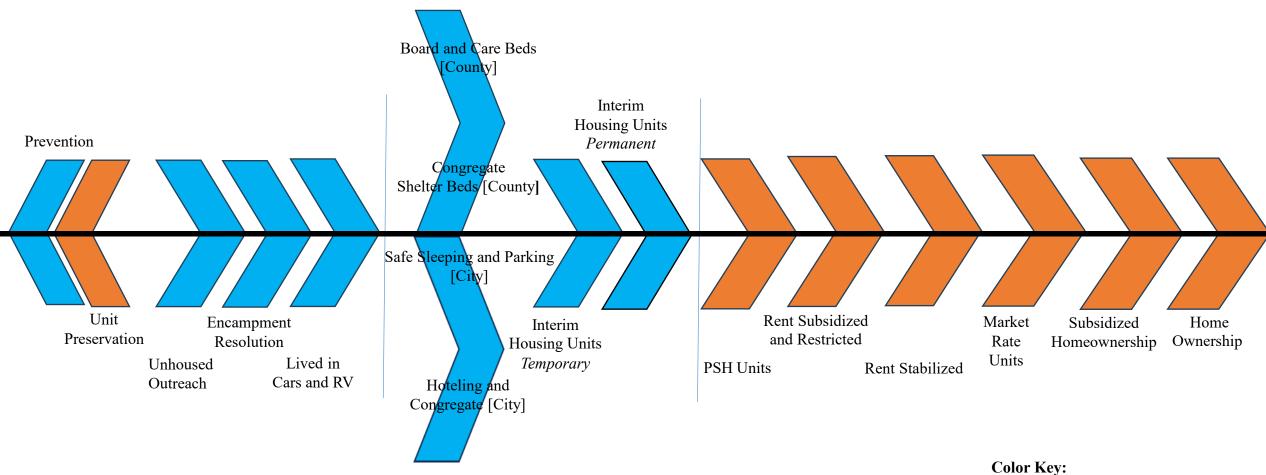
Housing Catalyst
Work Plan at
City Council

January 2024

HCD certified Housing Element



## Housing Continuum





Blue: Neighborhood Services and Education City Service Area Orange: Community & Economic Development City Service Area



## San José's Housing Needs (RHNA)

**2024 HCD Income Limits** 

Extremely Low Up to 30% AMI       ≤ \$38,750       ≤ \$55,300       7,544       943         Very Low 31%-50% AMI       \$64,550       \$92,150       7,544       943	goai s)
Low     \$103,300     \$146,100     8,687     1,086	6
Moderate 81%-120% AMI         \$154,800         \$221,150         10,711         1,339	9
Above Moderate         \$154,801+         \$221,151+         27,714         3,464	4

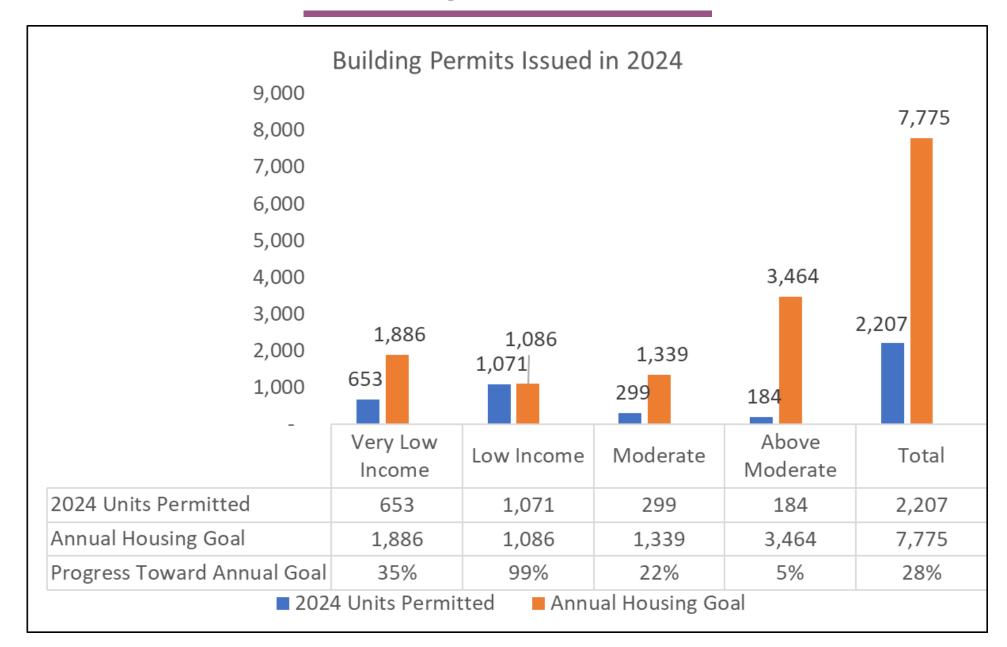
of RHNA Goal

Totals

62,200

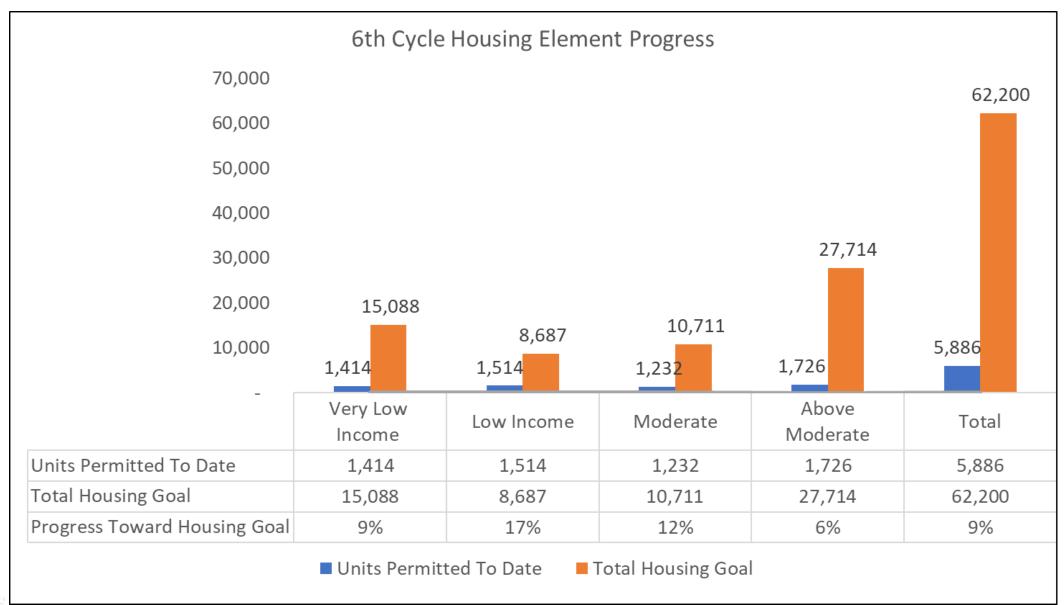
7,775

## Housing Production





## Housing Production





## Impact and Level of Effort



#### **Impact**

- High Impact
- Moderate Impact
- Low Impact
- Legally Required
- To Be Determined



#### **Effort**

- Low Effort
- Moderate Effort
- High Effort



## Completed Items

- Housing in Business Corridors (P-14)
- Housing on Public/Quasi-Public Lands (P-24)
- Mobilehome Park General Plan Designation for Remaining 56
   Mobilehome Parks (R-6)
- Regional Homeless Response Coordination and Planning (H-13)
- Emergency Shelters Zoning Ordinance Update (H-14)
- Lived Experience with Homelessness Seat on Commission (I-10)



## HCD Emphasis on Specific Programs

- City Infill Housing Ministerial Approval Ordinance (P-7)
- Affordable Housing Tools for North San José (P-4)
- Diridon Affordable Housing Production Goal (P-9)
- Review and Revise Planning Permit Conditions(P-41)
- Housing Balance Report (I-4)
- Small Multifamily Housing (P-35)
- Evaluation of Urban Village Planning Process (P-40)

STATE OF CALIFORNIA. BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY.
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT

2020 W. El Camino Avenue, Suite 500 Sacramento, CA 95833 (916) 263-2911 / FAX (916) 263-7453 www.hcd.ca.gov

January 29, 2024

Jennifer Maguire, City Manager City of San José 200 East Santa Clara Street San José, CA 95113

Dear Jennifer Maguire:

#### RE: City of San José 6th Cycle (2023-2031) Adopted Housing Element

Thank you for submitting the City of San José's (City) housing element, which was adopted June 20, 2023 and received for review on November 30, 2023 with additional documentation received on January 23, 2024 and January 29, 2024. The revisions to the adopted housing element were authorized by Resolution No. Res #2023-263. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from several individuals and organizations throughout the housing element review process, including but not limited to, the California Apartment Association, Housing Action Coalition, Partnership for the Bay's Future, ¡Si Se Puedel, SPUR, South Bay Community Land Trust, SV@Home, West Valley Community Services, Erik Schoennauer, Anthony Tordillos, and Robert Wood pursuant to Government Code section 65565s, subdivision (c).

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of (January 29, 2024). The adopted element addresses the statutory requirements described in HCD's August 28, 2023 review. This finding is based, in part, on the successful implementation of Program P-3 (North San José Affordable Housing Overlay Zones), which implements the Housing Element Residential Overlay (HERO). HCD reminds the City that a copy of the updated adopted housing element including modifications should be posted wherever the housing element is available to the public. HCD requests notification upon oostino.

Throughout the planning period, HCD will be actively monitoring timely and effective implementation of all programs including, but not limited to the following:

Program P-4 (Affordable Housing Tools for North San José): This program
commits to zoning strategies to catalyze affordable housing development in
North San José, including through rezoning, overlays, and local density bonus
incentives.



### Anti-Displacement Work Items

- Preservation and Community Development Capacity Building (N-4)
- Soft Story Program (R-13)
- Eviction Prevention Eviction Prevention Court Clinic (S-12)
- Tenant Preferences that Help Fight Displacement (S-20)
- Local Enforcement of State Tenant Protections (S-32)
- Preservation Notice of Funding Availability (R-2)



## Newly-Added Items

- Development Incentives for Residential Construction (PZ-1):
  - Incentives to help entitled developments meet 2025 and 2026 timelines in growth areas and Downtown.
- Technology (Automation/Software) Needs to Address Recommendations from the Tenant Protection Ordinance Audit Report (SZ-2):
  - Procurement of software that will help the Housing Department coordinate with Code Enforcement to enforce the City's Tenant Protection Ordinance.



### Recommendations

Item 8.3: As recommended by the Community and Economic Development Committee on February 24, 2025, accept the status report on the work to implement the Housing Catalyst Team Work Plan.

Item 8.4: 1) Accept the Calendar Year 2024 Annual Progress Report on the implementation of the San José 2023-2031 Housing Element; and

2) Accept the Fiscal Year 2023-2024 Housing Successor to the Redevelopment Agency Annual Report.



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