

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

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## **City Council**

March 18, 2025

Items 8.3 and 8.4

Erik L. Soliván, Director, Housing Department

Jerad Ferguson, Principal Planner, PBCE



*Planning, Building and  
Code Enforcement*

# Background

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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

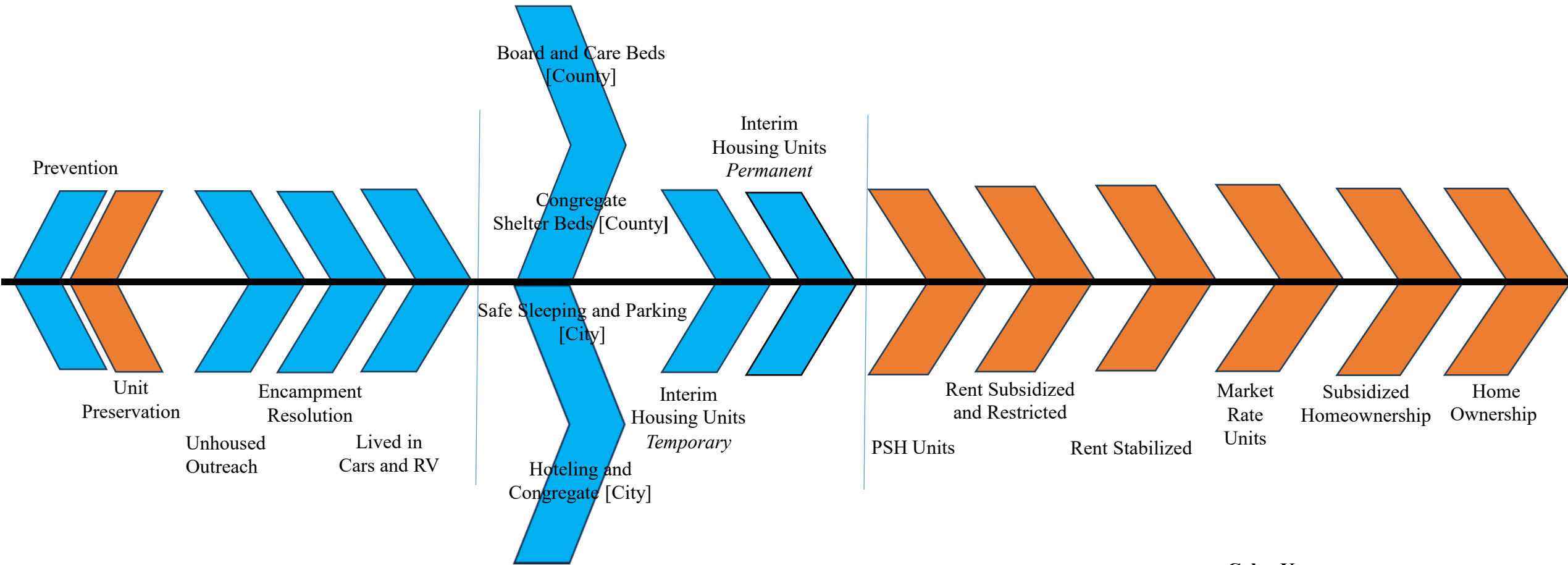
Housing Catalyst  
Work Plan at  
City Council



January 2024

HCD certified  
Housing Element

# Housing Continuum



**Color Key:**

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

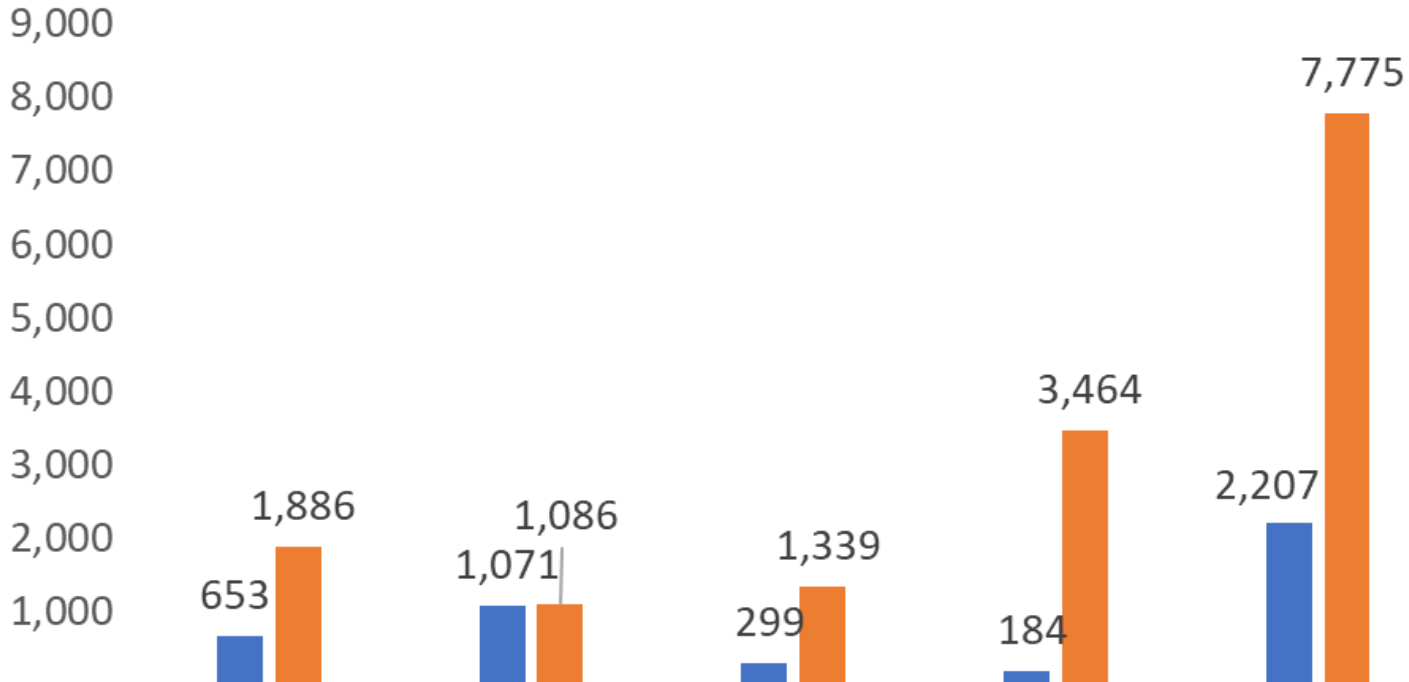
# San José's Housing Needs (RHNA)

Income Category	2024 HCD Income Limits		2023-2031 RHNA (Units)	Annual Goal (Units)
	1-person	4-person		
<b>Extremely Low Up to 30% AMI</b>	≤ \$38,750	≤ \$55,300	7,544	943
<b>Very Low 31%-50% AMI</b>	\$64,550	\$92,150	7,544	943
<b>Low 51%-80% AMI</b>	\$103,300	\$146,100	8,687	1,086
<b>Moderate 81%-120% AMI</b>	\$154,800	\$221,150	10,711	1,339
<b>Above Moderate</b>	\$154,801+	\$221,151+	27,714	3,464
		<b>Totals</b>	<b>62,200</b>	<b>7,775</b>

55%  
of  
RHNA  
Goal

# Housing Production

Building Permits Issued in 2024

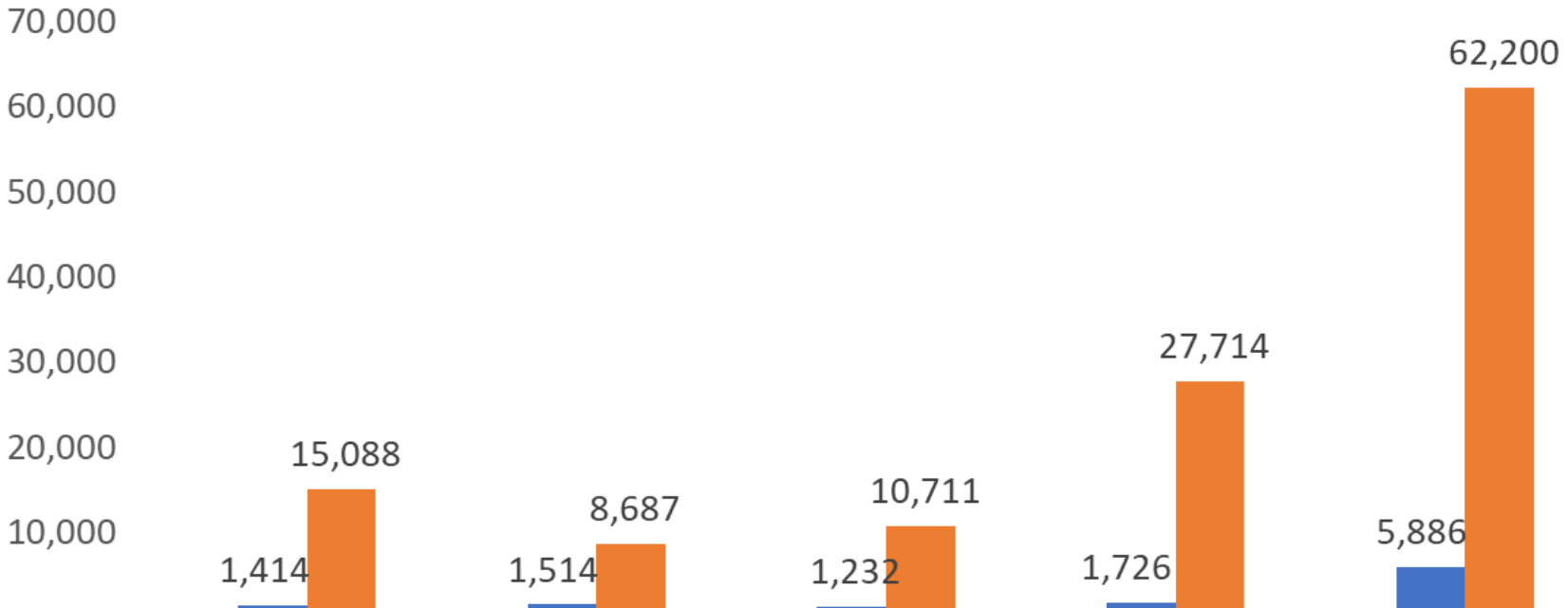


	Very Low Income	Low Income	Moderate	Above Moderate	Total
2024 Units Permitted	653	1,071	299	184	2,207
Annual Housing Goal	1,886	1,086	1,339	3,464	7,775
Progress Toward Annual Goal	35%	99%	22%	5%	28%

■ 2024 Units Permitted    ■ Annual Housing Goal

# Housing Production

6th Cycle Housing Element Progress

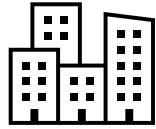


	Very Low Income	Low Income	Moderate	Above Moderate	Total
Units Permitted To Date	1,414	1,514	1,232	1,726	5,886
Total Housing Goal	15,088	8,687	10,711	27,714	62,200
Progress Toward Housing Goal	9%	17%	12%	6%	9%


■ Units Permitted To Date    ■ Total Housing Goal

# Impact and Level of Effort

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## Impact

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



## Effort

- Low Effort 
- Moderate Effort 
- High Effort 



# Completed Items

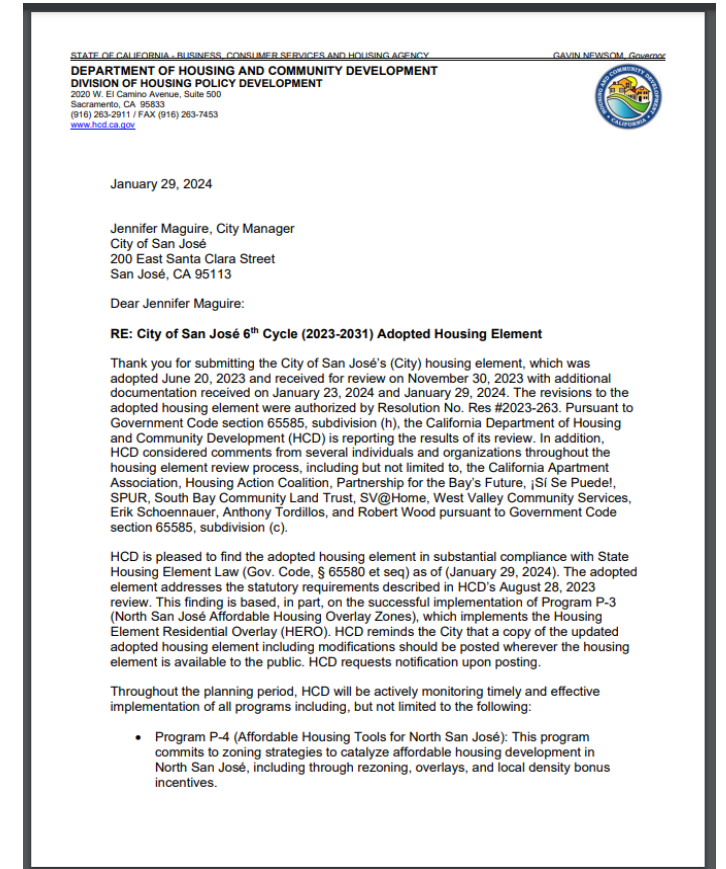
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- Housing in Business Corridors (P-14)
- Housing on Public/Quasi-Public Lands (P-24)
- Mobilehome Park General Plan Designation for Remaining 56 Mobilehome Parks (R-6)
- Regional Homeless Response Coordination and Planning (H-13)
- Emergency Shelters 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)



# Anti-Displacement Work Items

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- 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

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- 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

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**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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