



COUNCIL AGENDA: 3/19/2019
FILE: 19-080
ITEM: 4.2

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Jacky Morales-Ferrand

SUBJECT: SEE BELOW

DATE: March 18, 2019

Approved

D. D. SyL

Date

3/18/19

SUBJECT: ACCEPTANCE OF THE ANNUAL PROGRESS REPORT ON THE IMPLEMENTATION OF THE SAN JOSE GENERAL PLAN HOUSING ELEMENT AND THE HOUSING SUCCESSOR TO THE REDEVELOPMENT AGENCY ANNUAL REPORT

REASON FOR SUPPLEMENTAL

This memorandum provides a summary of feedback on the Housing Element report received from the Housing and Community Development Commission's special meeting held on March 7, 2019. The meeting occurred after the deadline for the City Council memorandum submission to the City Manager's Office for posting.

COMMISSION RECOMMENDATION/INPUT

On March 7, 2019, the Housing and Community Development Commission convened a special meeting to provide time-sensitive input on two items going to the City Council. One item was the Housing Element Annual Progress Report and the Housing Successor to the Redevelopment Agency Annual Report. The Commissioners' comments were as follows:

Several commissioners expressed disappointment with the City's performance on the affordable housing Regional Housing Needs Allocation (RHNA) goals. One commissioner asked if the City was going to work on an Accessory Dwelling Unit (ADU) amnesty plan to bring illegal second units into compliance. Another Commissioner noted that market rents were out of reach for seniors in addition to low- and moderate-income workers, and that seniors are forced to leave San José because of high rents, causing an adverse impact to communities. Commissioners discussed ways to lower the cost of housing construction, speed up housing approvals, and provide certainty for affordable housing developers. Commissioners suggested that the City should add another annual General Plan hearing for 100% affordable housing, should eliminate parking minimums for affordable housing developments, and should provide transit services to supplement what is offered by VTA.

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The Commission made the following motions as ideas for the City Council to consider on policy implications relevant to the report:

Vice Chair Shoor made a recommendation to explore opening up the San Jose General Plan from two to four times, or more as permitted, for affordable housing developments, with a second by Commissioner Tran. The motion passed (5-4).

Vice Chair Shoor made a recommendation that for 100% affordable housing projects built within 0.5-miles of a transit stop, parking minimum requirements are eliminated by the City, with a second by Commissioner Tran. The motion passed (7-2).

Chair Wheeler recommended the City should look into options to provide direct transit links for residents, to serve residential or work areas, with a second by Commissioner Lardinois. The motion failed (2-6-0).

There were no public comments on these items.

/s/

JACKY MORALES-FERRAND

Director, Department of Housing

For questions, please contact Adam Marcus, Policy Manager, at (408) 975-4451.