

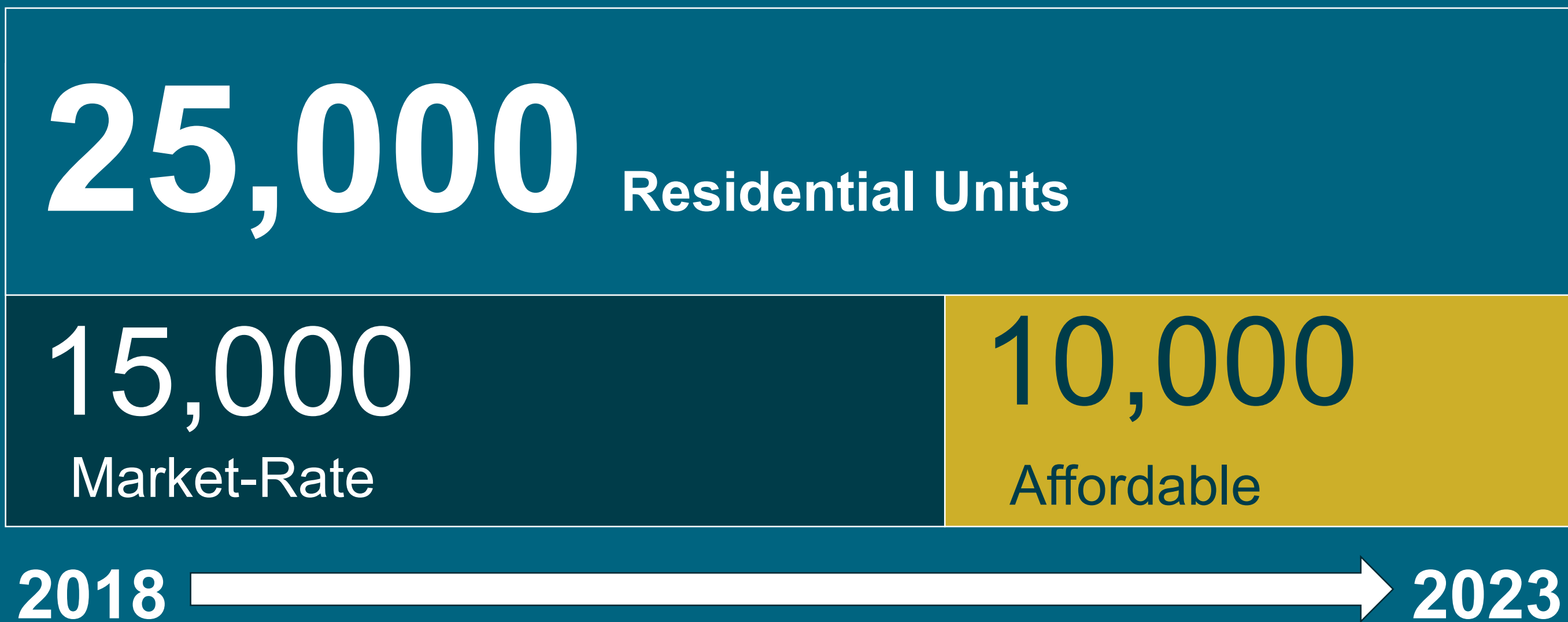
# Housing Crisis Workplan

| February 25, 2019

| **Community and Economic Development Committee**

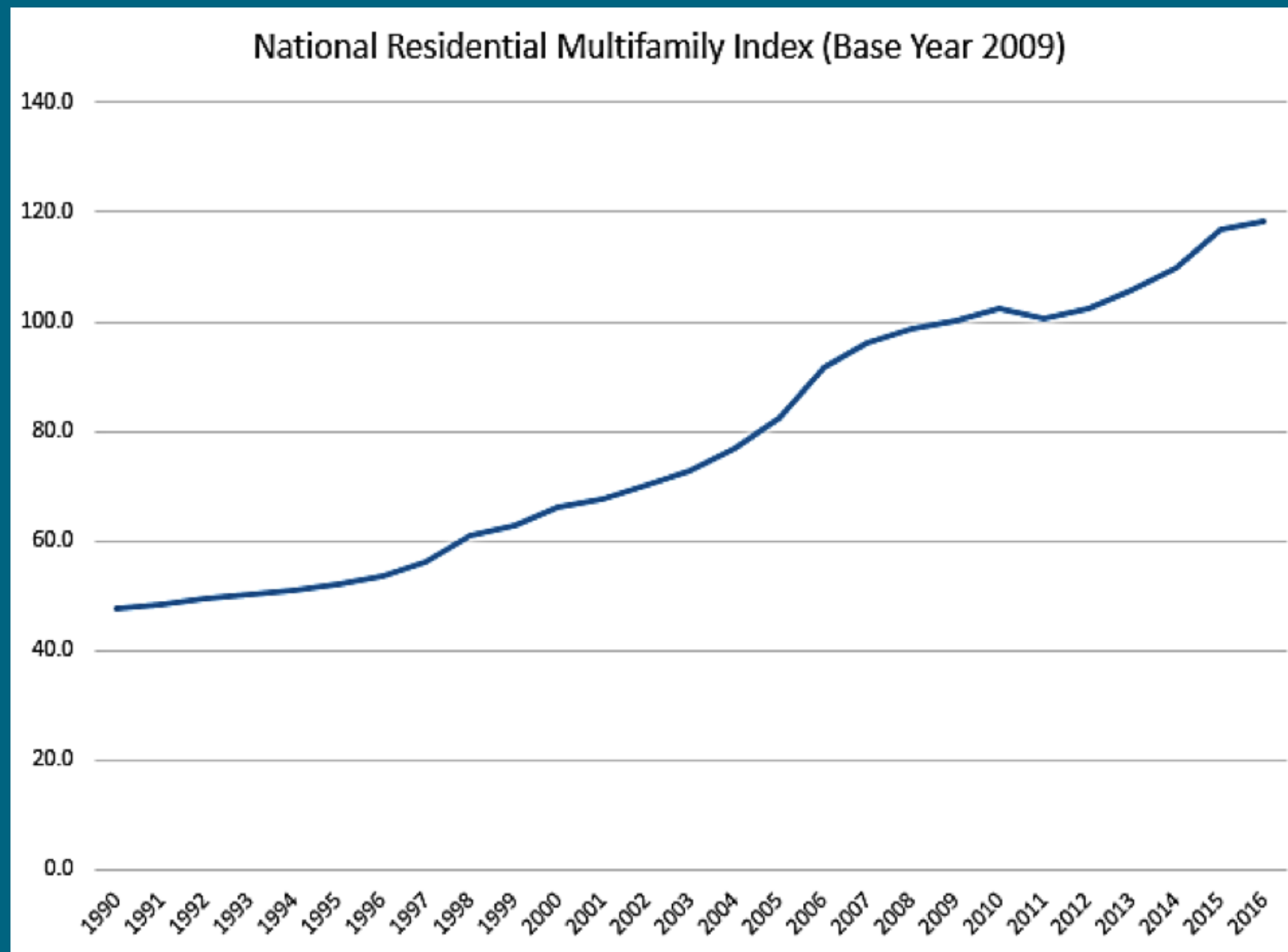
SAN JOSÉ

# HOUSING CRISIS WORKPLAN GOAL:



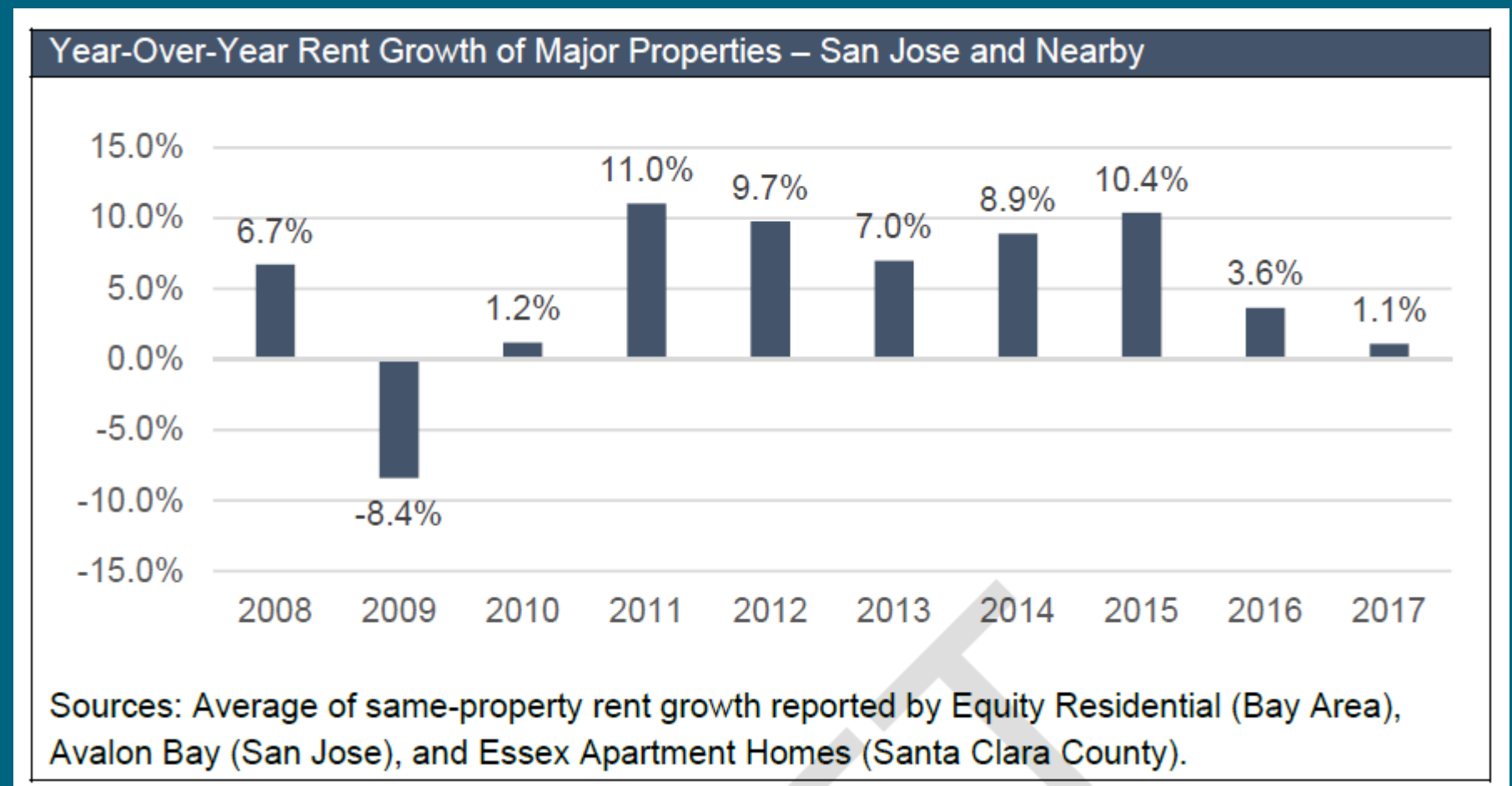
# MARKET CONDITIONS:

## 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	352	464
Units Receiving Building Permits	2,827	563	3,390
Units Receiving Occupancy	797	31	828



# 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**

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Delivering housing units  
by creating focused  
resources



## **CLEAR, CONSISTENT POLICIES & REGULATIONS**

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Providing clarity and  
consistency within the  
regulatory framework



## **SUPPORTIVE ENVIRONMENT FOR DEVELOPMENT**

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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 1<sup>st</sup> draft of the Anti-Displacement and Dispersion Strategy
- Develop objective standards to allow streamlining for affordable housing



## SUPPORTIVE ENVIRONMENT FOR DEVELOPMENT

- Bring the cost of residential development study to Council
- 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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**SANJOSE**