

## Housing Crisis Workplan Summary Chart

<b><i>I. Work Items Completed</i></b>				
	<b>Item</b>	<b>Lead Department</b>	<b>Month Completed</b>	<b>Notes</b>
1.	Transition Traffic Analysis from LOS to VMT	DOT/PBCE	Feb 2018	
2.	Continue to implement Urban Villages: a. Implementation Framework: b. Prioritize Horizon II Light Rail Villages into Horizon I	PBCE/ OEDCA	May 2018 Dec 2018	
3.	Update the Accessory Dwelling Unit and Garage Conversion ordinance	PBCE	Jun 2018	
4.	Complete the Downtown Vision and EIR	PBCE	Dec 2018	
5.	Move-up Tri-Village Urban Villages to Horizon I	PBCE	Dec 2018	
6.	Engage CASA on regional housing production – CASA Compact Report	Housing	Jan 2019	<a href="https://mtc.ca.gov/sites/default/files/CASA_Compact.pdf">https://mtc.ca.gov/sites/default/files/CASA_Compact.pdf</a>
7.	Co-living Ordinance	PBCE	Feb 2019	
8.	Created a Cross-departmental Housing Catalyst Team and Established Biweekly Team Meetings	OEDCA /PBCE/ Housing/ PRNS	Nov 2019	
9.	New Housing Webpage	PBCE/ OEDCA / Housing	Aug 2020	Webpage: <a href="#">link</a>
10.	Explore Options for a Commercial Linkage Fee	CMO /OEDCA/ Housing	Sep 2020	
11.	Develop Anti-Displacement Strategy	Housing	Sep 2020	
12.	Explore Interim Housing Solutions on Caltrans Sites	Housing	Jun 2020	

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13.	Refine General Plan Policy H-2.9 (the "1.5-acre rule")	PBCE/ Housing	Feb 2021	
14.	Updates to Inclusionary Housing Ordinance (IHO)	Housing	Feb 2021	
15.	Parks Fee Credit for Moderate Income Housing satisfying IHO	PRNS	Mar 2021	Ordinance No. 30541 and Resolution No. 79913 adopted during 3/2/21 City Council meeting (expires January 1, 2026)
16.	Housing Land Acquisition Sites Database and Mapping Tool - "SJ Housing Site Explorer"	Public Works/ PBCE/ Housing/ OEDCA	Aug 2021	<a href="https://san-jose-housing-ca.tolemi.com/">https://san-jose-housing-ca.tolemi.com/</a>
17.	Explore changes to Commercial Space Requirements for Affordable Developments	OEDCA/ PBCE/ Housing	Dec 2021	
18.	Reimagine Underutilized Business Corridors to Allow for the Integration of Housing	PBCE	December 2021	
19.	Further implementation of Commercial Linkage Fee	Housing/ OEDCA	Mar 2022	

<b>II. Work Items Initiated and Underway</b>				
<b>Rank</b>	<b>Item</b>	<b>Lead Department</b>	<b>Planned Completion</b>	<b>Status Update</b>
1.	Cost of Residential Development Study Update	OEDCA	Next update August 2022	OEDCA is working with a consultant to update the report and has conducted initial public outreach. Staff plans to bring forward the next update to City Council in August 2022.
2.	Updated Downtown Residential High-rise Program	OEDCA/ Housing	August 2022	High-rise IHO in-lieu fee and construction tax reductions adopted in August 2020 continue until June 2025. Council direction to assess options to extend exemption beyond 2025. Staff intends to return to Council with assessment in August 2022 as part of the Cost of Residential Development update.
3.	Make Additional Residential Units Available in North San José	DOT/ OEDCA/ Planning/ Housing	May 2022	Returning to City Council in May 2022 with necessary actions to formally retire the North San José Development Policy to enable new housing construction.
4.	Housing Element Update	PBCE/ Housing/ OEDCA	Spring 2023	Staff has been conducting public outreach and is currently working on developing the draft document that is scheduled to be released in June 2022.
5.	Assessment of Fair Housing	Housing	Spring 2023	AFH work has been integrated fully into the Housing Element (see 4 above). The Housing Department plans to seek City Council approval of an AFH Plan at the same time as the Housing Element.
6.	Align Zoning with the General Plan	PBCE	Fall 2022	New urban village and mixed-use zoning districts to facilitate mixed-use residential development were approved by Council on May 18, 2021 (Phase 1b). City-initiated rezonings will follow to align the zoning with General Plan land use designation of properties within Urban Villages and other growth areas. (Phase 2). To take advantage of SB 940 before the bill expires on January 31, 2023, staff plans to complete this phase 2a of this work by this date.

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7.	Work with the Bay Area Housing Finance Authority (BAHFA) on Moderate-income Financing Strategy	Housing/ OEDCA/ Finance	Winter 2022	As directed by Council in May 2021, staff will work with BAHFA to pursue a moderate-income housing financing model that uses JPA-issued bonds focused on public benefit. BAHFA hired an executive director in spring 2022 who is now building a team. Housing posted a job listing in fall 2021 for staff to work on moderate-income strategies but has not yet been able to hire. Staff has advised the sponsors of AB 1850 that would affect this product.
8.	Amend the Zoning Ordinance to Allow for 100% Affordable	PBCE	Fall 2022	Staff will bring forward updates to the Zoning Ordinance to allow 100% affordable mixed-use projects in the Commercial Pedestrian and Commercial Neighborhood Zoning districts in Urban Villages with a Site Development Permit, rather than a Special Use Permit or Conditional Use Permit.
9.	Explore Opportunities for High-density Residential Development in Areas Surrounding San José State	PBCE/ Housing	Spring 2023	Staff intends to add this work as an action item in the Housing Element work program, which means the work would be initiated at some point following certification of the Housing Element next year.
10.	Allow Affordable Housing on Assembly Use Sites	PBCE/ Housing	Winter 2022	This would enable any site containing assembly uses (including but not limited to houses of worship) with a Public/Quasi Public General Plan designation to allow 100% deed-restricted affordable housing to be developed as a secondary use in conjunction with the primary use of the property for assembly uses. Council directed staff on September 22, 2020, to work on this as resources become available as part of its Citywide Residential Anti-Displacement Strategy (Recommendation 8). Outreach to developers has occurred and development of this policy continues.

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11.	Develop Impact Fee Registry	OEDCA	Fall 2022	Staff has begun work to develop a unified place listing all fees and taxes for residential development. It will include a point of contact for each that is responsible for providing information and estimates.
12.	Explore Temporary Suspension of Construction Taxes for Affordable Housing	OEDCA/ Housing	Fall 2022	Staff has started work to analyze the fiscal implications of a construction tax suspension and will bring forward a recommendation to the City Council in fall 2022.
14.	General Plan Amendment to Fully Implement Removal of Commercial Requirements for Affordable Housing	PBCE	Fall 2022	Staff will bring forward a General Plan Amendment to implement the Council direction from December 2021 to remove commercial requirements for all affordable housing throughout the City. The commercial requirement was removed from Policy IP-5.12 that allows affordable housing in unplanned Urban Villages.
15.	Implementing Zoning Ordinance to allow Housing in Business Corridors	PBCE	Fall 2022	As a part of the General Plan Four-Year Review, the City Council approved allowing for housing in certain business district corridors. Staff will bring forward a Zoning Ordinance update to implement this item and has been added as a new work item.
17.	Explore the creation of a Land Trust	Housing	Spring 2023	The City's two-year fellow who was regularly assisting the new South Bay Community Land Trust (SBCLT) ended his term at the City in February 2022. Housing staff recently met again with SBCLT to discuss future preservation funding from Measure E and is collaborating with SBCLT on COPA program design. Staff also issued SBCLT a support letter for a foundation grant and is creating nonprofit capacity building plans that could help SBCLT and others. Staff plans to procure consulting help for a CLT feasibility study. This work has been deprioritized given Housing Element work, but staff expects to issue the RFP in fall 2022 and complete work in 2023.

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18.	Moderate-income Housing Strategy	Housing/ OED/Finance	Winter 2023	Council deprioritized the Moderate-income Housing Strategy to #25 on the Roadmap waitlist in March 2021. Housing posted a job listing in fall 2021 for staff to refresh the moderate-income housing analysis but has not yet been able to hire.
19.	Update Downtown Zoning to eliminate parking requirements	PBCE	Winter 2022	Through the American Cities Climate Challenge (ACCC), staff is comprehensively evaluating parking requirements in Downtown and other areas around transit. Staff will return to City Council in June 2022 to get Council direction on a proposed policy framework for Downtown and citywide and then will return in fall 2022 with an ordinance for Council consideration.
21.	Explore Policy for Housing on Public School Lands	PBCE	Re-Initiate Work once #10 is Complete	As directed by Council in February 2021, explore policy changes for public school land conversions that could provide more opportunities for housing and revenue for public school districts. Staff has met with most school districts to discuss the proposed policy. Due to a recent and significant loss of staff this item is currently on hold. Staff anticipates returning to this work once the work item related to Affordable Housing on Assembly Use Sites is complete.
23.	Consider Strategies to Eliminate Incentive to Use Outside Bond Issuers	OEDCA/ Housing/ Finance	Fall 2022	Staff has conducted a preliminary analysis of its bond issuance fees and policy. Staff will consider potential strategies and bring forward any recommendations with the next Housing Crisis Work Plan Update.

**II. Work Items Initiated and Underway**

<b>Rank</b>	<b>Item</b>	<b>Lead Department</b>	<b>Planned Completion</b>	<b>Status Update</b>
24.	Develop an Affordable Housing Siting Policy	Housing	Winter 2023	Staff brought the proposed Affordable Housing Siting Policy to City Council for consideration on August 31, 2021. At this meeting, the City Council requested that staff conduct additional research to reconsider thresholds used to determine Category 3 neighborhoods. Additional information and policy recommendations will be brought forward to the Community and Economic Development Committee in Fall 2022.
25.	Explore the Creation of a Land Acquisition Loan Fund	Housing	Winter 2023	Creating a source for site acquisition financing is part of the Citywide Residential Anti-Displacement Strategy's Recommendation 3, Explore a Community Opportunity to Purchase Program/Ordinance (COPA). Housing staff held several meetings with lenders on preservation acquisition financing needs, but is pausing work to focus on the Housing Element draft until late summer 2022.
26.	Complete the PDO/PIO Fee Study	PRNS/CMO	December 2022	Information is available online <a href="#">here</a> . A community meeting is targeted for May 19, 2022. Staff intends to present a recommendation to the City Council in December 2022.
27.	Update to Council Policy 5-1: Transportation Analysis Policy	DOT	Fall 2022	Staff is currently evaluating potential strategies to update the Policy to further streamline housing. Staff provided an update to the Transportation and Environment Committee on May 2, 2022 on its work to date. The committee gave direction to further modify staff's approach and to return to the committee with updates.

<b><i>III. Work Items To Be Initiated</i></b>				
<b>Rank</b>	<b>Item</b>	<b>Lead Department</b>	<b>Planned Initiation</b>	<b>Status Update</b>
13.	Explore Reducing Signature Project Size Threshold	PBCE	Summer 2022	As directed by Council, explore reducing the minimum size lot required for the Signature Project Policy IP-5.10.
16.	Modify Martha Gardens Specific Plan	PBCE	Staffing Resources Dependent	The Martha Gardens Specific Plan predates the current General Plan and needs to be updated to reflect current development standards including height and density. This may also include exploring expanding the boundaries of the Plan area. Staff has started background work, but initiation of the public process is TBD due to significant staff departures on the Citywide Team including the project manager on this item.
20.	Apply the Mobilehome Park Land Use Designation through City-initiated General Plan Amendments to the Remaining 56 Mobilehome Parks	PBCE	Staff and Budget Allocation Dependent	Council directed staff to initiate these additional General Plan amendments in March 2020. However, Council did not allocate staff resources to accomplish this work. Work is contingent on sufficient budget allocation by City Council.
22.	Establish Regular Coordination Meetings to Communicate Affordable Housing Timelines	OEDCA/ PBCE/ Housing	Summer 2022	Staff intends to coordinate the first regular meeting in summer 2022.
28.	Updated Feasibility Study for Commercial Linkage Fee	OEDCA/ Housing	Leasing activity or Summer 2023	As directed by Council in March 2022, start the process to initiate an updated feasibility study in either 18 months or once there are one million square feet in executed leases of new construction over 100,000 sq. ft. in the Downtown over more than one building, whichever happens first.
30.	Explore Allowing “SB 9” Type Housing on Additional Properties	PBCE	Staffing Resources Dependent	In December 2021, Council directed staff to cease work on Opportunity Housing and instead develop comprehensive standards to implement SB 9, including standards that would allow some SB 9 type projects on properties zoned R-2 Two Family and properties listed on the Historic Resources Inventory. Initiation of this process is TBD due to significant staff departures on the Citywide Team.

