

# City Initiatives Roadmap

## North San Jose Housing Strategy and Proposed Land Use Framework

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November 15, 2022

Item 8.4

Presenters:

Michael Brilliot, Deputy Director, PBCE

Rachel VanderVeen, Deputy Director, Housing



*Planning, Building and  
Code Enforcement*

# Council Direction May 2022

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- Develop recommendations assuring 20% of housing built in North San José is affordable
- Evaluate an increase in minimum density for the Transit Employment Residential Overlay (TERO) General Plan land use designation to 100 dwelling units per acre
- Create incentives to build beyond the minimum density requirements

# Policies Included in Draft Housing Element

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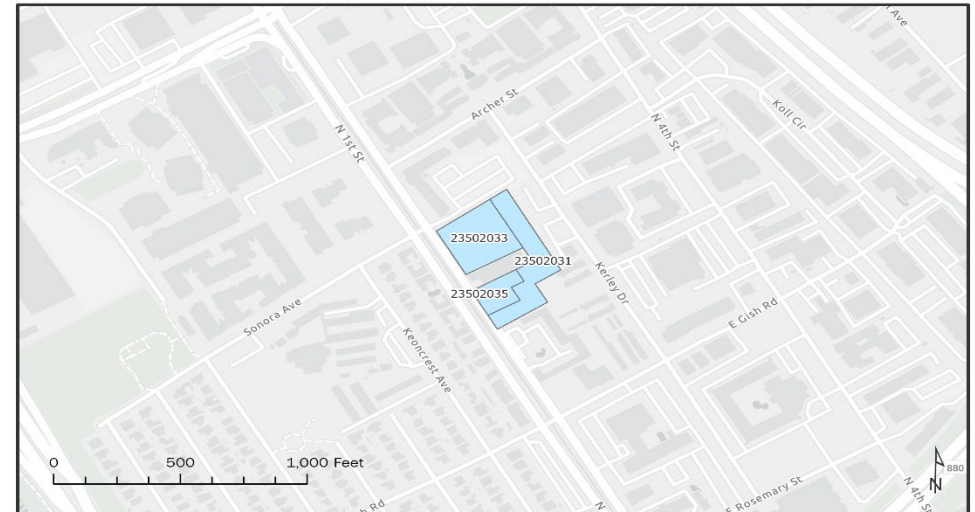
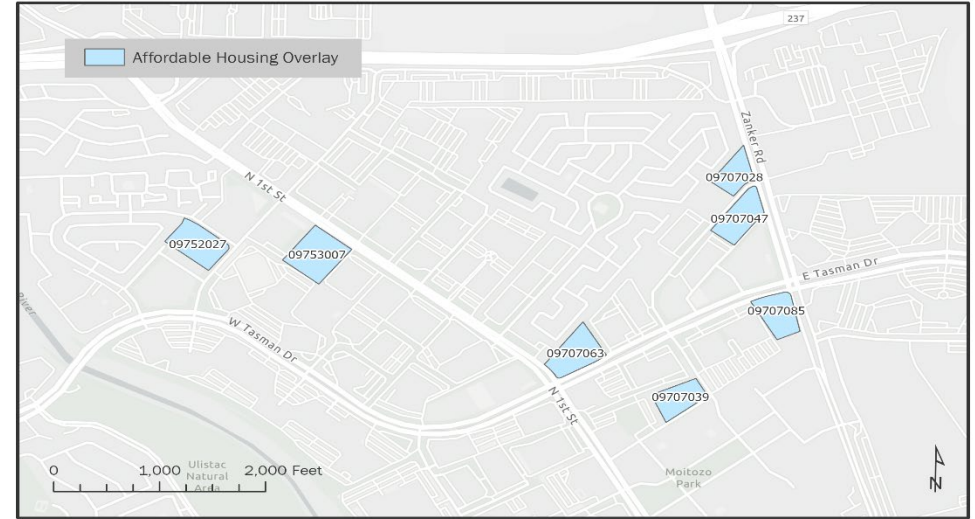
Program P-3: Add North San José Affordable Housing Overlay Zones

Program P-4: Develop Affordable Housing Tools for North San José

Program P-5: Prioritize and Direct Affordable Housing Investments in North San José

# Affordable Housing Overlay

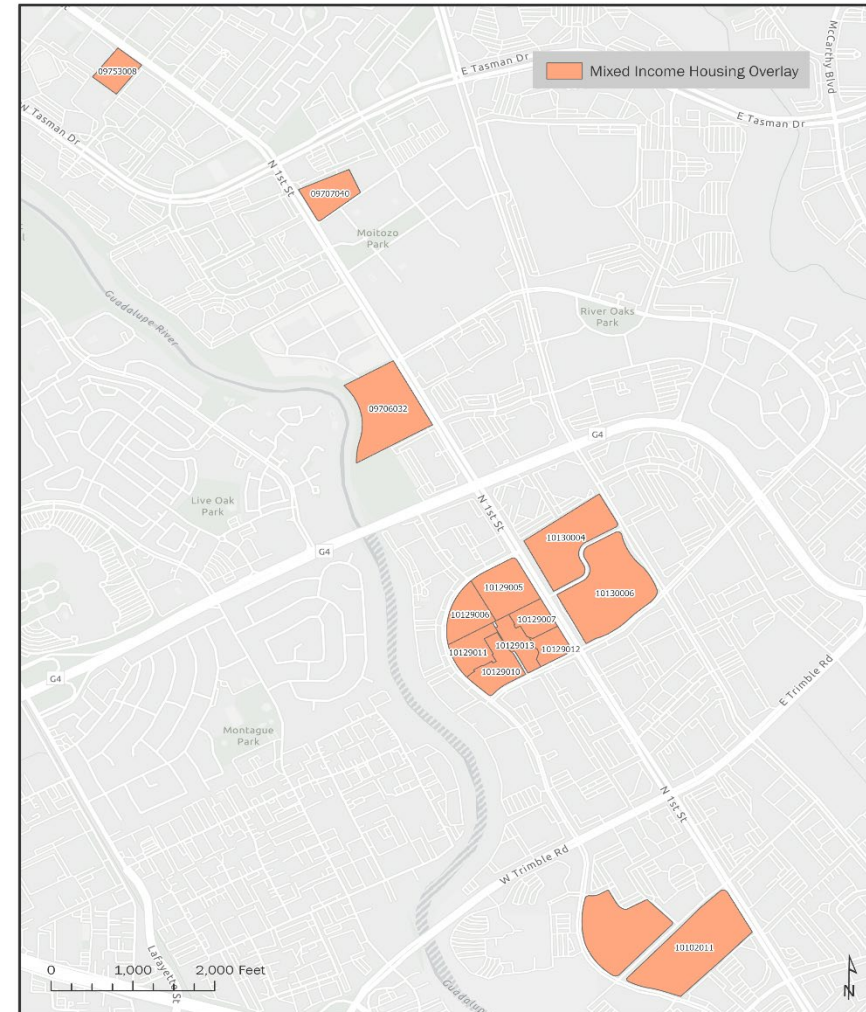
- 10 Sites / 2,332 Anticipated Units
- 100% Affordable
- Five Sites Converted from TERO
- Two Owned by City of San Jose





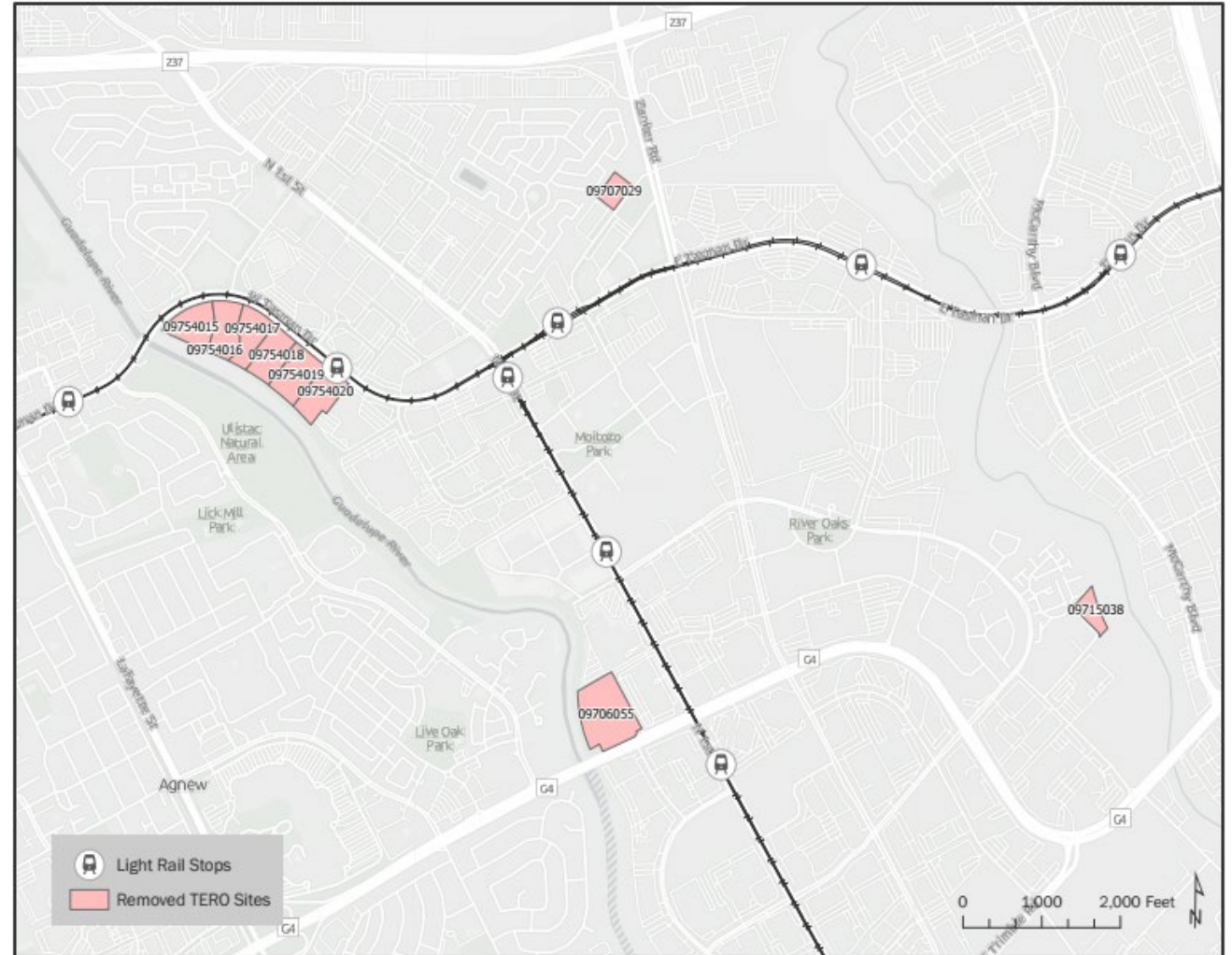
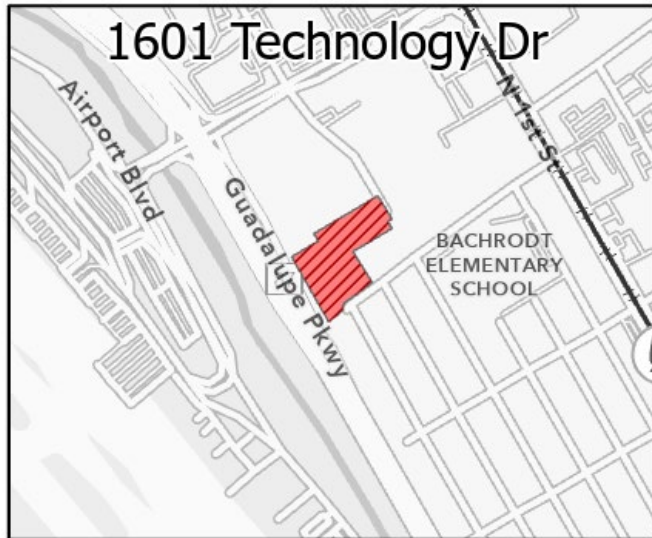
# Mixed Income Housing Overlay

- 13 Sites/ 3,003 Anticipated Units
- Create Mix of Market/Affordable
- Minimum 25% of Units Affordable
- Primarily in the “Core” Area
- Clustered/Cohesive Community

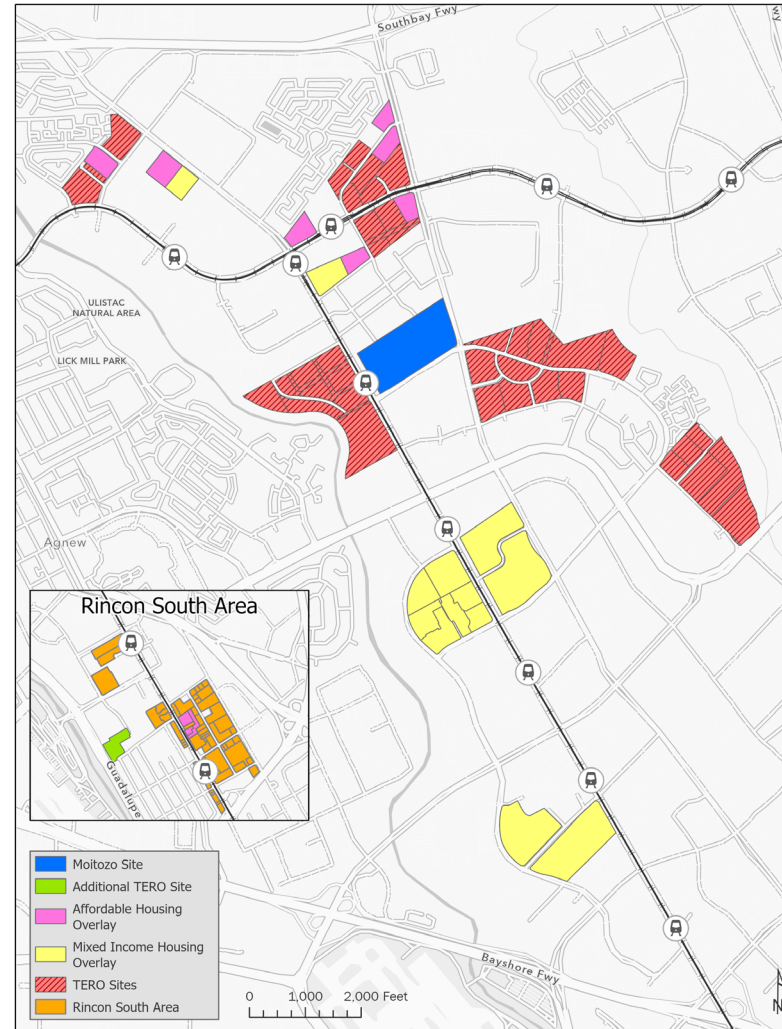


# TERO Adjustments

- Removal of 9 Sites
  - Former Cisco Properties
  - Two Park Sites
  - SK Hynix Site
- Addition of 1601 Technology Drive



# Total Housing Sites (Existing + Proposed)



# Additional Affordable Housing Strategies

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- Ensure eligible for subsidy awards on sites
- Prioritize land acquisition for affordable housing developments using City funds
- Create an Affordable Housing Implementation Plan for North San José
- Increase per-unit subsidy due to increasing construction costs



# Revised NJS Goal/ Unit Summary

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Revised Overall Housing Unit Goal for North San Jose: 29,000 units

(Note: Reduced from 32,000 by transfer of NSJ Unit to unplanned Urban Villages)

Revised Affordable Goal (20% Affordable): 5,800 Affordable Units

- Existing Affordable Units: 432 units
- Affordable Overlay Anticipated Units: 2,332 units
- Mixed-Income Anticipated Units: 3,003 Units
- Additional Strategies: 33 units

# Consider Establishing Higher Density (100 DU/AC Min.)

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- Cost of Development concluded neither mid-rise or high-rise scenarios are currently feasible.
- Housing Element estimated densities based recent development trends.
- Few sites estimated to develop at 100+ dwelling units per acre.
- Recommend maintaining minimum density of 75 dwelling units per acre.
- Higher minimum densities could present additional market challenges for development in near term, counter to Housing Crises goals.

# Next Steps

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## Next Steps

- General Plan and Zoning Code Amendments – Spring 2023
- Council consideration concurrent with Housing Element
- Development of other Strategies would occur with implementation of Housing Element Work Program

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