



*Housing*

# Affordable Housing Siting Policy

## Item 8.2

December 6, 2022

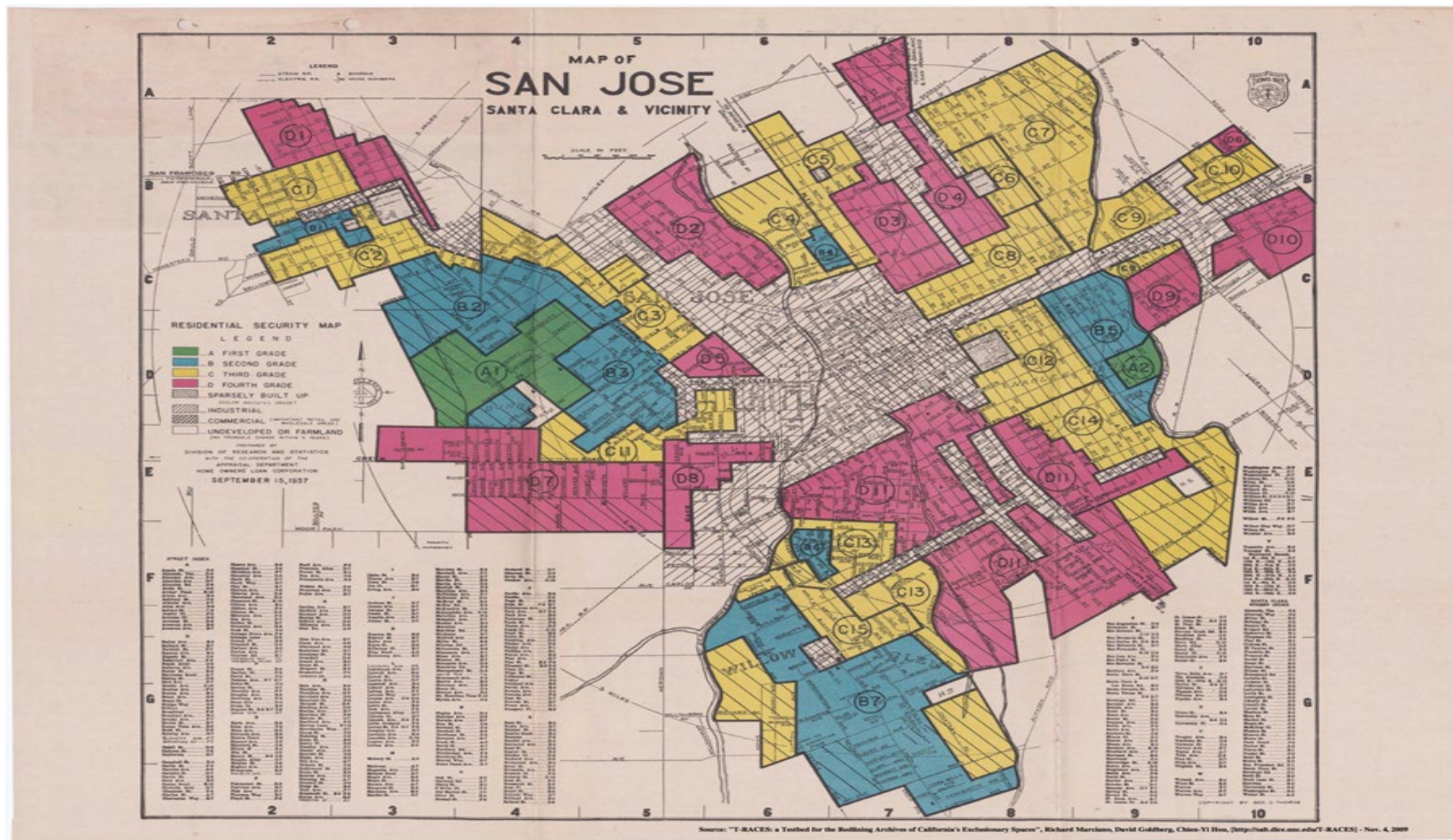
**Jacky Morales-Ferrand**  
Director

**Rachel VanderVeen**  
Deputy Director

**Kemit Mawakana**  
Division Manager

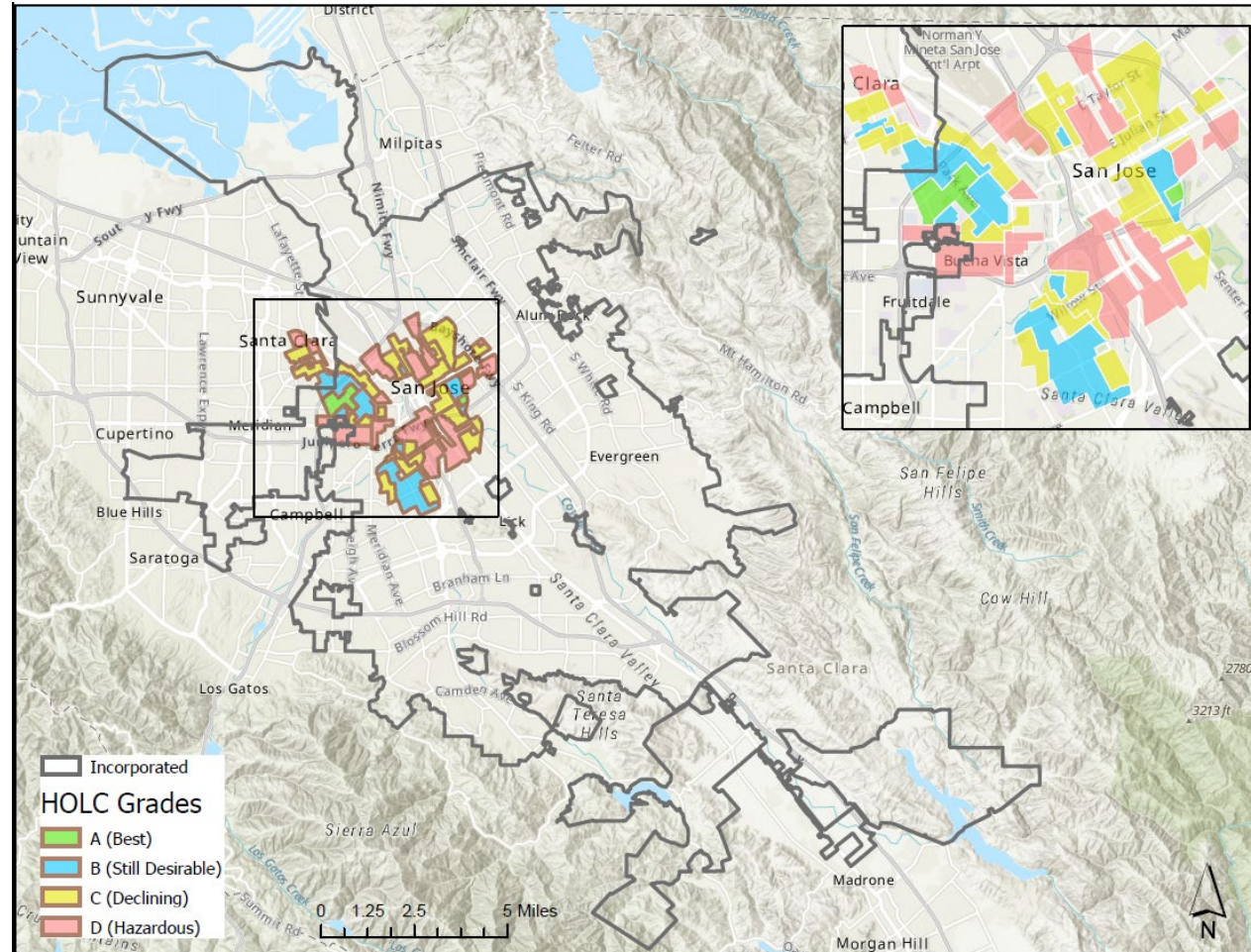
**Joshua Ishimatsu**  
Senior Development Officer

# San José's History

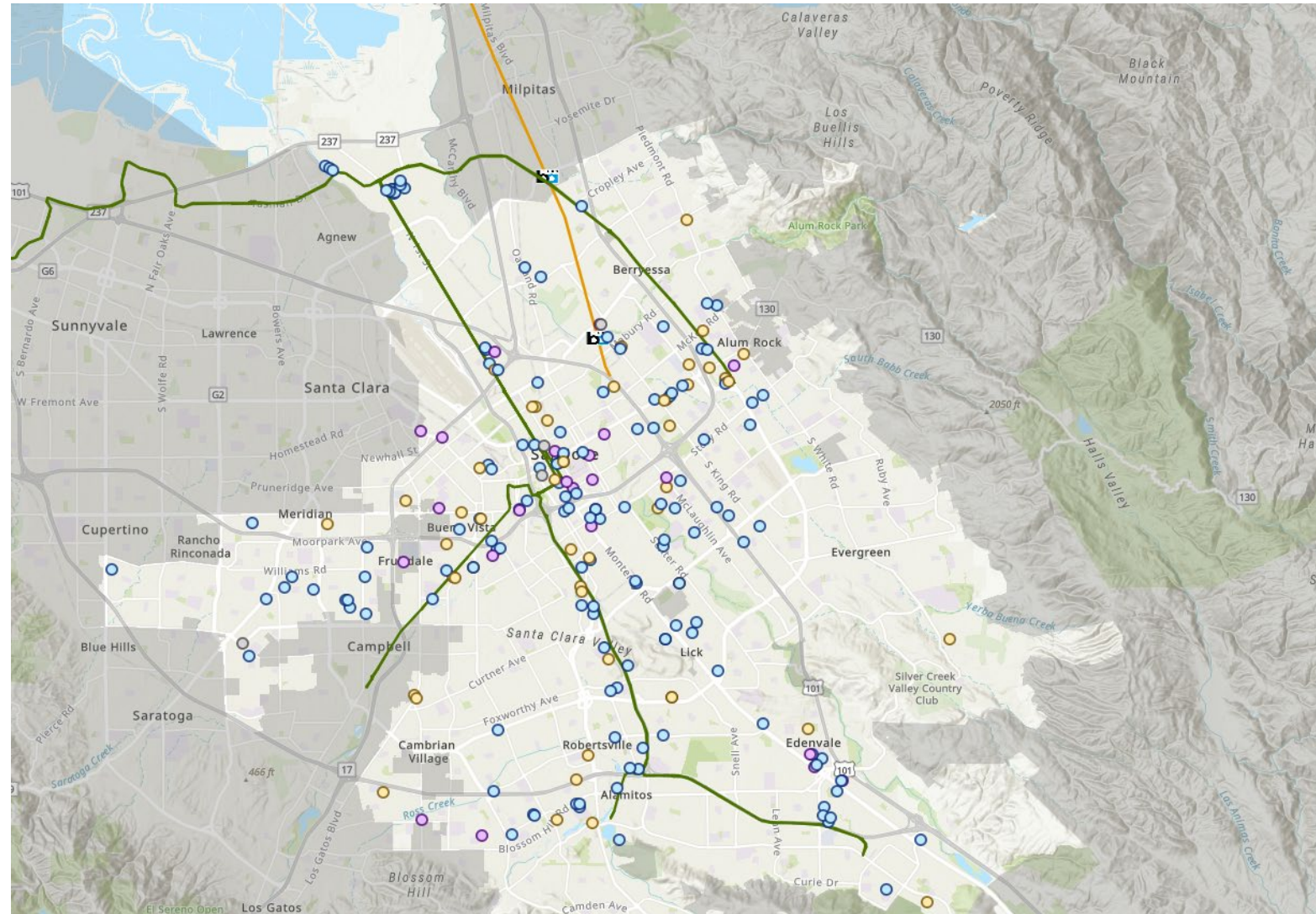




# San José's Growth and Development



# Affordable Housing follows Historic Patterns





# Affordable Housing with City Funding



**Fairways at San Antonio Court**



**Villas in the Park**



# Siting Policy Goals

- Expand Choice – consistent with California, Federal Fair Housing Law, build affordable housing in neighborhoods where they have been excluded
- Mitigate displacement
- Transparent to developers stakeholders and easily administered by City staff



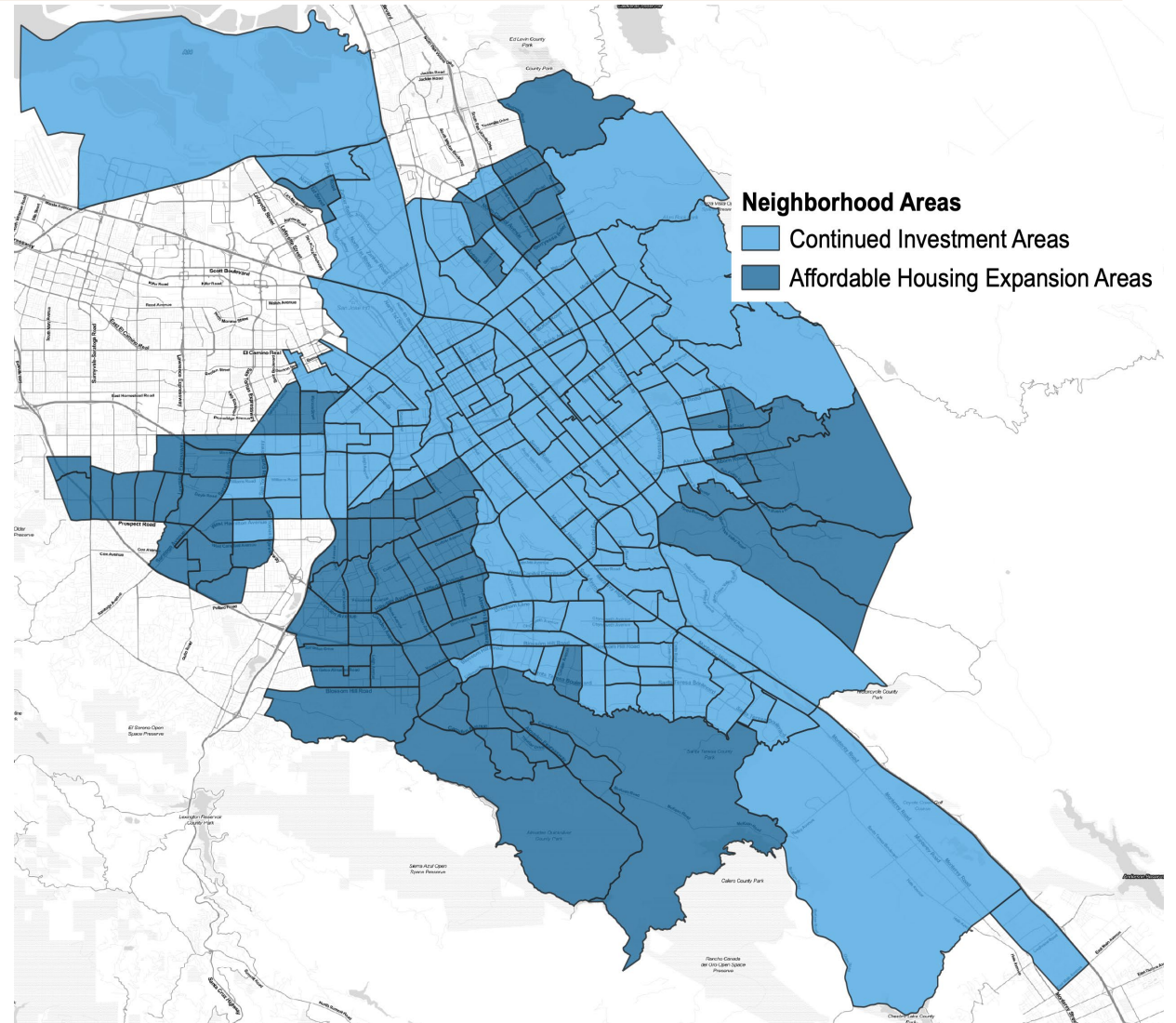
- 🏠 Words Matter
- 🏠 Labels undermine and stigmatize communities
- 🏠 Opportunities Exist throughout the City



# Neighborhood Areas

**Blue** - Affordable  
Housing Expansion  
Areas

**Light Blue** -  
Continued  
Investment Areas



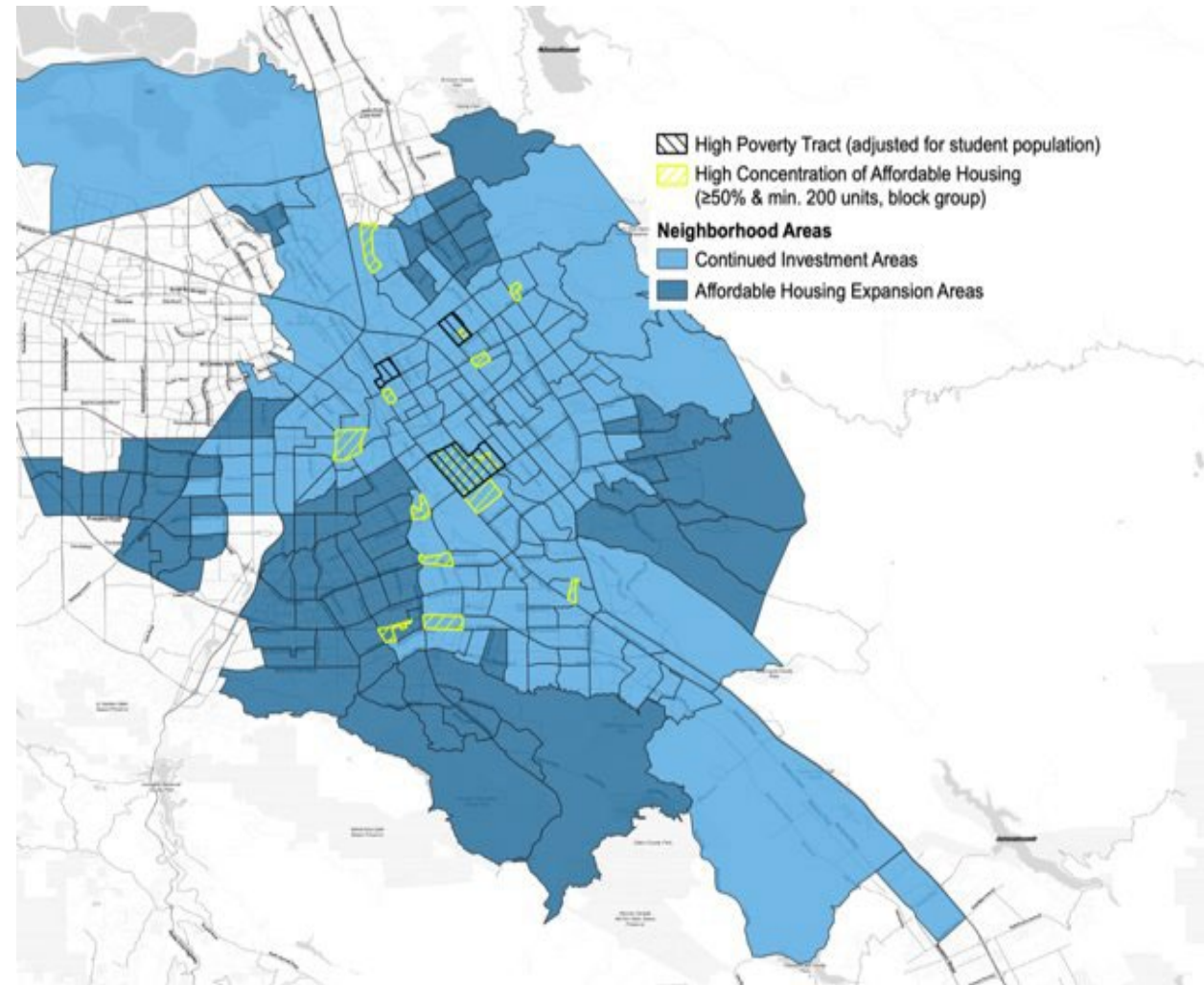


# Distribution of Affordable Homes

Neighborhood Areas	Percentage of the City	Current Distribution of Units	New Unit Distribution Goal 5 year for FY21-22 to FY 25-26
Affordable Housing Expansion Areas	34%	9%	35%
Continued Investment Areas	66%	91%	65%

# Further Review

- If affordable homes are greater than 50% of the housing stock in a census block.
- If a census tracts has more than 20% of households living at or below the poverty threshold.





# Allow Affordable to Move Forward

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- 🏠 Neighborhood facing displacement
- 🏠 Growth area
- 🏠 Mixed-income development
- 🏠 Part of a community development investment plan that has approved funding

# Reporting



Evaluate after five years



Determine performance towards goals



Consider target populations



# Why the Change

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## Previous

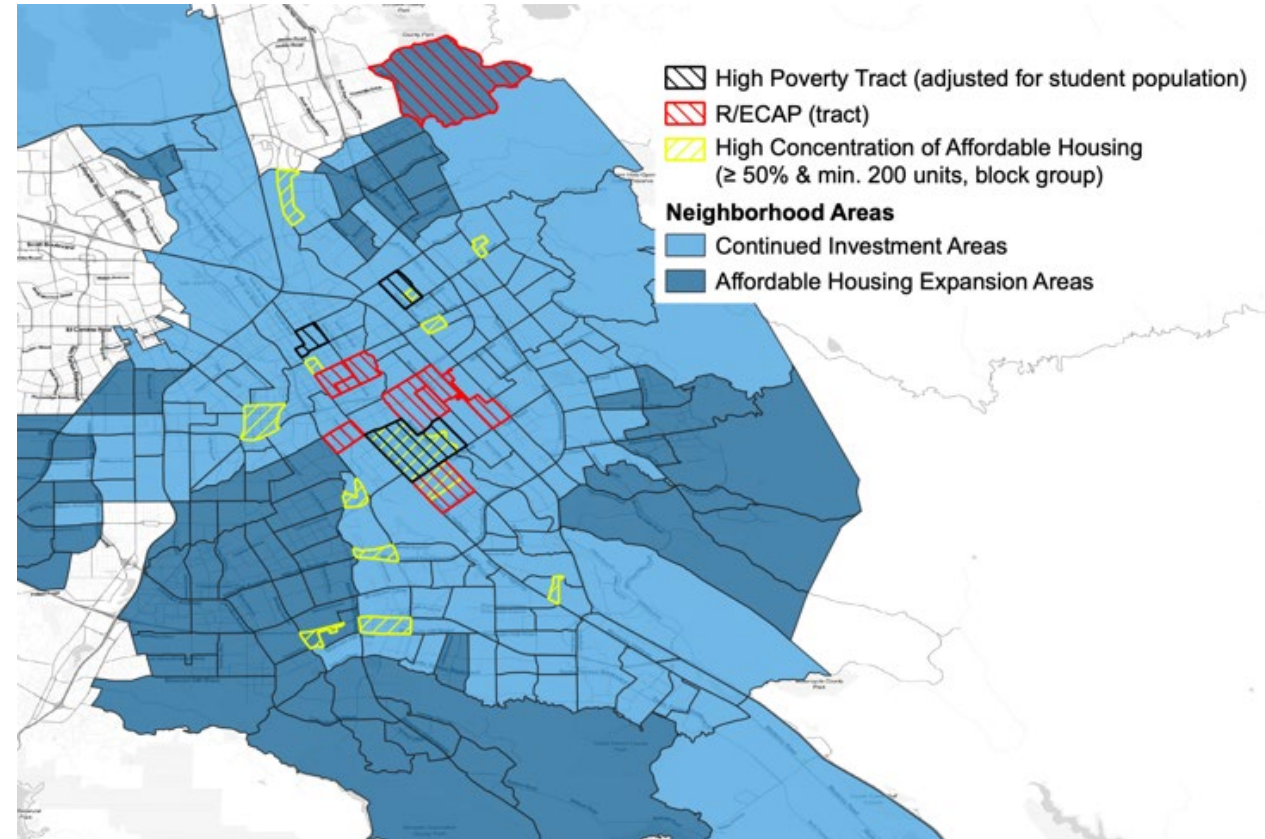
- Increasing the threshold to 90% percentile, limits housing choice even more
- Contribute to the negative stereotypes of affordable housing and harms lower income neighborhoods
- Lack of consensus on crime definition

## Proposed

- Expand choice by creating more opportunities in the city
- Invest in all parts of the city, especially including where historically disinvestment has occurred
- Methodology based on income consistent with research

# Additional Recommendations

Prioritize CDBG funding to targeted neighborhoods including areas with racial segregation and concentrated poverty (FY24-25)







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