

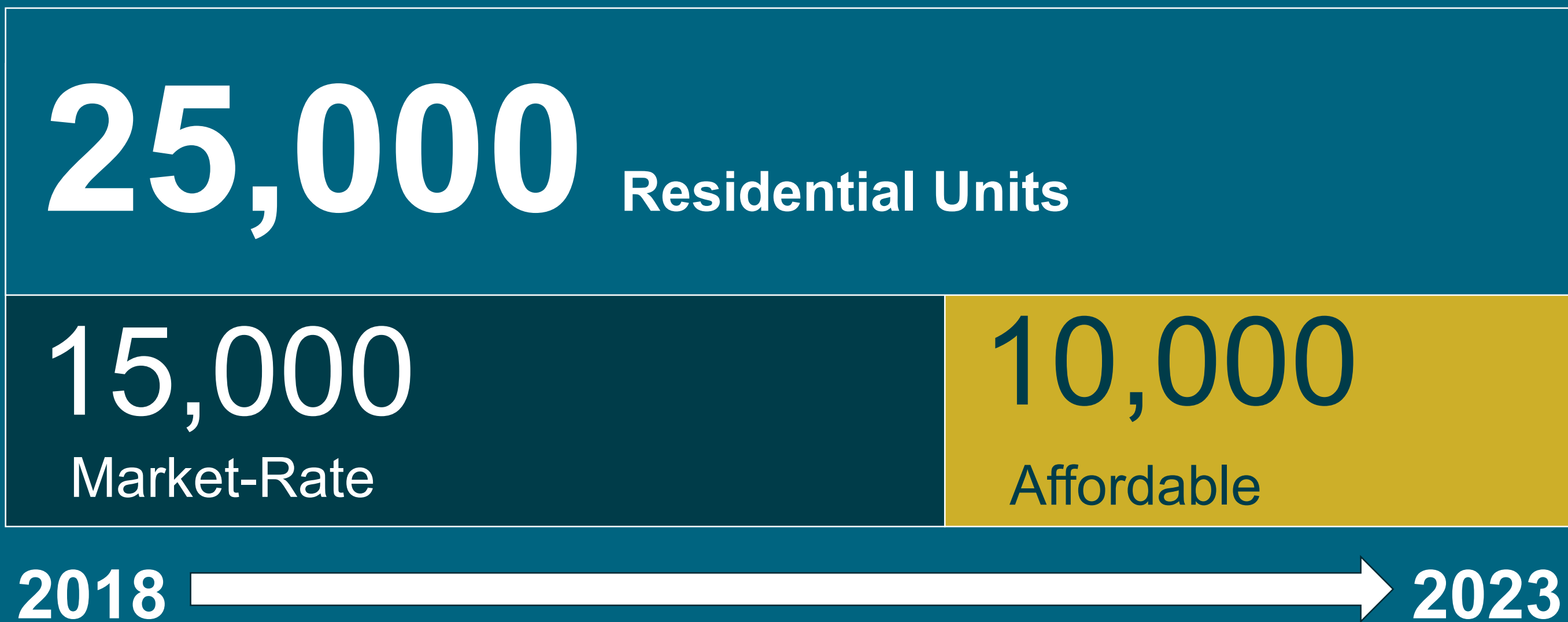
# Housing Crisis Workplan

| February 25, 2019

| Community and Economic Development Committee

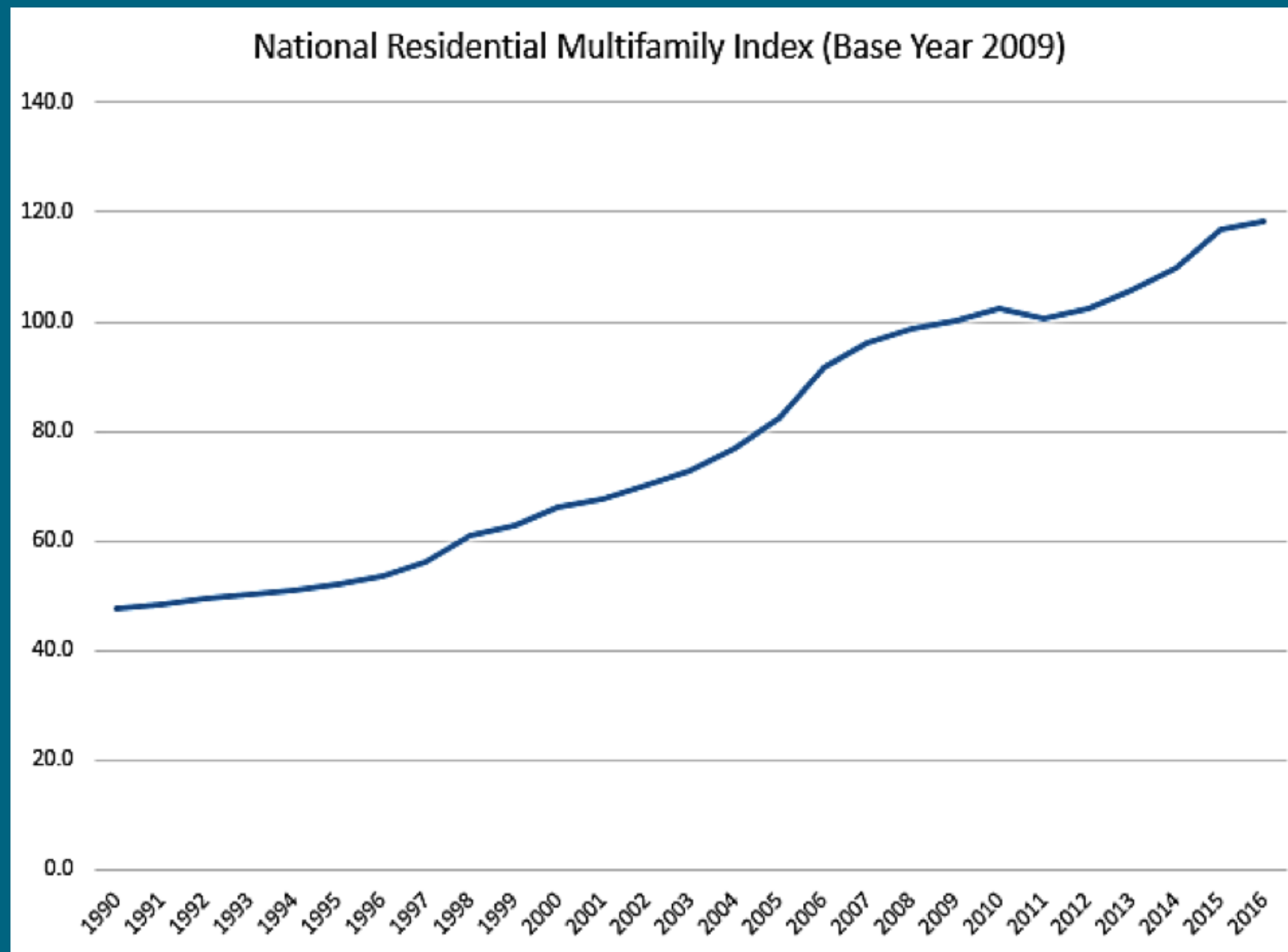
SANJOSE

# HOUSING CRISIS WORKPLAN GOAL:



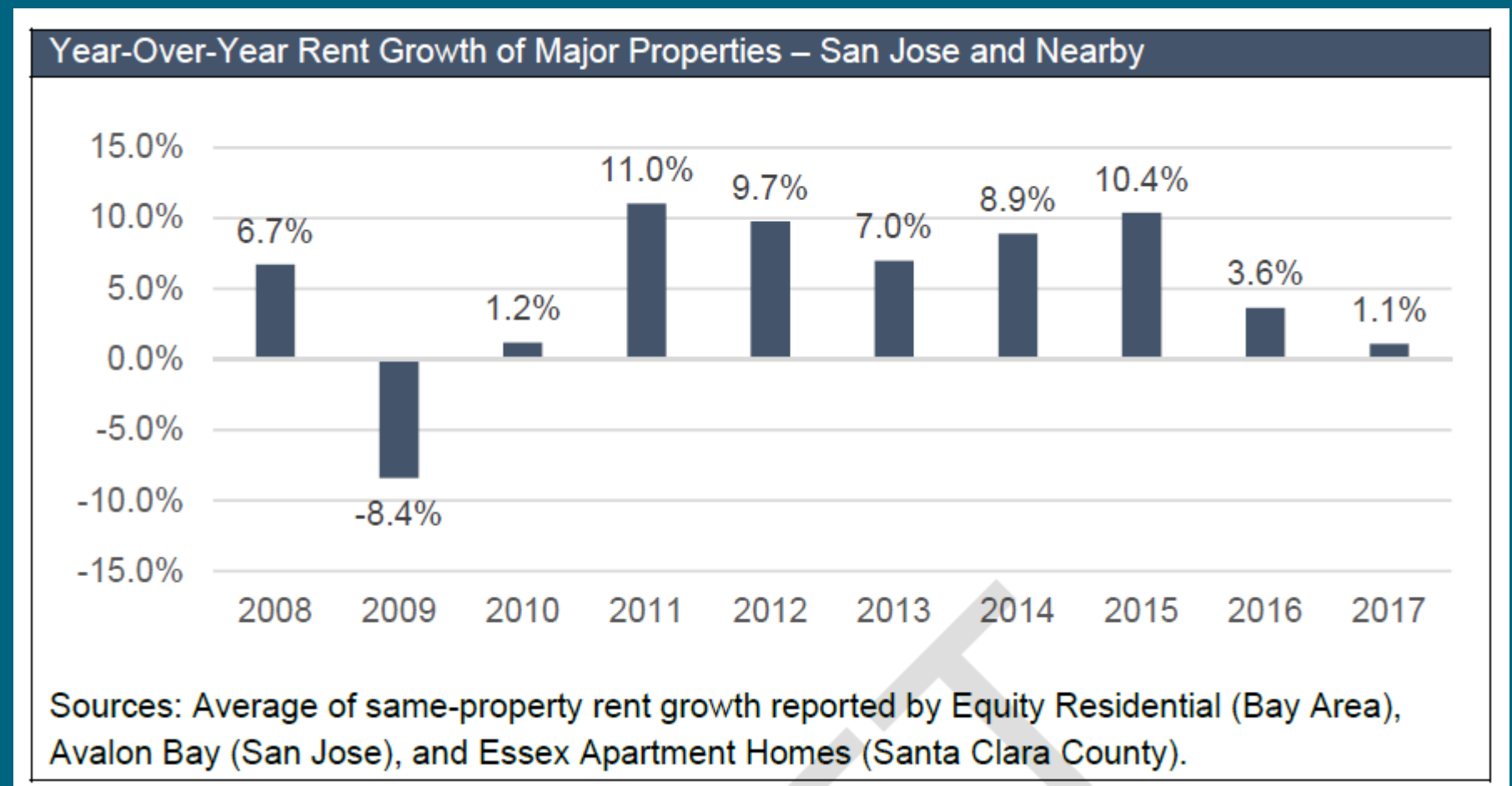
# MARKET CONDITIONS:

## 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

Capacity Made Readily Available Through Policy Work	Units Receiving Development Planning Approvals	Units Receiving Building Permits	Units Receiving Occupancy
	<i>Market Rate:</i> 112 <i>Affordable:</i> 352	<i>Market Rate:</i> 2,827 <i>Affordable:</i> 563	<i>Market Rate:</i> 797 <i>Affordable:</i> 31
<b>14,255</b>	<b>464</b>	<b>3,390</b>	<b>828</b>

# 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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