



Memorandum

TO: COMMUNITY AND
ECONOMIC COMMITTEE

FROM: Councilmember Raul Peralez

SUBJECT: HOUSING CRISIS
WORKPLAN

DATE: February 25, 2019

Approved by:

Date: 2/25/19

RECOMMENDATION

Accept staff report and ask staff to return to CED with an update on the City's Housing Dispersion policy by the end of the calendar year.

DISCUSSION

With the affordable housing strain felt through the entirety of San José, Figures 1 and 2 illustrate that affordable and permanent supportive housing apartments, along with those in production are concentrated in select council districts. I am proud that my district is one of the most economic and socially diverse districts in the City. However, I believe there must be more of an effort for our neighborhoods to be integrated throughout San José. As staff continues their work on our housing dispersion policy, we must recognize that this is a shared crisis.

Although Downtown is in the growth boundaries of our Envision San José 2040 General Plan, District 3 residents are starting to feel the oversaturation within their neighborhoods. As shown in the figures, there are still opportunities to ensure that affordable housing is developed more equitably throughout the City, such as exploring that developers be mandated to build onsite if an area lacks affordable housing. The effort to find avenues in every district should be exhausted both through the will of the Councilmembers and through our policies. Continued shortage of affordable housing in certain areas will further segregate our communities, deepen our growing economic inequality, and threaten the cultural livelihood that makes San José the great city that it is.

Figure 1: Restricted Affordable Apartments in San José - June 2017

CD1	CD2	CD3	CD4	CD5
12	18	51	18	26
CD6	CD7	CD8	CD9	CD10
38	18	2	21	11

Source: City of San José

Figure 2: Affordable Housing Production and Preservation Report - June 2018

CD1	CD2	CD3	CD4	CD5
0	0	5	0	5
CD6	CD7	CD8	CD9	CD10
5	2	0	0	1

Source: City of San José