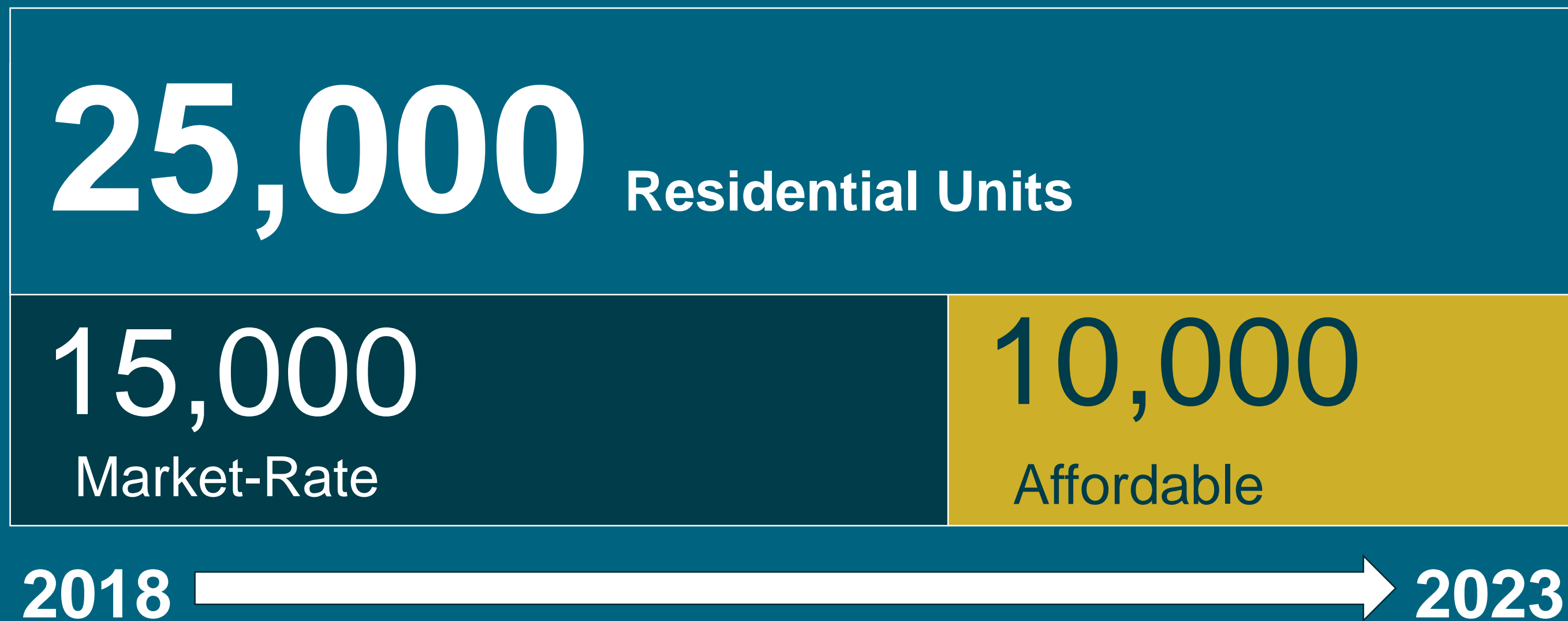


Housing Crisis Workplan

| March 19, 2019
| City Council

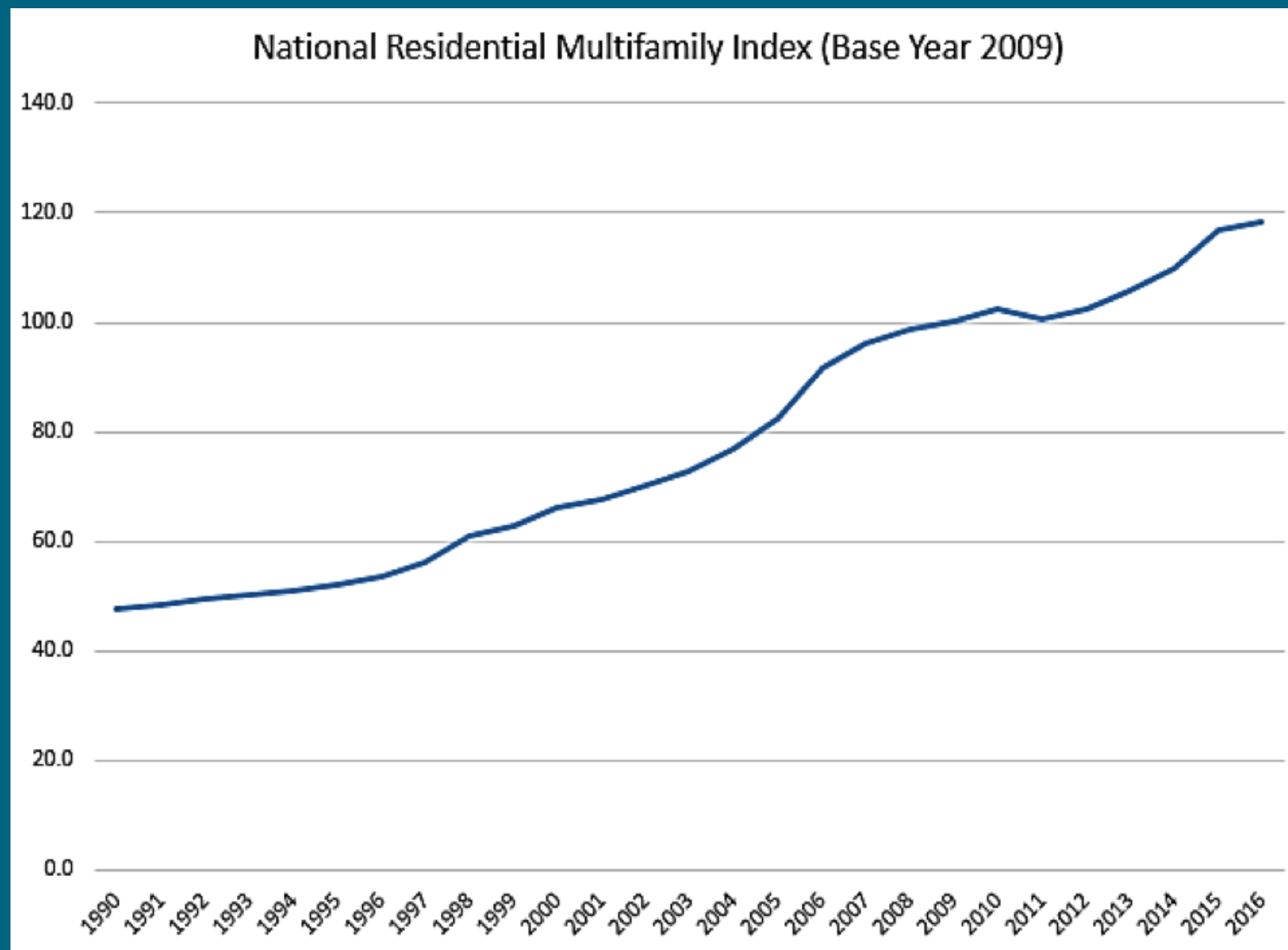


HOUSING CRISIS WORKPLAN GOAL:



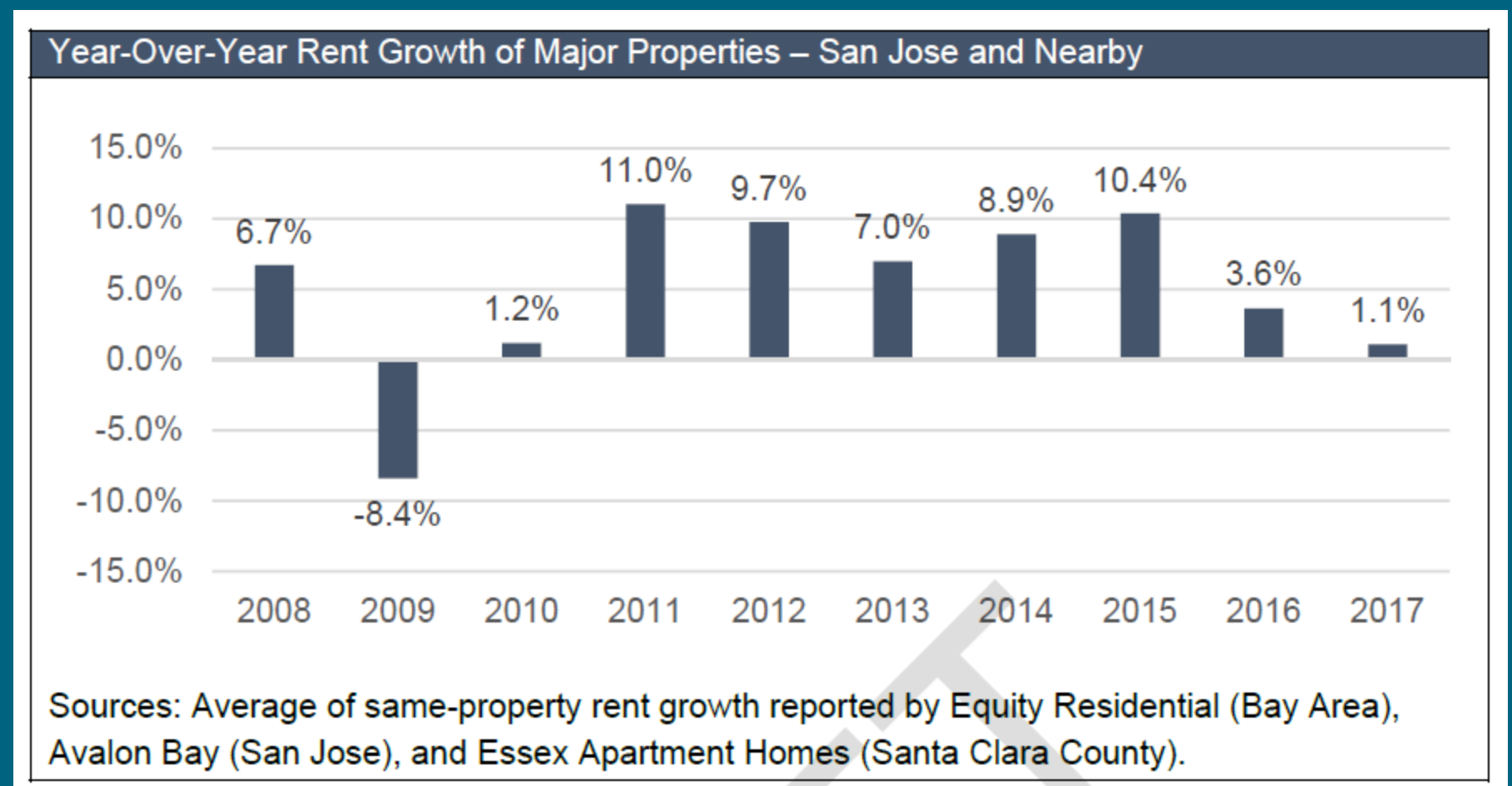
MARKET CONDITIONS:

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

14,255

Units Receiving
Development
Planning
Approvals

Market Rate: 112
Affordable: 81

193

Units Receiving
Building Permits

Market Rate: 2,827
Affordable: 146

2,937

Units Receiving
Occupancy

Market Rate: 797
Affordable: 30

827

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

Delivering housing units
by creating focused
resources



CLEAR, CONSISTENT POLICIES & REGULATIONS

Providing clarity and
consistency within the
regulatory framework



SUPPORTIVE ENVIRONMENT FOR DEVELOPMENT

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 1st draft of the Anti-Displacement and Dispersion Strategy
- Develop objective standards to allow streamlining for affordable housing



SUPPORTIVE ENVIRONMENT FOR DEVELOPMENT

- 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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