

An aerial photograph of a city skyline, likely San Francisco, with various high-rise buildings and a dense urban layout. In the background, a range of mountains is visible under a clear sky. The image is slightly faded to serve as a background for the text.

2018 Housing Element Annual Progress Report

March 19, 2019

City Council Item 4.2

Housing Element

- Contents:
 - Needs Assessment
 - Resource Inventory (land and financial)
 - Constraints
 - Programs
- Updated every eight years
- Annual Progress Report submitted to State by April 1st
- **New reporting requirements in CY 2018**

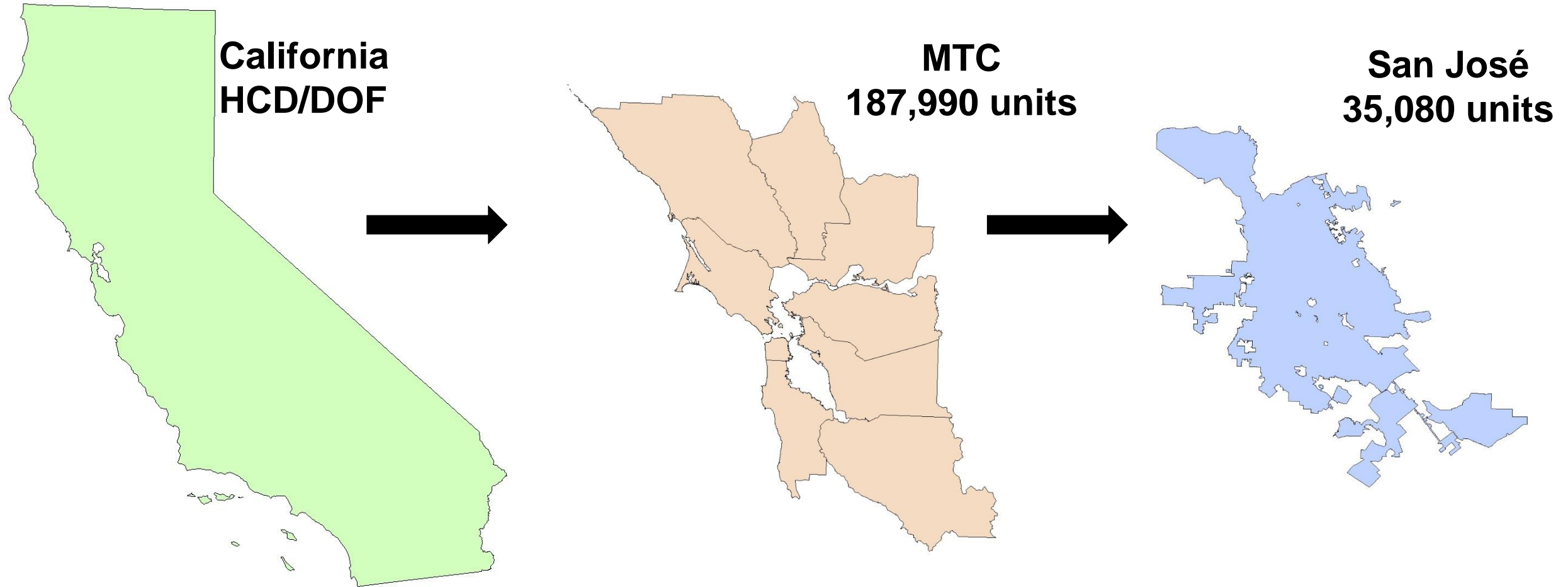


City of San José
2014-2023 Housing Element

Adopted by City Council
January 27, 2015



Housing Needs Assessment



San José's Housing Needs (RHNA)

59% of
RHNA is
affordable
housing

Income Category*	Income Range	RHNA 2014 – 22 (Units)	Annual Goal (Units)
Extremely Low ≤ 30% AMI	\$27,950 - \$39,900	4,617	525
Very Low 31-50% AMI	\$46,550 - \$66,500	4,616	525
Low 51-80% AMI	\$66,150 - \$94,450	5,428	617
Moderate 81-120% AMI	\$105,200 - \$150,250	6,188	703
Market-Rate	\$150,251 and above	14,231	1,817
Total		35,080	3,987

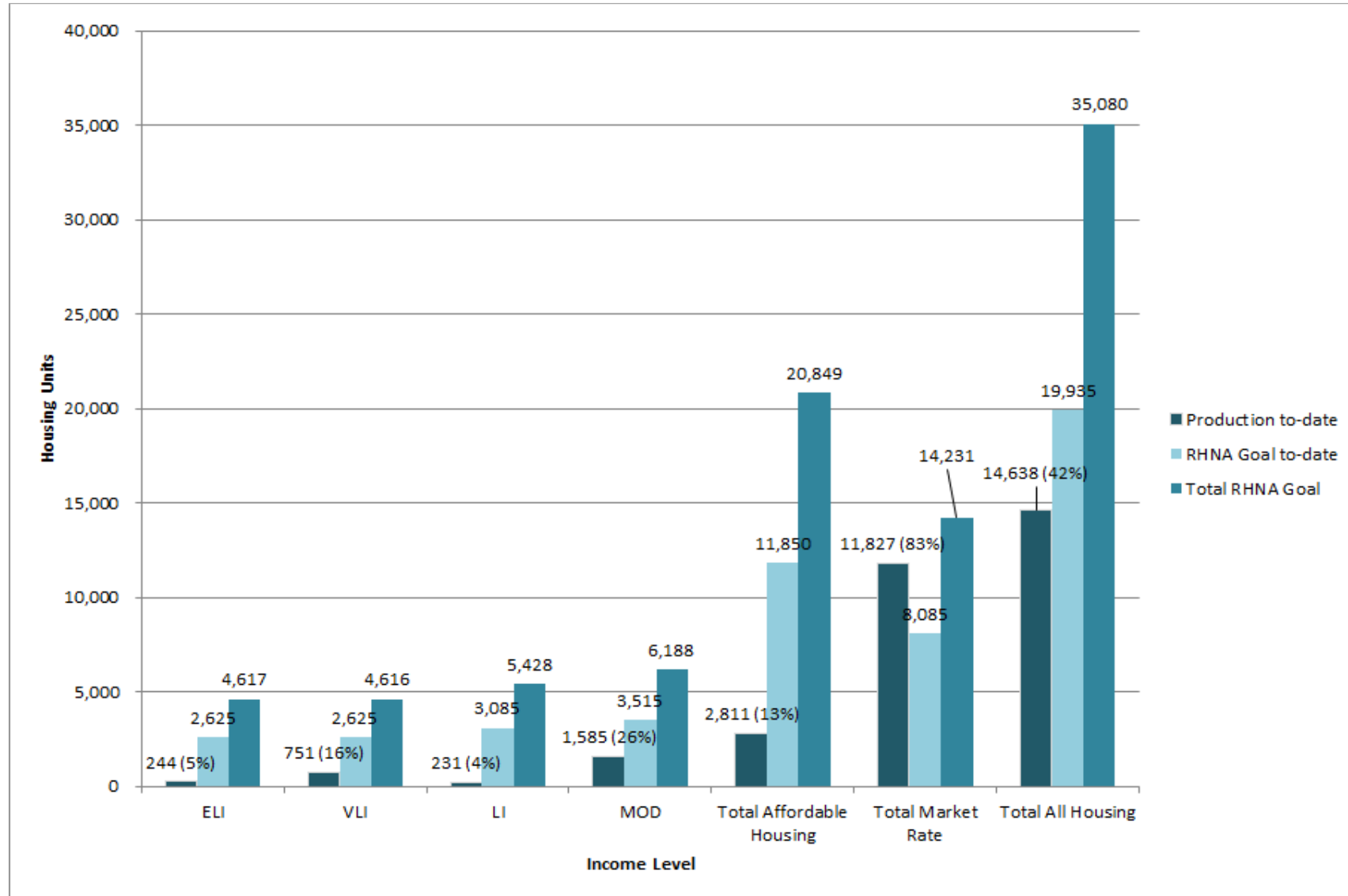
AMI = Area Median Income. HCD 2018 Income Limits for Santa Clara County. Income ranges based on 1-4 person household size.

San José Rents and Incomes

Maximum Rent Calculations for Affordable Income Levels	2-bedroom	
	Max Income	Rent
Extremely Low-Income (at 30% AMI)	\$35,950	\$899
Very Low-Income (at 50% AMI)	\$59,850	\$1,496
Rent Stabilized	N/A	\$2,047
Low-Income (at 80% AMI)	\$85,050	\$2,126
Moderate-Income – (at 110% AMI)	\$123,970	\$3,099
Market-rate Class A	N/A	\$3,292
Moderate-Income – (at 120% AMI)	\$135,250	\$3,381

^[1] Income and rent levels based on 2018 California HCD Income Limits, City of San Jose Rent Stabilization Program, and CoStar as of 2/27/19.

Cumulative RHNA Performance



Housing Strategies

Production

- **\$100M NOFA (1,144 units)**
- **Housing Crisis Workplan**
- **Measure A/Permanent Supportive Housing**
- **Adoption of Urban Village Plans**
- **3 AHSC grant applications**
- **ADU outreach**
- **State Budget actions**
- **SB2 planning grants**

Protection

- **Ellis Act re-control**
- **Source of Income ordinance/outreach**
- **Affordable housing tenant preferences**
- **Anti-displacement strategy**

Preservation

- **Extended affordability restrictions for 1,332 units**
- **Soft Story Seismic – State grant application, ordinance**
- **Mobilehome Park land use changes**
- **Anti-displacement strategy**

Staff Recommendation

1. Accept the Calendar Year 2018 Annual Progress Report on the Implementation of the San José 2014-23 Housing Element;
2. Accept the Fiscal Year 2017-18 Housing Successor to the Redevelopment Agency Annual Report; and,

End of Presentation.