

**Affordable / Supportive Housing**

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# **Need for Dispersion**

within the City of San José

November 18, 2019

# Goals

1. Work with the City for the adoption of a policy requiring **equitable dispersion** of affordable/supportive housing and related services throughout *all* City Council districts.
2. Require the City's reviewers and decision makers to consider the density of affordable/supportive housing as part of the review and approval process to prevent over-concentration.

# Categorizing Affordable / Supportive Housing

## ■ Affordable / Low Income Housing *(Housing Only)*

- Families, Adults, Seniors

## ■ Supportive Housing *(Housing + Services)*

- Homeless
- Mental Health
- Addiction
- Disability (Developmental and/or Physical Limitations)

# Affordable + Supportive Housing Units


**[ Affordable + Supportive Housing ]**  
*(Housing Only)                      (Housing + Services)*

- Numbers reflect housing units already accepting subsidized applicants
- Does not include housing defined by “beds” (shelters), of which 52.4% are in District 3

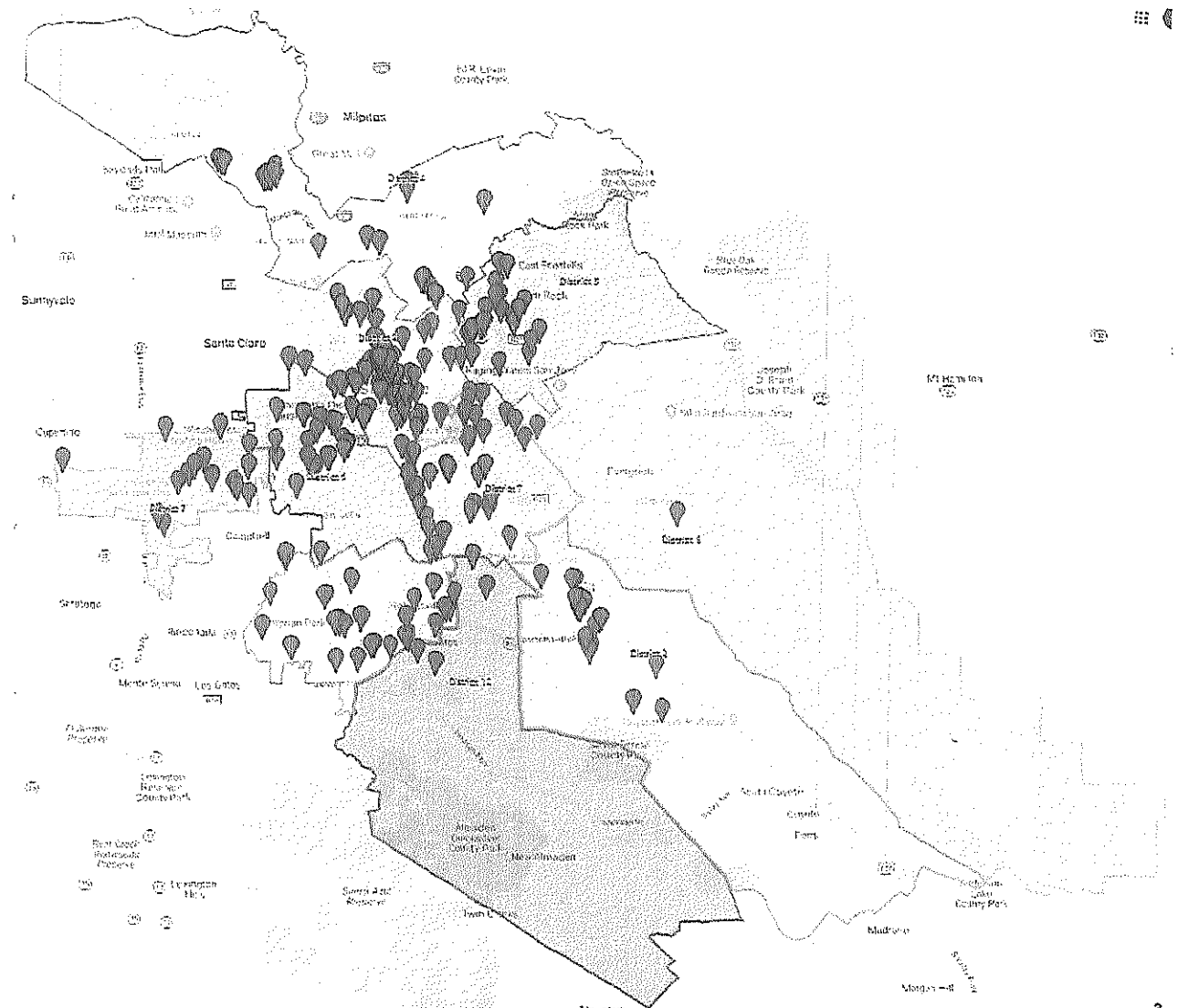
	%	Units
<b>District 3</b>	<b>22.60%</b>	<b>4,586</b>
District 7	17.79%	3,609
District 6	17.14%	3,477
District 5	9.75%	1,979
District 4	8.61%	1,746
District 9	7.35%	1,491
District 1	6.65%	1,350
District 2	6.39%	1,296
District 10	2.80%	569
District 8	0.92%	187
<i>Total</i>	<i>100.00%</i>	<i>20,290</i>

# City of San José

## Affordable / Supportive Housing Sites

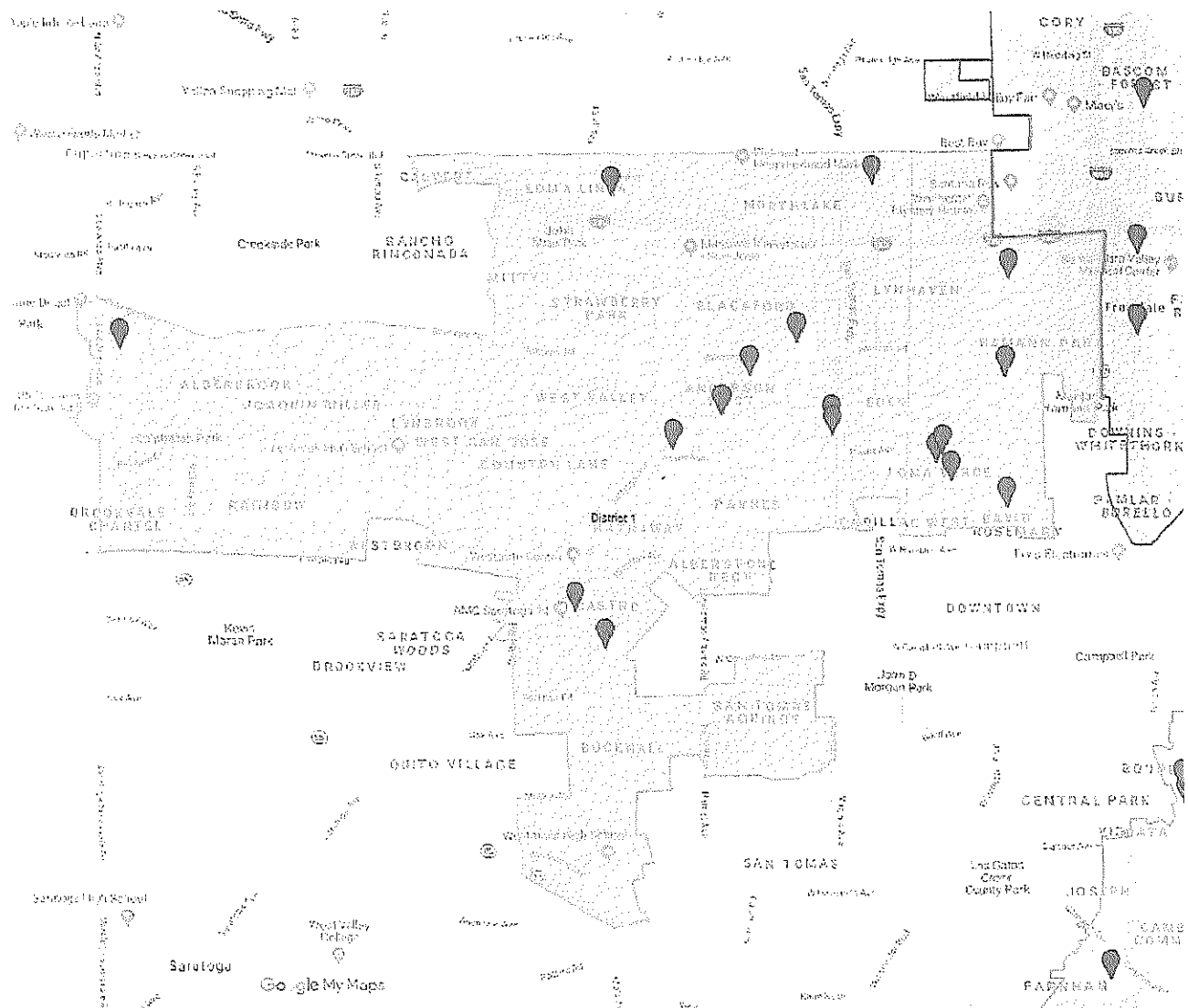
 Affordable / Low Income  
(Housing Only)

 Supportive Housing  
(Housing + Services)



## Affordable / Supportive Housing Sites

## Supportive Housing (Housing + Services)

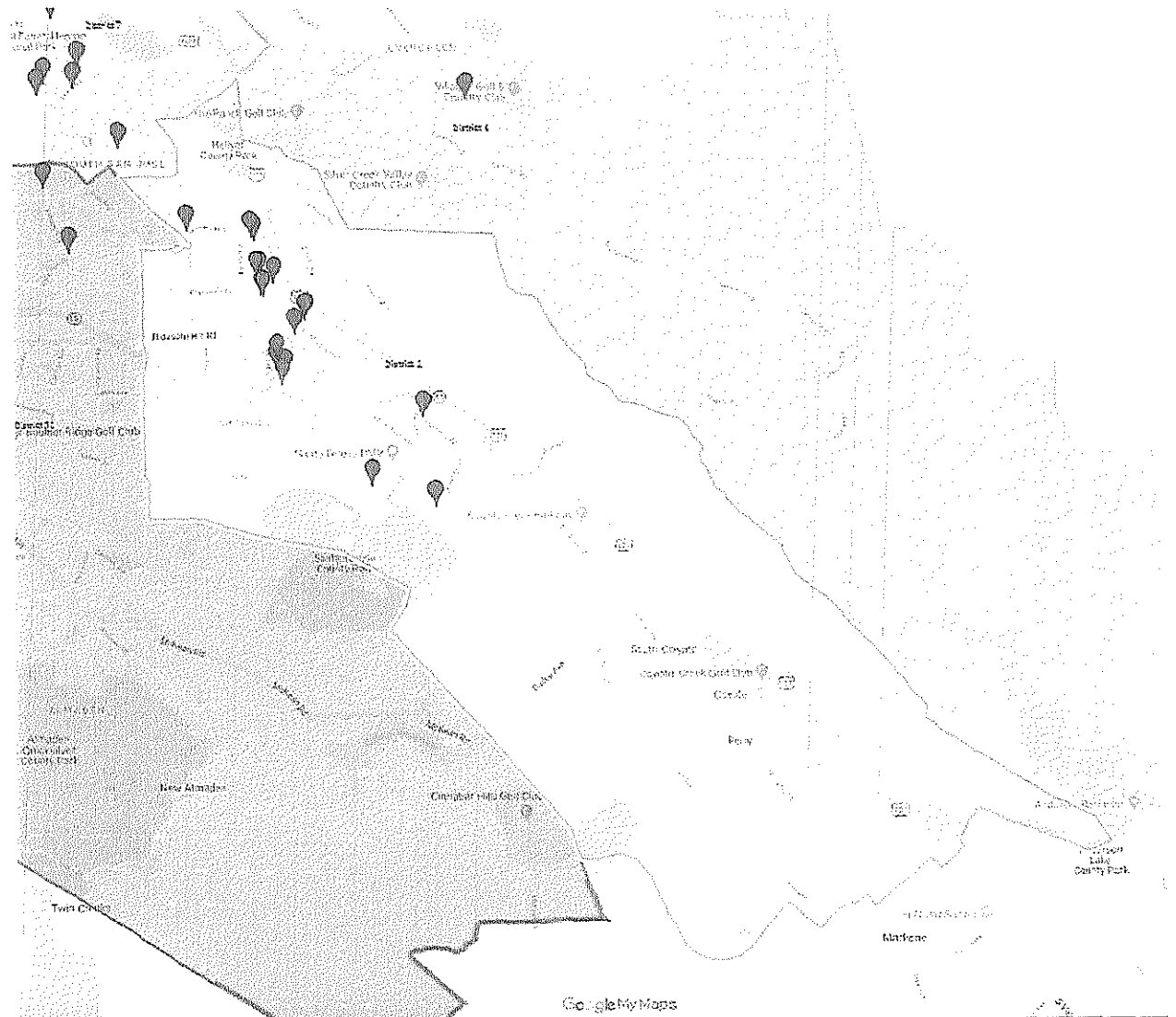


# District 2

## Affordable / Supportive Housing Sites



 Affordable / Low Income  
(Housing Only)

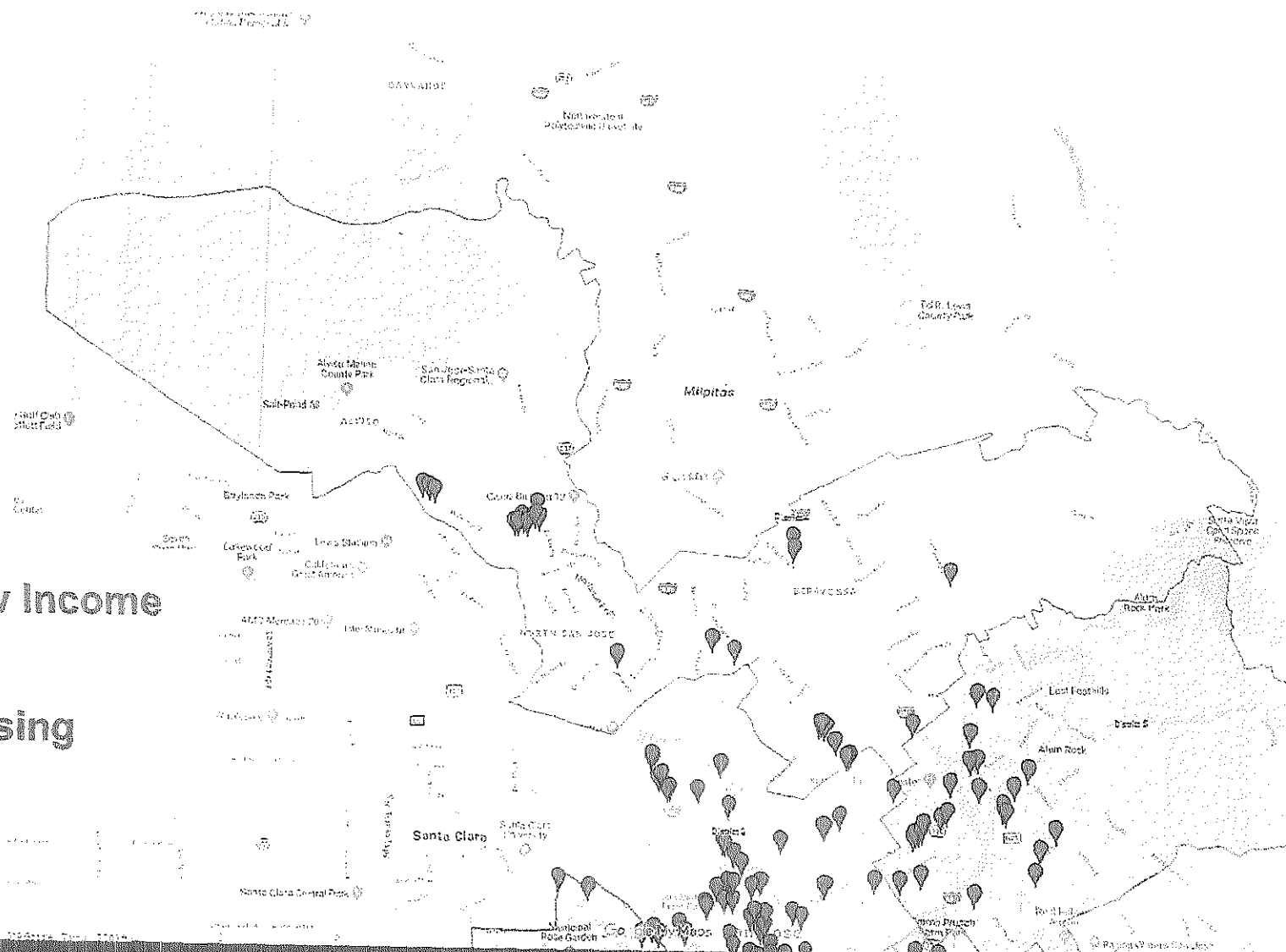
 Supportive Housing  
(Housing + Services)



# District 4



## Affordable / Supportive Housing Sites

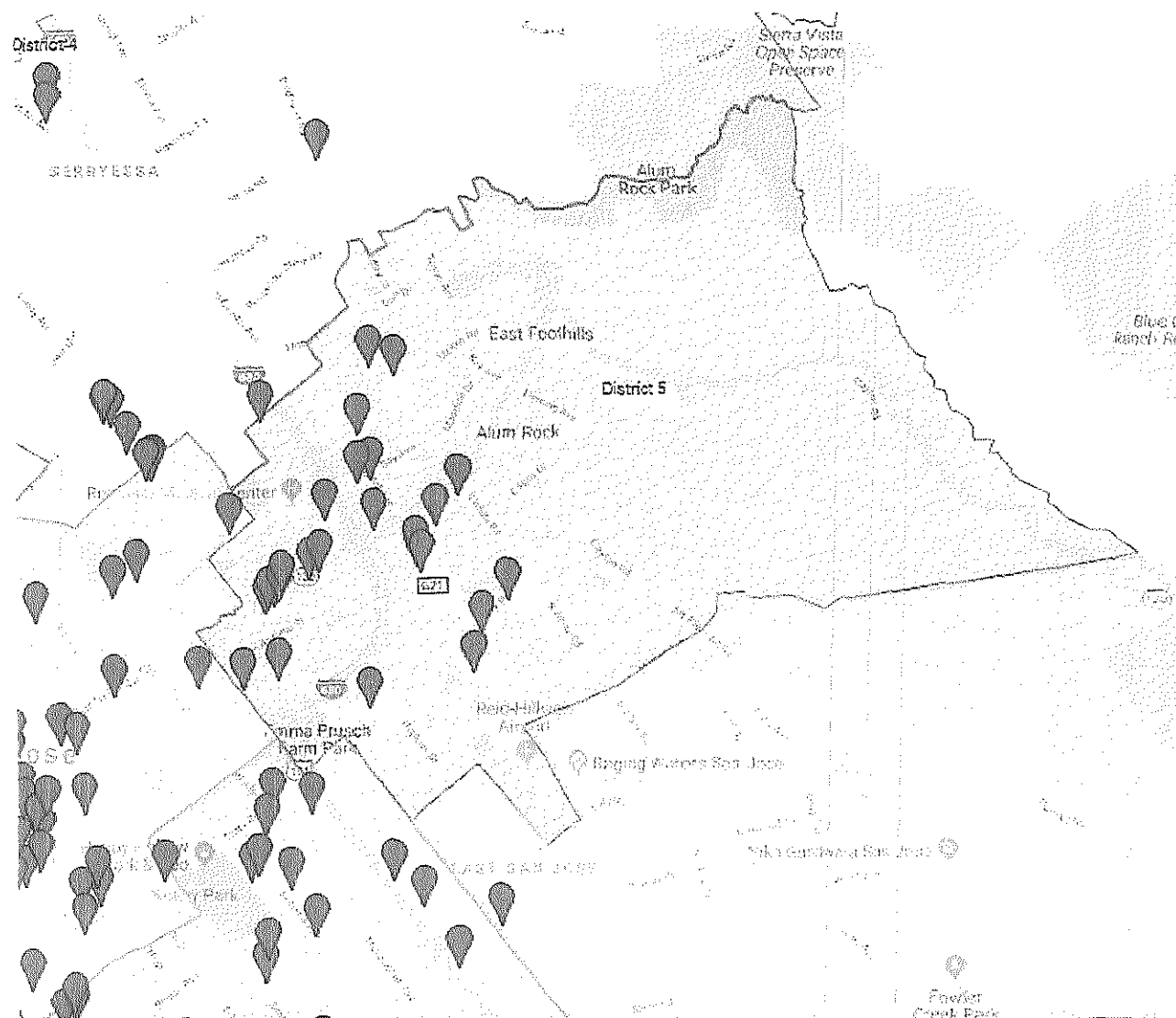
-  Affordable / Low Income  
(Housing Only)
-  Supportive Housing  
(Housing + Services)



# District 5



## Affordable / Supportive Housing Sites

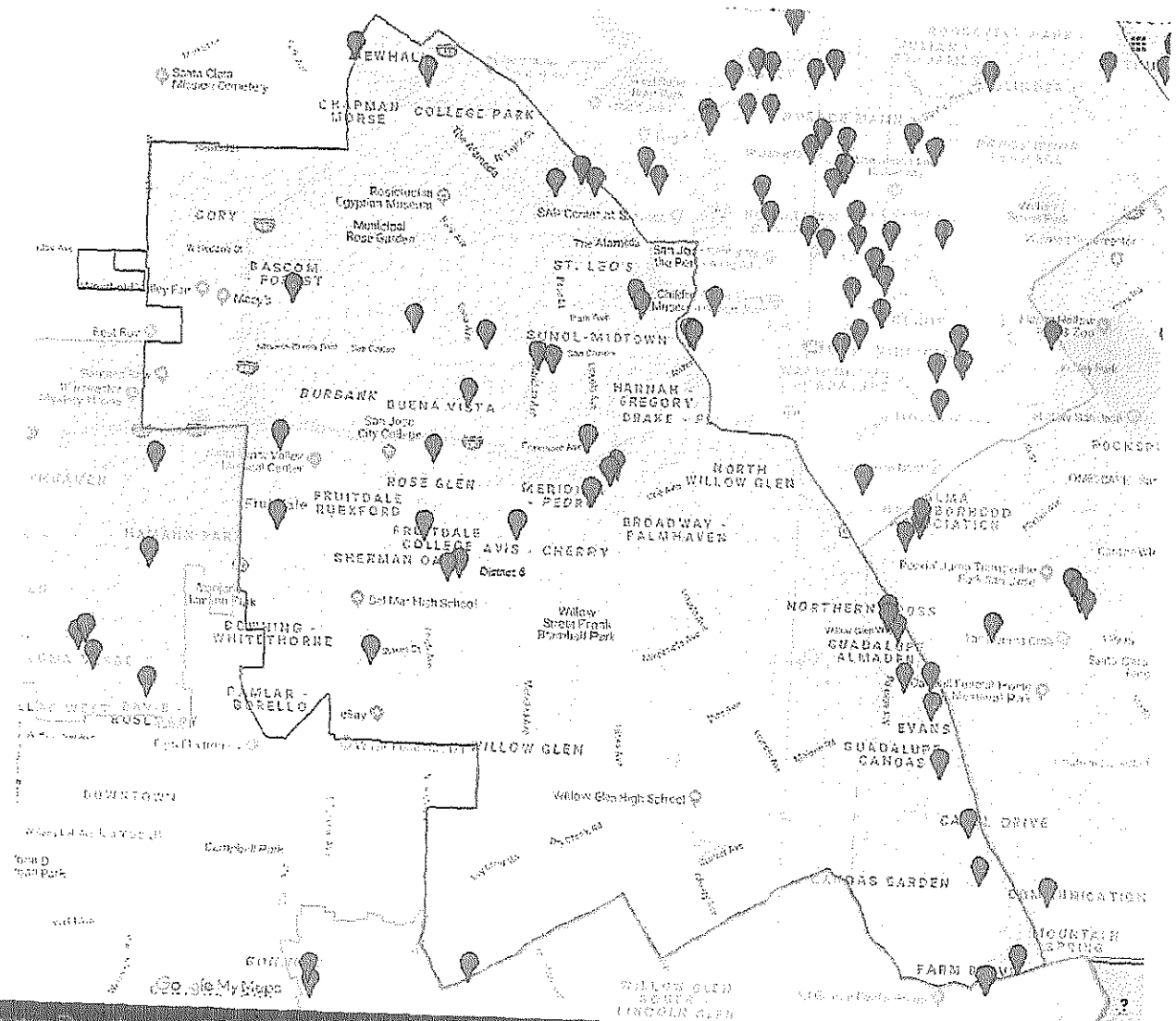
-  Affordable / Low Income  
(Housing Only)
-  Supportive Housing  
(Housing + Services)



# District 6


## Affordable / Supportive Housing Sites

-  Affordable / Low Income  
(Housing Only)
-  Supportive Housing  
(Housing + Services)

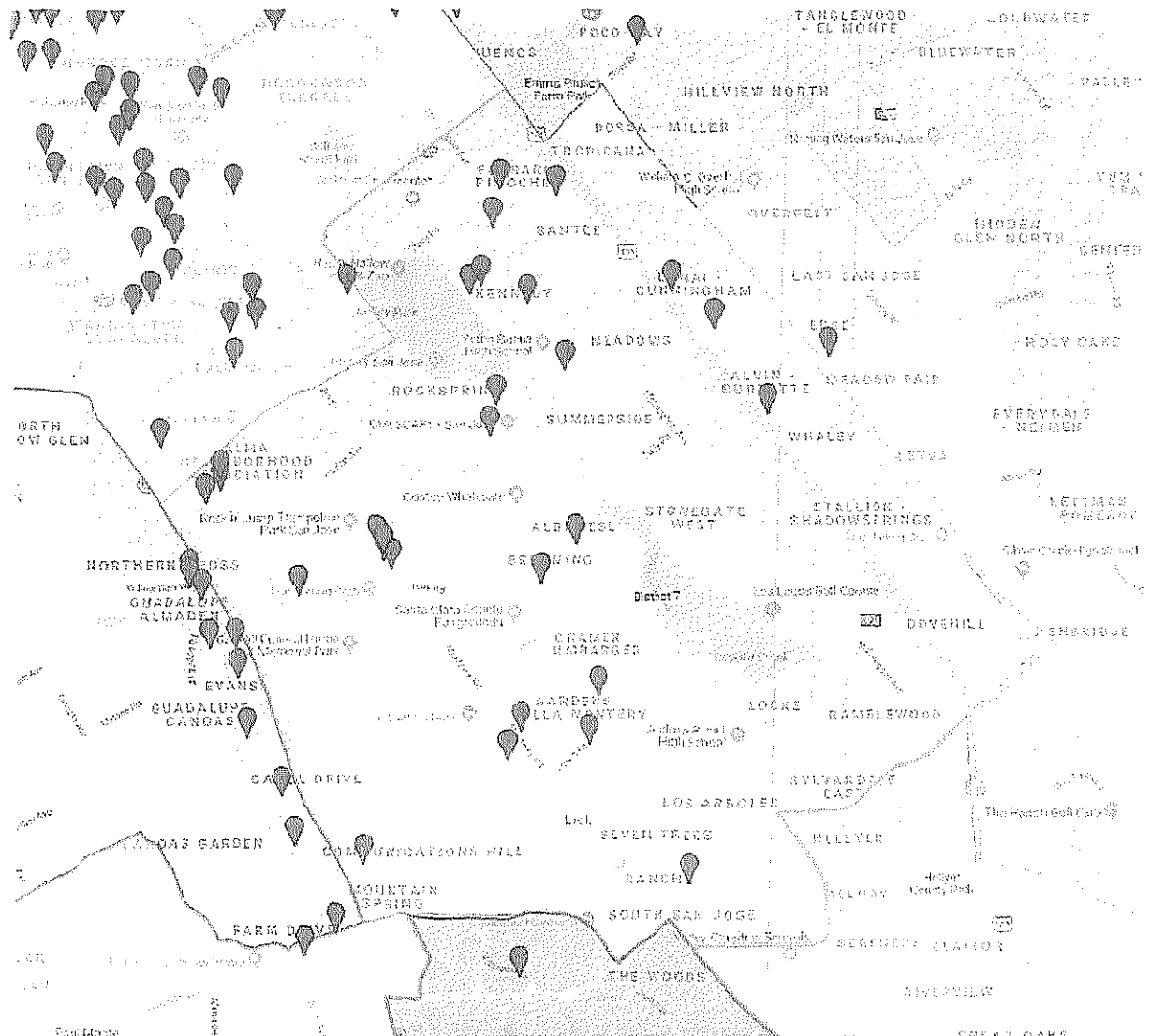


# District 7

## Affordable / Supportive Housing Sites



 **Affordable / Low Income**  
(Housing Only)

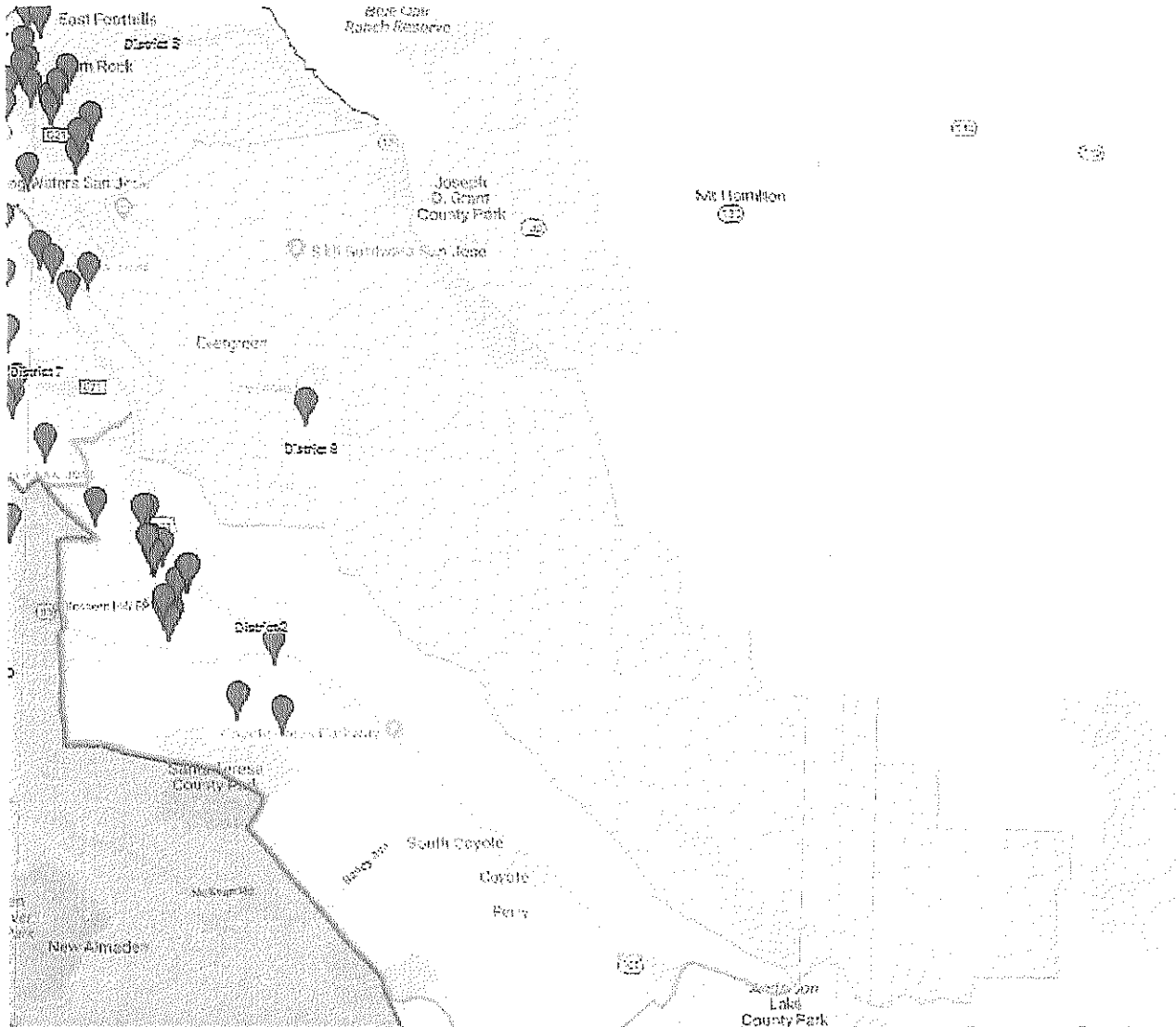
 **Supportive Housing**  
(Housing + Services)



# District 3


## Affordable / Supportive Housing Sites

-  **Affordable / Low Income**  
*(Housing Only)*
-  **Supportive Housing**  
*(Housing + Services)*

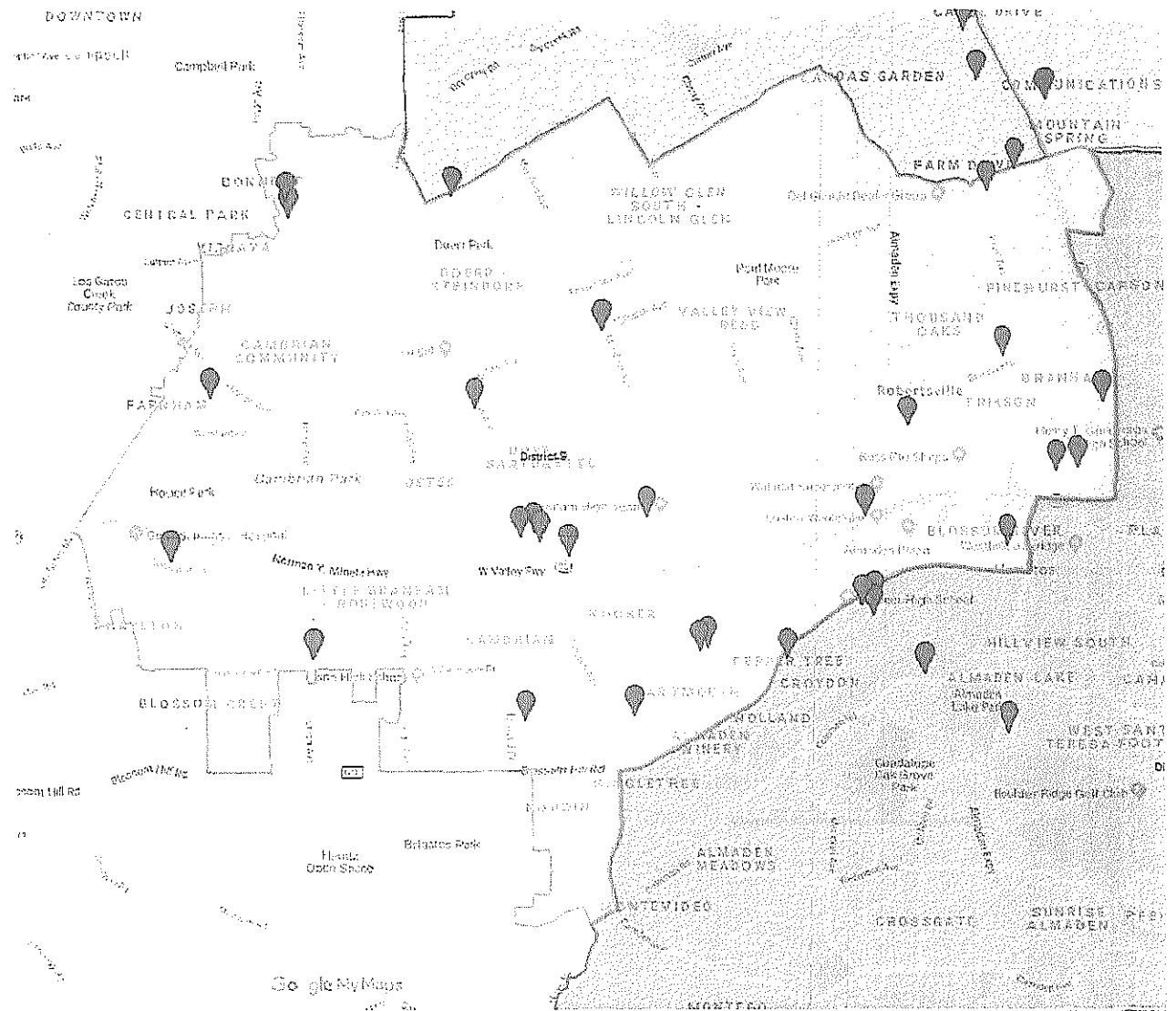


# District 9

## Affordable / Supportive Housing Sites


 Affordable / Low Income  
(Housing Only)

 Supportive Housing  
(Housing + Services)

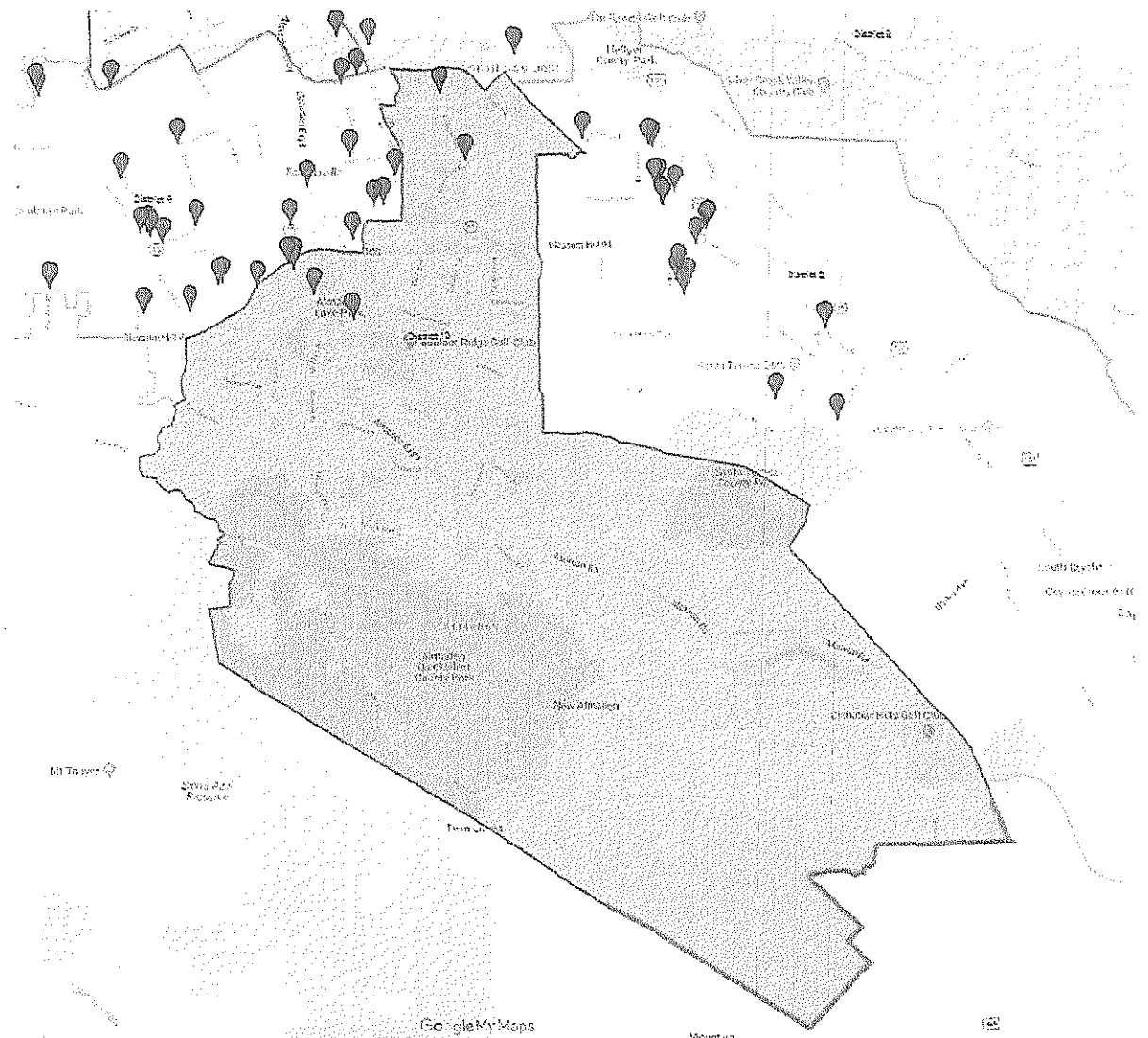


# District 10

## Affordable / Supportive Housing Sites


 **Affordable / Low Income**  
(Housing Only)

 **Supportive Housing**  
(Housing + Services)

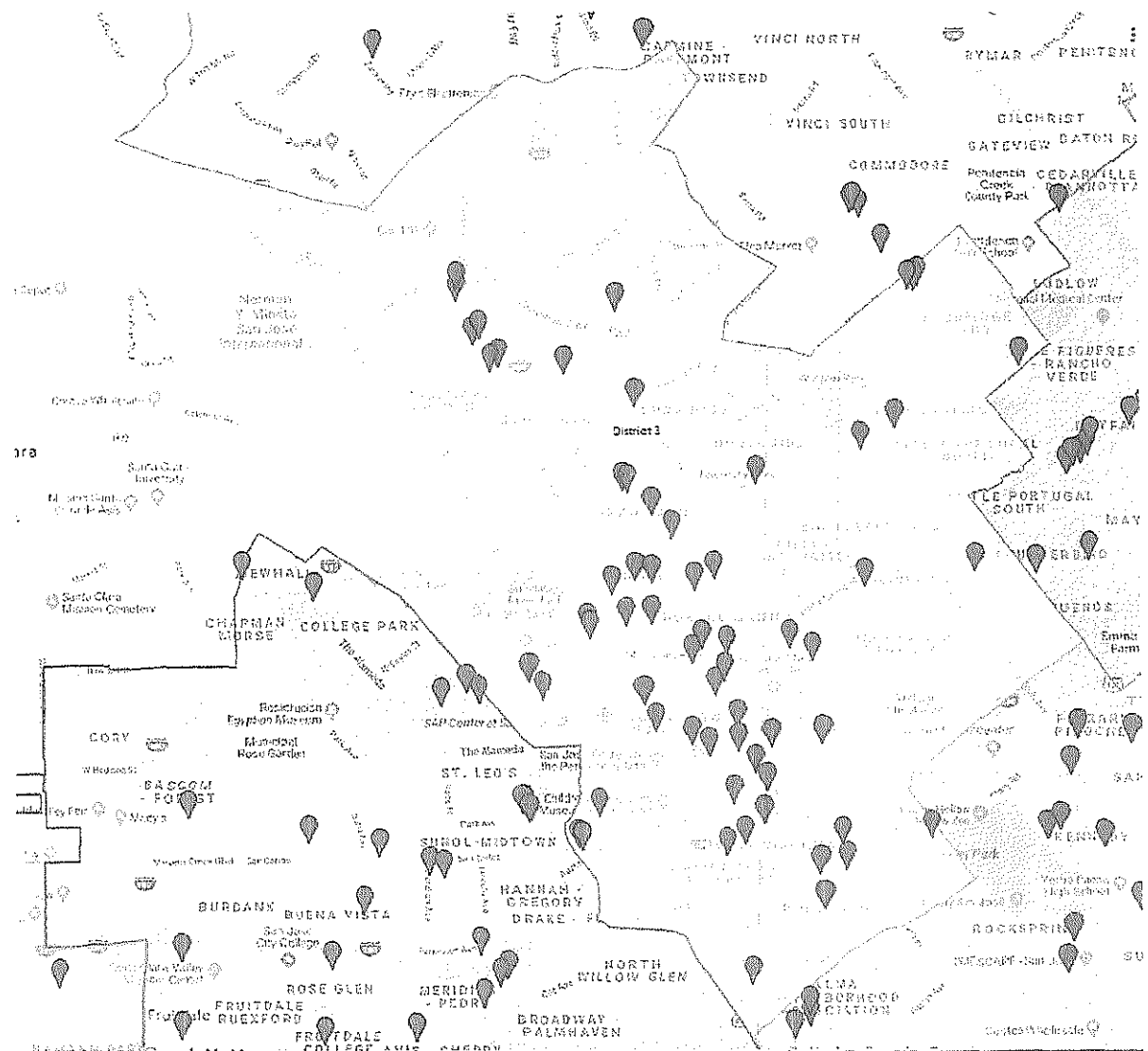


# District 3

## Affordable / Supportive Housing Sites

 Affordable / Low Income  
(Housing Only)

 Supportive Housing  
(Housing + Services)



# Affordable + Supportive Housing Units

**[ Affordable + Supportive Housing ]**  
*(Housing Only)                      (Housing + Services)*

- Numbers reflect housing units already accepting subsidized applicants
- Does not include housing defined by “beds” (shelters), of which 52.4% are in District 3

	%	Units
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<i>Total</i>	<i>100.00%</i>	<i>20,290</i>

# Only Supportive Housing Units

**[ Special Population ONLY ]**  
(Housing + Services)

- Numbers reflect housing units already accepting subsidized applicants
- Does not include housing defined by “beds” (shelters), of which 52.4% are in District 3

	%	Units
<b>District 3</b>	<b>45.69%</b>	<b>764</b>
District 7	27.69%	463
District 6	17.94%	300
District 2	3.65%	61
District 4	2.87%	48
District 9	1.26%	21
District 5	0.90%	15
District 1	0.00%	0
District 8	0.00%	0
District 10	0.00%	0
<i>Total</i>	<i>100.00%</i>	<i>1,672</i>

## Lesson from History

*“ You can’t concentrate the poverty. You cannot put all the affordable housing in one place. We went through that in the 1950s and 1960s and 1970s, and what did we end up with? New ghettos. ”*

**Robert Friant** [Managing Director for External Affairs, Communications, and Training Center at the Corporation for Supportive Housing]. "Big Tech Isn't the Problem With Homelessness. It's All of Us." *Wired Magazine*, 21 June 2018.

## Lesson from History

*“The concentration of services and facilities for the chronically homeless and the synergy of problem behaviors can overwhelm the carrying capacity of a neighborhood. The term concentration implies that at some point the number of facilities will overwhelm the permanent population. When that carrying capacity is reached, the economic demographics begin to deteriorate and, ultimately, a struggling community emerges.”*

**Margaret Wuerstle [American Institute of Certified Planners (AICP)]. “A Sound Approach to Regulating Social Service Facilities.” *Zoning Practice*. Issue 1 (January 2010), pg 5. American Planning Association.**

# Councilmember Peralez's Memo (from February 2019)

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.

***We support his memo to develop a policy to address the equitable distribution of affordable/supportive housing throughout all City Council Districts.***



CED Committee: 2/25/2019  
ITEM: 2

## 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.

## A City-Wide Issue

Homelessness and the affordable/supportive housing crisis are city-wide issues.

Efforts to address these problems should be addressed through **city-wide solutions**.

# Sources of Our Data

- City of San José Housing Dept. (Sept. 12, 2019 PDF spreadsheet)
- Santa Clara County Housing Authority  
<https://www.scchousingauthority.org/overview-of-sccha-real-estate/sccha-properties/>  
[https://docs.google.com/spreadsheets/d/1lcrydGiaRmjvaxoNUcdtC5QA-dQzvc\\_eX22uZ8v46Y/edit#gid=0](https://docs.google.com/spreadsheets/d/1lcrydGiaRmjvaxoNUcdtC5QA-dQzvc_eX22uZ8v46Y/edit#gid=0)
- CityTeam San José Resources <https://www.cityteam.org/san-jose/get-help/>
- Destination Home <https://destinationhomesv.org/map/>
- First Community Housing <https://www.firstcommunityhousing.org/copy-of-property-portfolio-1>
- Charities Housing <http://charitieshousing.org>
- Misc. web searches, incl. developers' websites, news articles
- Testimonies from residents (verified)

# About Us

We are a group of dedicated community stakeholders working to create awareness of the **urgent need for equitable dispersion** of affordable/supportive housing and their related services **throughout** the City of of San José.

- Cynthia Batchelder (*Japantown NA*)
- Antonina Ettare (*Hyde Park NA*)
- Sonya Lu (*Northside NA*)
- Tina Morrill (*Vendome NA*)
- Carol Savoy (*Horace Mann NA*)
- Lance Shoemaker (*Hensley NA*)
- Richard Stewart (*Spartan Keyes NA*)
- Victoria Taketa (*Japantown NA*)
- Cindy Vinson (*Hyde Park NA*)

# How You Can Help

For updates from our group:

**[d3\\_supportive\\_housing\\_dispersion@googlegroups.com](mailto:d3_supportive_housing_dispersion@googlegroups.com)**

# Goals

1. Work with the City for the adoption of a policy requiring **equitable dispersion** of affordable/supportive housing and related services throughout *all* City Council districts.
2. Require the City's reviewers and decision makers to consider the density of affordable/supportive housing as part of the review and approval process to prevent over-concentration.