

# 2019 Housing Element Annual Progress Report

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March 24, 2020

City Council Item 8.2

Presenters: Jacky Morales-Ferrand, Housing Director  
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# Housing Element

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- Annual Progress Report submitted to State by April 1<sup>st</sup>
- Contents:
  - Need Assessment
  - Resource Inventory
  - Constraints
  - Programs
- Updated every eight to nine years
- New reporting requirements in 2019
- Next RHNA cycle planning underway



City of San José  
2014-2023 Housing Element

Adopted by City Council  
January 27, 2015



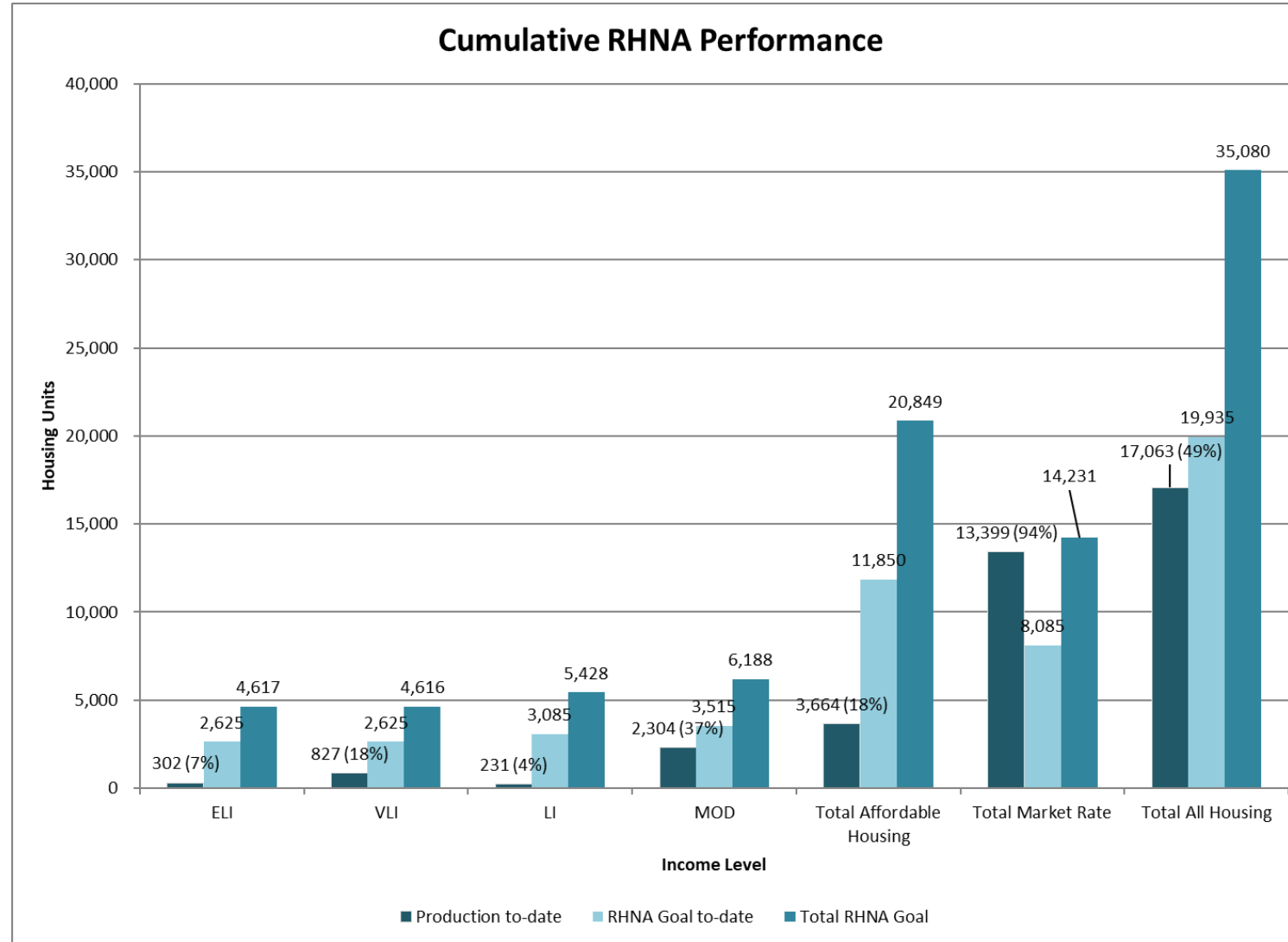
# San José's Housing Needs (RHNA)

59% of  
RHNA is  
affordable  
housing

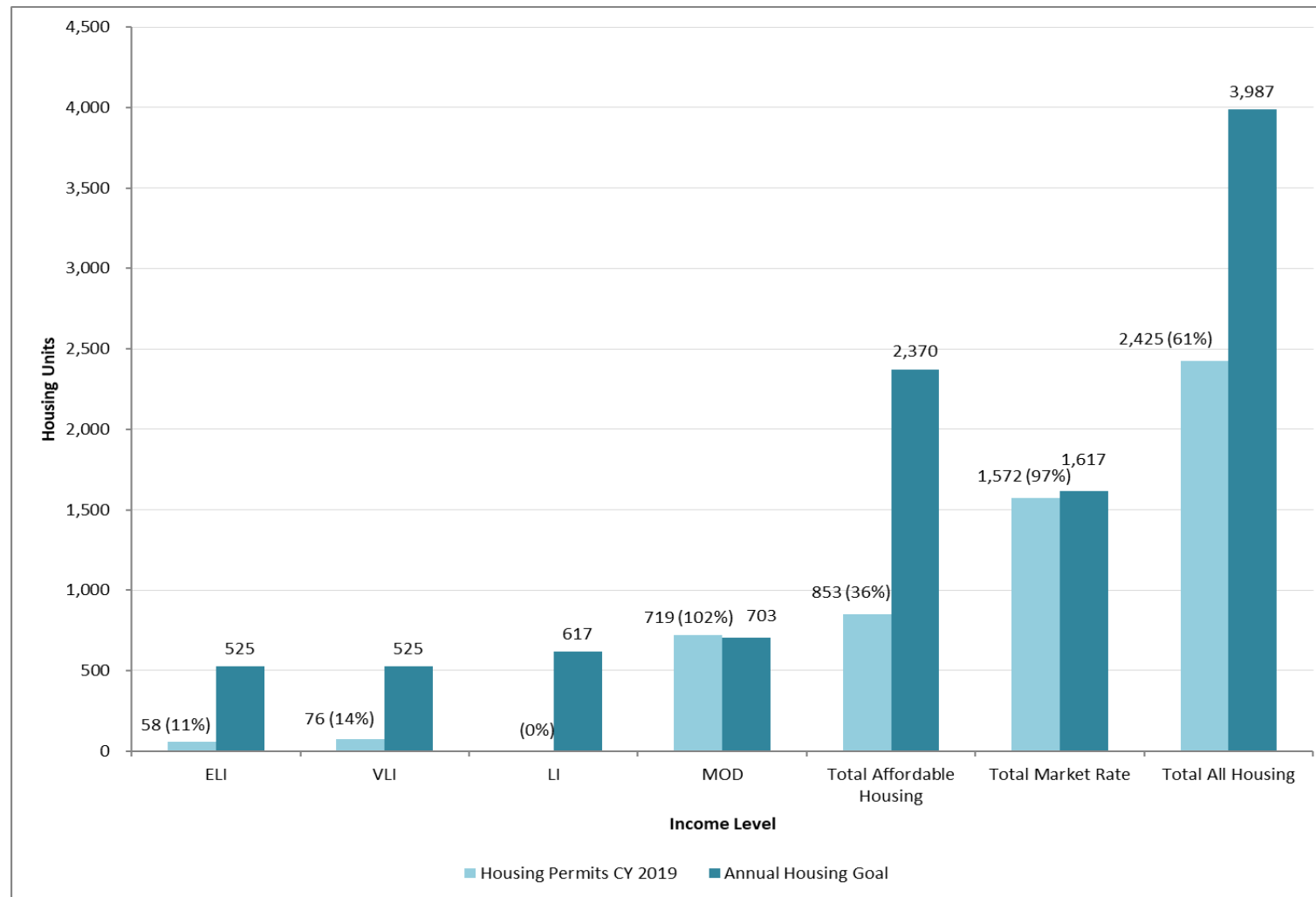
Income Category*	Income Range	RHNA 2014 – 22 (Units)	Annual Goal (Units)
Extremely Low ≤ 30% AMI	\$30,750 - \$43,900	4,617	525
Very Low 31-50% AMI	\$51,250 - \$73,150	4,616	525
Low 51-80% AMI	\$72,750 - \$103,900	5,428	617
Moderate 81-120% AMI	\$110,400 - \$157,700	6,188	703
Market-Rate	\$157,701 and above	14,231	1,817
<b>Total</b>		<b>35,080</b>	<b>3,987</b>

AMI = Area Median Income. HCD 2019 Income Limits for Santa Clara County. Income ranges based on 1-4 person household size.

# Cumulative RHNA Performance



# CY 2019 Building Permit Performance



# Housing Strategies

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## Production

- ADUs
- 4-year General Plan Task Force
- Housing Crisis Workplan
- New Housing Catalyst staff
- SB 2 planning grant approved
- NOFA: \$46M committed to 5 deals (416 affordable apts.)
- AHSC awards: \$22M to 2 deals (166 affordable apts.)
- *Moderate-income strategy*

## Protection

- Housing Payment Equality Ordinance approved
- Ellis Act re-control
- Administrative Citations
- *Anti-displacement strategy*
- *Affordable housing anti-displacement tenant preference*

## Preservation

- Extended affordability restrictions for 1,197 units
- Mobilehome Park General Plan land use designation
- *Anti-displacement strategy*
- *Soft Story Seismic – State grant application, ordinance*

# 2018-19 Housing Successor Annual Report Highlights

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1. Assets of \$680 million
2. Met *Excess Surplus* test
3. Met *Senior Housing* test – 28% funds to senior housing
4. Met *Extremely Low-Income* test – 43% LMIHAF funds spent on ELI housing vs. State-required 30%

# Staff Recommendation

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1. Accept the Calendar Year 2019 Annual Progress Report on the Implementation of the San José 2014-23 Housing Element, and
2. Accept the Fiscal Year 2018-19 Housing Successor to the Redevelopment Agency Annual Report



# Discussion / Questions