

ATTACHMENT A

Housing Crisis Workplan Summary Chart

<i>I. Work Items Completed</i>				
	Item	Lead Department	Month Completed	Status Update
1.	Transition Traffic Analysis from LOS to VMT	DOT/PBCE	Feb 2018	Completed
2.	Continue to implement Urban Villages: a. Implementation Framework: b. Move Horizon II Light Rail Villages into Horizon I	PBCE/OED PBCE	May 2018 Dec 2018	Completed
3.	Update the Accessory Dwelling Unit and Garage Conversion ordinance	PBCE	Jun 2018	Completed
4.	Complete the Downtown Vision and EIR	PBCE	Dec 2018	Completed
5.	Move-up Tri-Village Urban Villages to Horizon I	PBCE	Dec 2018	Completed
6.	Engage CASA on regional housing production – CASA Compact Report https://mtc.ca.gov/sites/default/files/CASA_Compact.pdf	Housing	Jan 2019	Completed
7.	Co-living Ordinance	PBCE	Feb 2019	Completed
8.	Created a Cross-departmental Housing Catalyst Team and Established Biweekly Team Meetings	OED/PBCE/ Housing/ PRNS	Nov 2019	Completed
9.	New Housing Webpage	PBCE/OED / Housing	Aug 2020	Completed (link)
10.	Explore Options for a Commercial Linkage Fee	CMO/OED/ Housing	Sep 2020	Completed
11.	Develop Anti-Displacement Strategy	Housing	Sep 2020	Completed

<i>I. Work Items Completed</i>				
	Item	Lead Department	Month Completed	Status Update
12.	Explore Interim Housing Solutions on Caltrans Sites	Housing	Jun 2020	Completed

II. Work Items Initiated and Underway				
	Item	Lead Department	Planned Completion	Status Update
13.	Updated Downtown Residential High-rise Program	OED/ Housing	Partially Completed Aug 2020	High-rise IHO in-lieu fee reductions until June 2025, adopted in August 2020. Further direction from Council to assess options to extend exemption beyond 2025.
14.	Make Additional Residential Units Available in North San José	DOT/OED/ Planning/ Housing	Summer 2021	Anticipate returning to City Council in 2021 with necessary actions to formally retire the North San José Development Policy to enable new housing construction.
15.	Amend the Zoning Ordinance to allow for 100% Affordable	PBCE	Partially completed Spring 2021	Staff will bring forward updates to the Zoning Ordinance to allow 100% affordable mixed-use projects in the Commercial Pedestrian and Commercial Neighborhood Zoning districts in Urban Villages with a Site Development Permit, rather than a Special Use Permit or Conditional Use Permit.
16.	Develop an Affordable Housing Siting Policy	Housing	Spring 2021	Staff has issued the consultant RFP, selected the consultant, work is underway. Staff will give an update to CEDC in October 2020 and will bring a proposed Siting Policy to CEDC and the City Council in spring 2021.
17.	Update Downtown Zoning requirements to establish minimum height and density and eliminate parking requirements	PBCE	Summer 2021	Through the American Cities Climate Challenge (ACCC), staff is comprehensively evaluating parking requirements particularly in Downtown and other areas around transit. In early 2021, staff will also evaluate establishment of minimum densities in Downtown.
18.	Refine General Plan Policy H-2.9 (the "1.5-acre rule")	PBCE/ Housing	Partially Completed winter 2020	Staff will bring forward further recommendations in Winter 2021 to refine the policy, including recommendations on Policy H-2.9's commercial replacement requirement from the GP Four-Year Review.

II. Work Items Initiated and Underway

	Item	Lead Department	Planned Completion	Status Update
19.	Explore changes to Commercial Space Requirements for Affordable Developments	OED/ PBCE/ Housing	Spring 2021	This item is being considered through the General Plan Four-Year Review. Updates to Policy IP-5.12 that allows affordable housing in Urban Villages ahead of an Urban Village Plan are recommended to reduce the replacement of commercial space required by the policy.
20.	Housing Land Acquisition Sites Database and Mapping Tool	Public Works/ PBCE/ Housing/ OED	In progress	San José Housing Site Explorer launched in August 2020. Staff is working to refine and improve the tool. https://san-jose-housing-ca.tolemi.com/
21.	Explore the creation of a Land Trust	Housing	In progress	In spring 2020, the City was awarded a two-year Challenge Grant Fellow through the Partnership for the Bay's Future and the San Francisco Foundation. The Fellow is developing affordable housing Preservation strategies, including technical assistance to and a community land trust feasibility study for the newly-formed South Bay Community Land Trust, and related resident-focused affordable housing preservation strategies.
22.	Further implementation of Commercial Linkage Fee	Housing/ OED	Jan 2021	See Attachment C for complete timeline and changes.
23.	Align Zoning with the General Plan	PBCE	In progress	New urban village and mixed-use zoning districts to facilitate mixed-use residential development will be completed in early 2021 (Phase 1). City-initiated rezonings will follow to align properties' zoning and General Plan land use designations (Phase 2).
24.	Reimagine Underutilized Business Corridors to allow the integration of housing	PBCE	In progress Spring 2021	As a part of the GP Four-Year Review, staff has recommended allowing additional housing in certain Neighborhood Business Districts not currently in Urban Villages.

II. Work Items Initiated and Underway

	Item	Lead Department	Planned Completion	Status Update
25.	Explore the City's impact on the cost of residential development, including: <ul style="list-style-type: none">• the deferral of fees payment to Certificate of Occupancy• the appropriate level of fees and the use of incentives• the impact of permit and entitlement timelines• the predictability and transparency of City development	OED	Ongoing	OED plans to initiate a new RFP process to select a consultant for a future update to the Cost of Residential Development. Last updated and presented to Council in November 2019.
26.	Advocate for State legislation that supports housing development	CMO/ Housing	Ongoing	
27.	Encourage private, public, and nonprofit investments	Housing	Ongoing	
28.	Leverage private dollars for affordable housing	Housing	Ongoing	

III. Work Items To Be Initiated

	Item	Lead Department	Planned Initiation	Status Update
29.	Complete the PDO/PIO Fee Study	PRNS/CMO	Fall 2020	PRNS to post for consultant selection in fall 2020; workplan to be presented at CED Committee in spring 2021.
30.	Modify Martha Gardens Specific Plan	PBCE	Spring 2021	The Martha Gardens Specific Plan predates the current General Plan and needs to be updated to reflect current development standards including height and density. This may also include exploring expanding the boundaries of the Plan area.

III. Work Items To Be Initiated

	Item	Lead Department	Planned Initiation	Status Update
31.	Explore Opportunities for High-density Residential Development in Areas Surrounding San José State	PBCE	Summer 2021	Significant outreach is needed for this item and it is not anticipated to result in many new residential units. However, staff will explore how this item may be partially integrated into the alignment of zoning with the General Plan work (Housing Crisis Workplan item No. 23).
32.	Explore the Creation of a Land Acquisition Loan Fund	Housing	Summer 2021	Creating a source for rapid acquisition financing for sites (potentially including existing buildings on them) is part of the Citywide Residential Anti-Displacement Strategy's Recommendation 3, Explore a Community Opportunity to Purchase Program/Ordinance (COPA). Staff expects to start this analysis in mid-2021.
33.	Allow Affordable Housing on Assembly Use Sites	PBCE/ Housing	Summer 2021	Enable any site allowing assembly uses (including but not limited to houses of worship) to allow 100% deed-restricted affordable housing to be developed as a secondary use in conjunction with the primary use of the property for assembly uses. Council directed staff on September 22, 2020 to work on this as resources become available as part of its Citywide Residential Anti-Displacement Strategy (Recommendation 8).
34.	Apply the Mobilehome Park Land Use Designation through City-initiated General Plan Amendments to the Remaining 56 Mobilehome Parks	PBCE	To Be Initiated	Council directed staff to initiate these additional General Plan amendments on March 10, 2019. However, staff resources were not allocated by Council in the 2020-21 budget process.
35.	Explore Public/Private Parking opportunities	OED	To Be Initiated	
36.	Pursue changes to the GP to allow Infill on Problem Properties	PBCE	To Be Initiated	