

Jones, Michael (CMO)

From: Sonya Lu <[REDACTED]>
Sent: Monday, October 26, 2020 4:55 PM
To: Jones, Michael (CMO)
Subject: Re: Presentation for CED's meeting on October 26, 2020 @ 1:30 PM
Attachments: 2020-10-26_FINAL_Siting Affordable and Supportive Housing in SJ_v1.4.pdf

[External Email]

Hi Michael,

Here's a PDF of our presentation.

We plan on doing more of these presentations to the Council, so our paths will most likely cross again!

Sonya Lu

On Sun, Oct 25, 2020 at 10:39 PM Sonya Lu <[REDACTED]> wrote:

Hi Mike,

There were a few glitches with the first one I sent so here's the updated/corrected version (file v1.4).

Sorry for any inconvenience.

Sonya Lu

On Sun, Oct 25, 2020 at 8:55 PM Sonya Lu <[REDACTED]> wrote:

Hi Mike,

Attached is our presentation for CED's October 26, 2020 [meeting](#).

In case it helps, I've included the sequence of our speakers, the slides they'd be presenting in the deck, and their email, as requested:

#1 – Antonina Ettare (slide pgs 1-6)

[REDACTED]

#2 – Lance Shoemaker (slide pgs 7-9)

[REDACTED]

#3 – Cindy Vinson (slide pgs 10-12)

[REDACTED]

#4 – Victoria Taketa (slide pgs 13-15)

[REDACTED]

#5 – Tina Morrill (slide pgs 16-19) *

[REDACTED]

** **Head's up:** We might have internet connection problems with Tina. If that happens, she plans on calling into the Zoom meeting. I gave her the phone number found at the top of pg. 2 on the agenda.*

I've told them to sign in at 1:15p to make sure things are working. Even though I won't be speaking on the presentation, I'll be signing in to make sure things go smoothly.

I'll Zoom you at 9am to confirm the presentation comes through as expected.

Thanks for all your help!

Sonya Lu

[REDACTED]

cell/text

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Affordable & Supportive Housing

Need for Equitable Dispersion

within the City of San José

October 26, 2020

Goals

1. Work with the City for the adoption of a policy requiring **equitable dispersion** of affordable and 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 and 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 Sites*

Supportive Housing
(Housing + Services)

Note: All districts have approximately the same population count.

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

* *Data snapshot as of Sept. 12, 2019*

Note: All districts have approximately the same population count.

	%	Units *
District 3	22.60%	4,586
District 7	17.79%	3,609
District 6	17.14%	3,477
District 5	9.75%	1,979
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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>

Only Supportive Housing Units

[Supportive 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

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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
Total	100.00%	1,672

Lesson from History

“ Affordable housing siting patterns have generally followed existing patterns of racial segregation and concentrated poverty: ”

Affordable housing funding programs have historically had the effect of concentrating new developments in lower-resource areas, roughly following existing patterns of racial segregation, concentrated poverty, and disparities in access to neighborhoods most supportive of positive outcomes. ”

Morales-Ferrand, Jacky. “Update on the Affordable Housing Siting Policy.” *Memorandum to Community and Economic Development Committee, City of San José* (October 9, 2020), pg 4, item 4. City of San José.

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.**

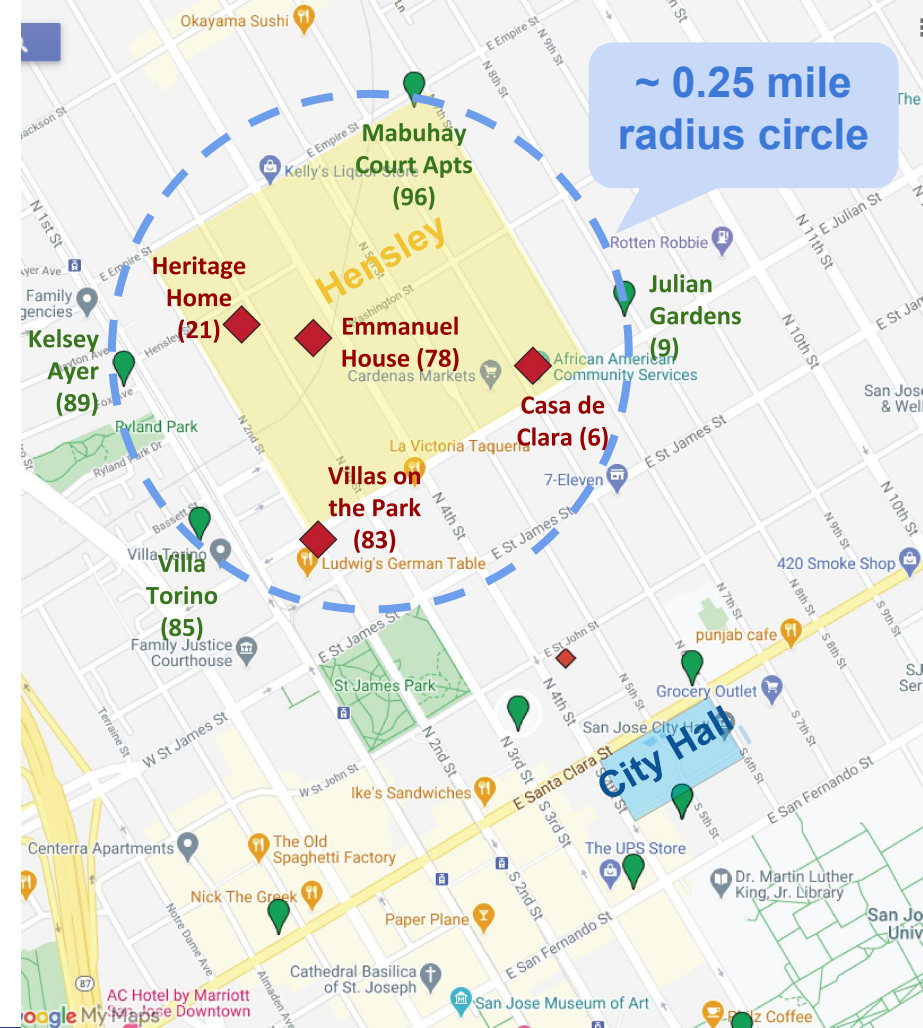
Example: Historic Hensley Neighborhood

279 Affordable Units *(Housing Only)*

83 Supportive Units + 105 Beds
(Housing + Services)

467 Total
Housing Units
+ Beds
within ~ 0.25
mile radius

Housing Sites	Affordable Housing	Supportive Housing
Julian Gardens	9 units	
Kelsey Ayer Station	89 units	
Mabuhay Court Apts	96 units	
Villa Torino	85 units	
Casa de Clara		6 beds
Emmanuel House		78 beds
Heritage Home Shelter		21 beds
Villas on the Park		83 units
Sub-Totals:	279	188



1. Encourage Economic & Racial Diversity

- **A balanced community involves all categories of affordable housing** (i.e. very low income, low income, supportive housing, etc.) to be distributed throughout all 10 City of San José districts.
- Both high and low resource districts must have all types of housing within their communities.
- Benefits everyone

2. Support Communities

- **Ensure successful incorporation of ALL residents.**
- Include “good neighbor plans” specific to that community’s needs for all proposed housing developments.
- Form inclusive advisory councils made up of neighborhood stakeholders.
- Allocate and coordinate additional resources and support to the communities impacted by sites that offer supportive services and housing.

3. Address Fiscal Solvency

- **Lost tax revenue must be replaced to support growing demands on infrastructure.**
- Extra funding for maintaining public spaces (parks and schools) and infrastructure (sewer and roads), needs to be provided regardless of development fees lost or reduced due to affordable units built rather than market-rate housing.
- Measure A funding is providing these projects. The surrounding communities should receive benefits from an identified funding source as determined by advisory committees rather than incentives provided to developers.

4. Monitor the Cumulative Impact

- **The carrying capacity of a community must never be overwhelmed.**
- The City must consider the impact of any housing development on the surrounding community.
- The total impact of ALL facilities (including shelters, bridge housing, warming centers, temporary housing, group homes) in the vicinity of the community needs to be included when planning for the building of any new facility.

Need Equitable Placement

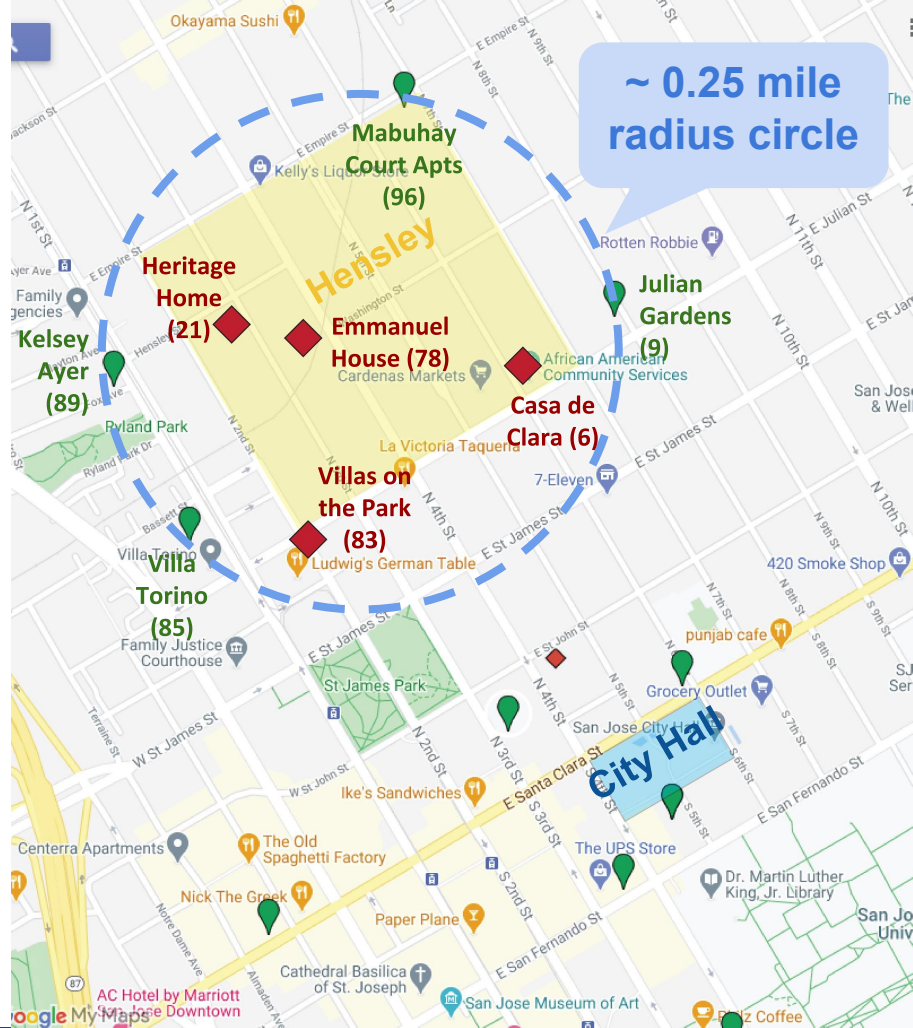
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5. Ensure the Allocation of Resources

- **Monitor and ensure the Siting Policy is being followed regardless of the current year's budget.**
- The City is to work collaboratively with the County to provide ongoing funding to maintain direct and indirect services for dependants and the surrounding community, even through budget fluctuations.

Summary: Key Points to Incorporate into Policy

1. **Encourage diversity** for a balanced community.
2. **Support communities** to ensure successful incorporation of ALL residents.
3. **Address fiscal solvency** of lost tax revenue to manage growing demands on city's infrastructure.
4. **Monitor the cumulative impact to communities** so that the carrying capacity is never overwhelmed.
5. **Ensure the allocation of resources** are available on an ongoing basis to maintain services and to follow the Siting Policy, even through budget fluctuations.

A City-Wide Issue

Homelessness and the affordable and 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/1lcrydGiaRmjvbjxoNUcdtC5QA-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 and supportive housing, and their related services, **throughout** the City of San José.

- Cynthia Batchelder (*Japantown NA*)
- Antonina Ettare (*Hyde Park NA*)
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Affordable & Supportive Housing

Need for Equitable Dispersion

within the City of San José

October 26, 2020



November 9, 2020

Honorable Mayor & City Council
San Jose City Hall
200 E. Santa Clara St. 18th Floor
San Jose, CA 95113

RE: Affordable Housing Siting Policy Update (Item 8.8 on the 11/10 Agenda)

Dear Mayor Liccardo & Members of the City Council,

We write to acknowledge the important work underway to develop an Affordable Housing Siting Policy that will provide a framework to encourage affordable housing development in more parts of our community.

We are particularly supportive of the commitment to apply a racial equity lens to this work that recognizes the profound imbalances in both the need for affordable housing and lack of access to opportunity-rich neighborhoods. **We appreciate that this new Affordable Housing Siting Policy is an opportunity to both increase opportunity and expand the choices available to low-income households in San Jose.**

At the same time, anti-development rhetoric remains prevalent in affordable housing conversations throughout the city. Truly expanding opportunity will require community will and political leadership. **This policy must NOT become a tool for limiting the development of more desperately-needed affordable housing.** The truth is that deed-restricted affordable housing makes up less than 7% of the total housing stock in San Jose, and there is no neighborhood or Council district in the City that has nearly enough affordable housing to meet the needs of our community.

With the City only about 30% of the way to its 10,000 affordable housing unit goal, and the need for affordable housing only growing as more families and individuals grapple with the impacts of the COVID-19 pandemic, we must continue to build more in more places. The deep and lasting impact of housing instability, displacement, and homelessness are profound. We cannot afford unintended impediments to this critical work.

Please know that we stand ready to partner with the City to help craft a policy that will achieve our collective affordable housing goals, and thank you for your continued commitment to advancing this important work.

Sincerely,

Leslye Corsiglia, Executive Director of SV@Home
Jennifer Loving, CEO of Destination: Home

please post

Taber, Toni

Tue 11/10/2020 8:37 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>;

 1 attachments (2 MB)

8.8 public presentation.pdf;

Please post the attachment with this cover memo.

The following presentation was given by

#1 – Antonina Ettare **(slide pgs 1-6)**

#2 – Lance Shoemaker **(slide pgs 7-10)**

#3 – Cindy Vinson **(slide pgs 11-13)**

#4 – Victoria Taketa **(slide pgs 14-16)**

#5 – Tina Morrill **(slide pgs 17-22) ***

Toni J. Taber, CMC
City Clerk
City of San José



Affordable & Supportive Housing

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within the City of San José

November 10, 2020

Goals

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Supportive Housing vs. Affordable Housing

Recognize and distinguish the distinctly different needs and impact between the two housing types when discussing housing.

Different in the following ways:

- Supportive needs of the residents
- Residents' level of functional independence
- Demand on a community
- Quantity of emergency service calls
- Frequency of disturbances from guests
- Community acceptance

Affordable / Low Income Housing *(Housing Only)*

- Families, Adults, Seniors

Supportive Housing *(Housing + Services)*

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City of San José

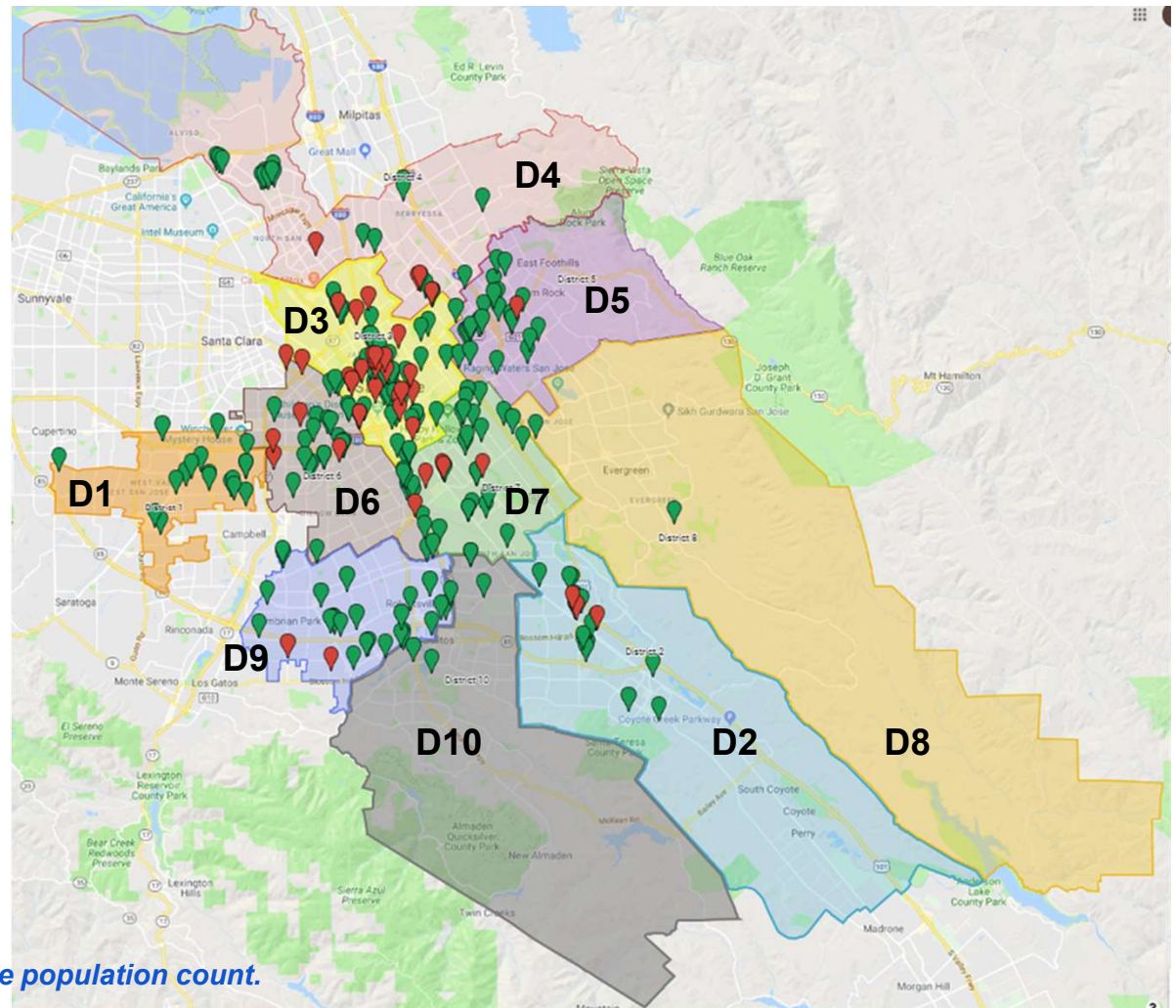
Placement of Housing Types

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

 **Supportive Housing**
(Housing + Services)

** Data is a snapshot as of Sept. 12, 2019*

Note: All districts have approximately the same population count.



Housing Unit Counts for

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

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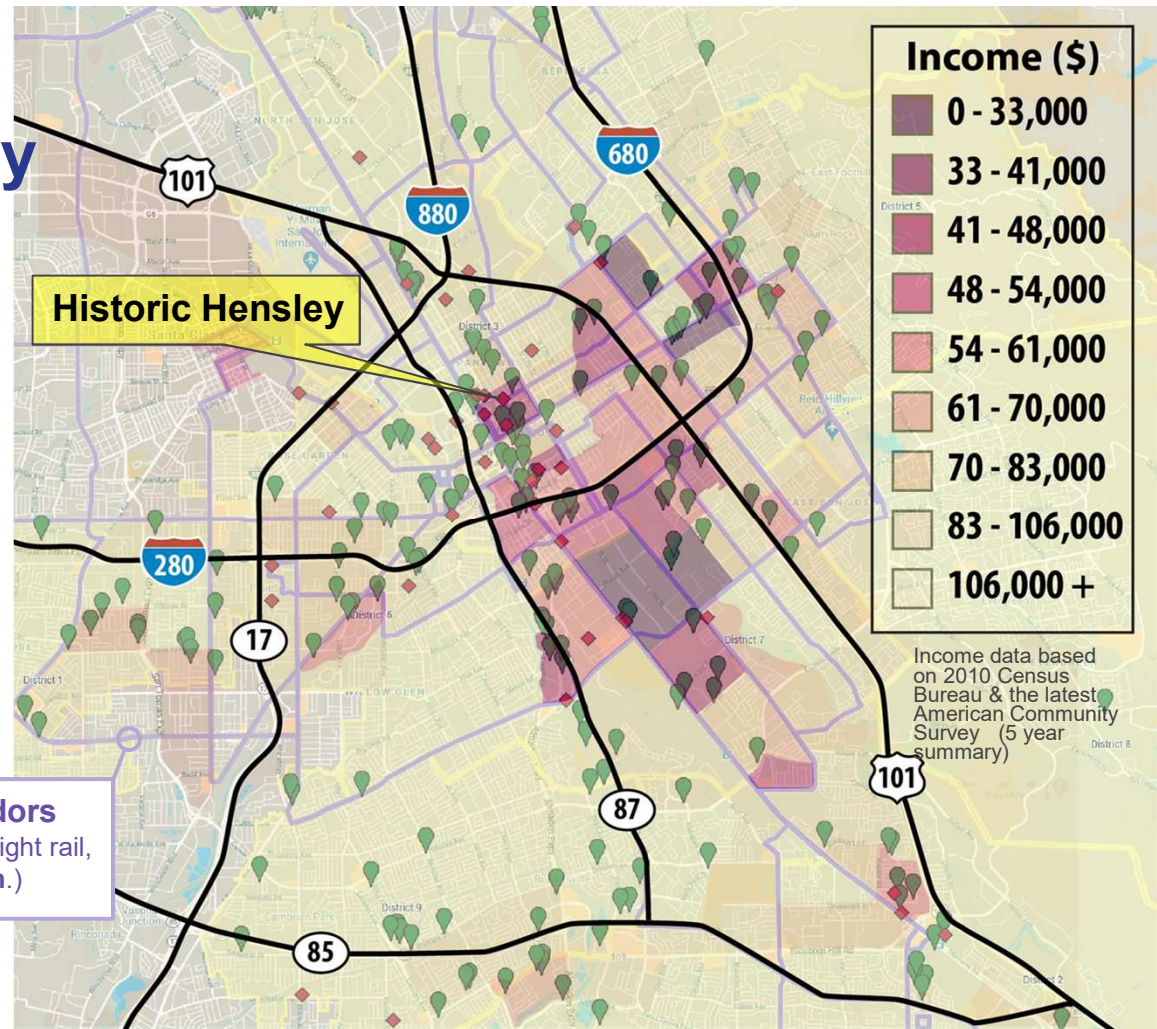
Concentrating Poverty

Avoid clustering affordable and supportive housing in lower resource communities and along transit corridors.

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

◆ **Supportive Housing**
(Housing + Services)

— **Transit Corridors**
(Service by bus, light rail,
etc. every 15 min.)



Need Equitable Placement

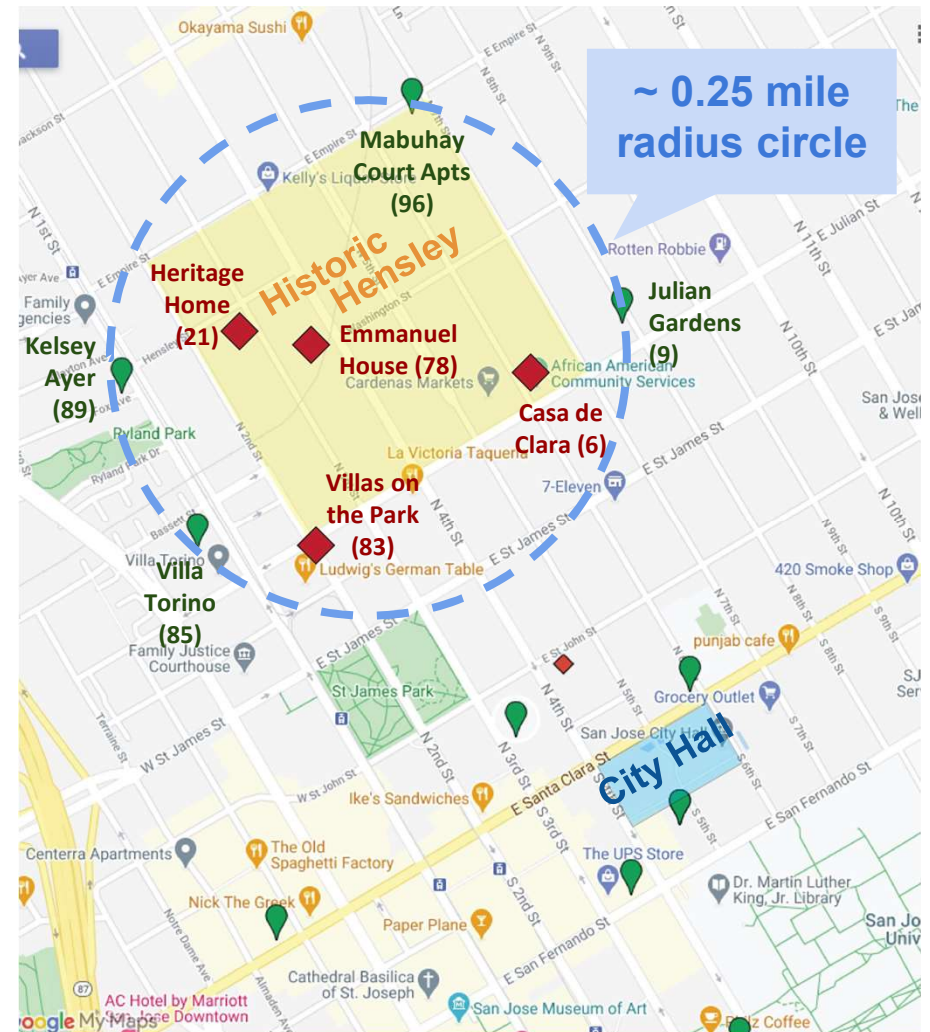
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1. Encourage Economic & Racial Diversity

- **A balanced community includes all types of housing** (i.e. market rate, moderate, affordable, supportive housing, etc.).
- Distribute both affordable and supportive housing throughout all 10 City of San José districts, in both high and low resource areas.
- All districts have a homeless population requiring supportive housing and services, regardless of whether it is being offered.
- Create access to higher resource areas to help break the poverty/addiction cycle.
- Diversity benefits everyone, especially children

2. Support Communities

- **Ensure successful incorporation of ALL residents.**
- Include “good neighbor plans” specific to that community’s needs for proposed housing developments requiring services.
- Form inclusive advisory councils made up of neighborhood stakeholders.
- Allocate and coordinate additional resources and support to the communities impacted by sites that offer supportive services and housing.

3. Address Fiscal Solvency

- **Lost tax revenue must be replaced to support growing demands on infrastructure.**
- Extra funding for maintaining public spaces (parks and schools) and infrastructure (sewer and roads), needs to be provided regardless of development fees lost or reduced due to affordable units built rather than market-rate housing.
- Measure A funding is providing these projects. The surrounding communities should receive benefits from an identified funding source as determined by advisory committees rather than incentives provided to developers.

4. Monitor the Cumulative Impact

- **The carrying capacity of a community must never be overwhelmed.**
- Like Austin, Texas' plan, the City must develop a formula to monitor the impact of any housing development on the surrounding community.
- The total impact of ALL facilities (including shelters, bridge housing, warming centers, temporary housing, group homes) in the vicinity of the community needs to be included when planning for the building of any new facility.

Siting Policy Goals

Cumulative Impact

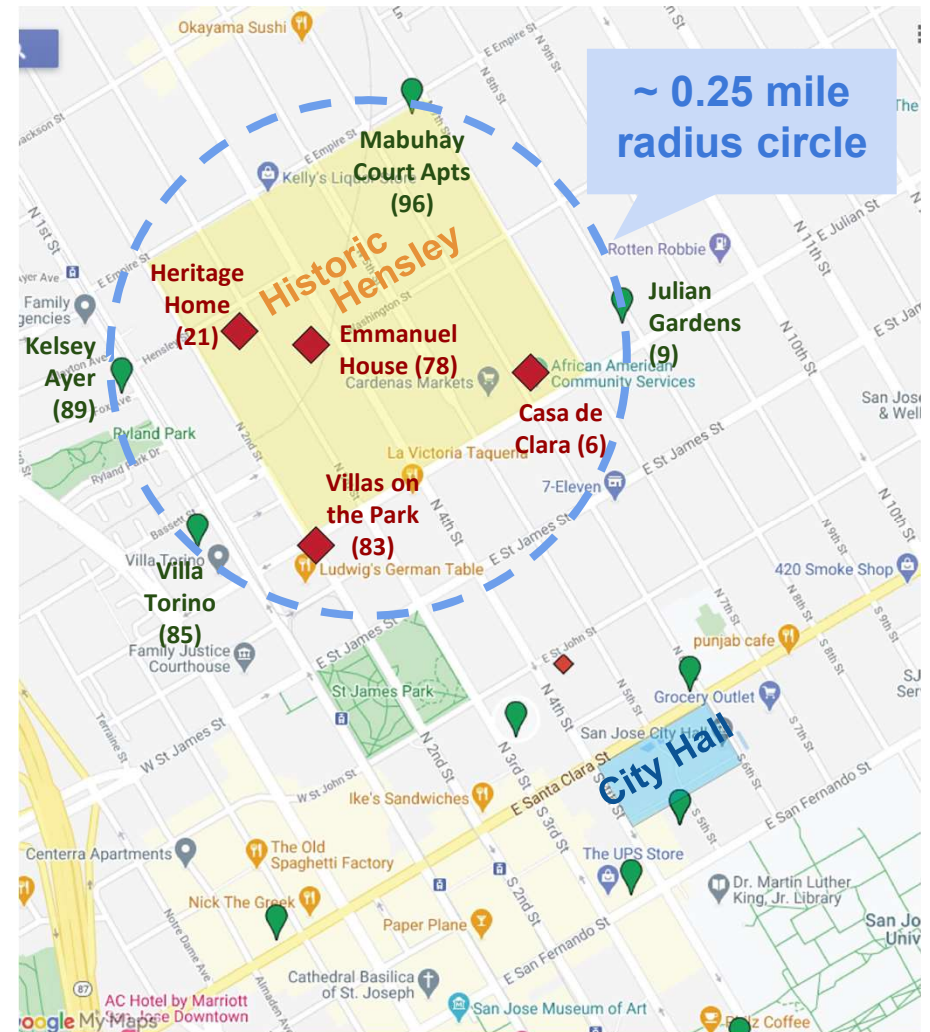
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- **Monitor and ensure the Siting Policy is being followed regardless of the current year's budget.**
- The City is to work collaboratively with the County to provide ongoing funding to maintain direct and indirect services for dependants and the surrounding community, even through budget fluctuations.

6. Change Transit Assumptions to build City-Wide

- **Look to place affordable and supportive housing on existing city-wide transit corridors throughout all San José districts**
- Building along transit corridors is not necessarily a prerequisite to be successful
- Recognize that many individuals who qualify for affordable housing may require a car for work, and therefore require parking accommodations
 - In a service-related field requiring equipment, tools, supplies (i.e. construction, teachers, service technician)
 - Have multiple workplace sites (i.e. landscapers)
 - Less flexible work schedules (i.e. baristas, cooks, restocker)

Siting Policy Goals

Defining the Term “Transit Corridor”

Public transit line that offer service runs every 15 minutes (bus, light rail, train).

As defined by Rosalynn Hughey, Director of Planning, City of San José; Planning Staff; Planning Documents

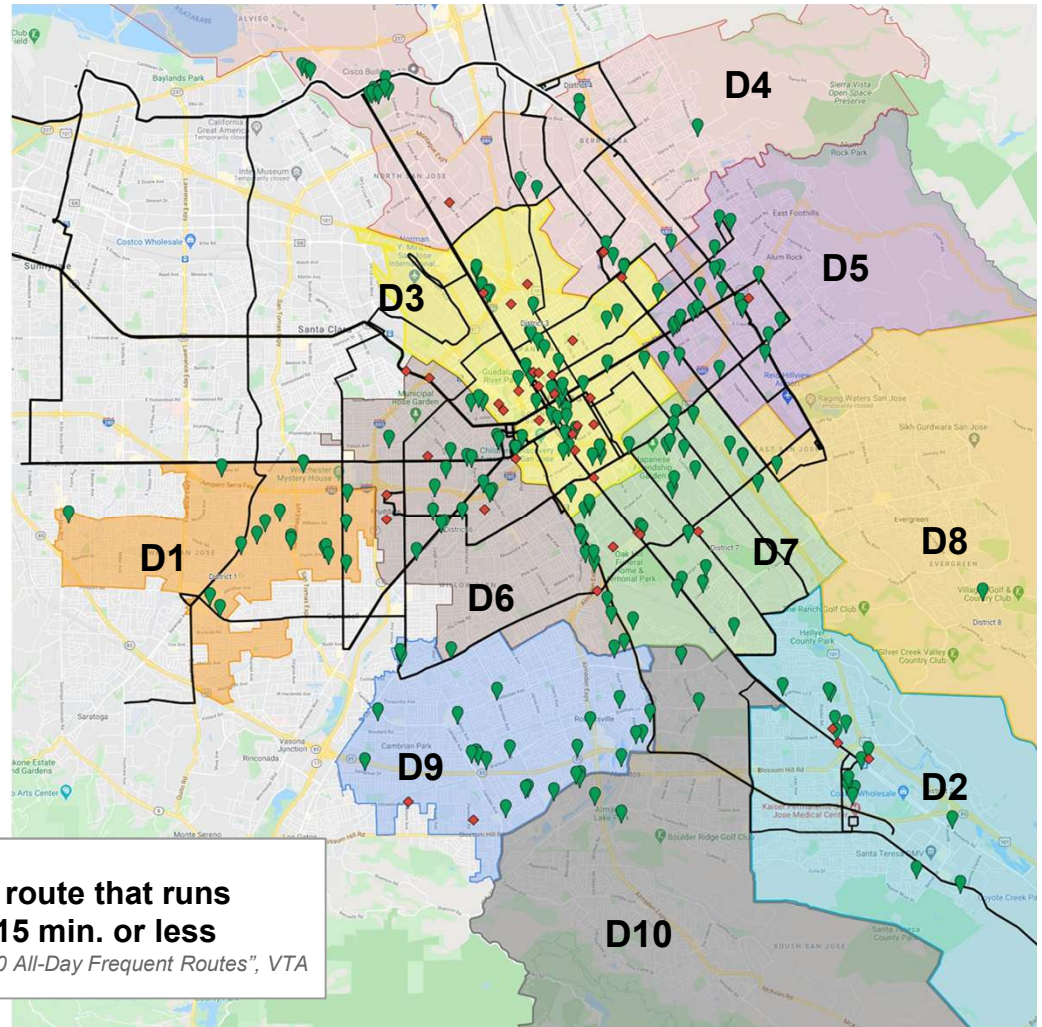
- Transit corridors run through **every** district.
- Building affordable & supportive housing locations along transit corridors is not necessarily a prerequisite (i.e. D9).

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

 **Supportive Housing** (Housing + Services)

— **Transit route that runs every 15 min. or less**

Source “20 All-Day Frequent Routes”, VTA



Summary: Key Points to Incorporate into Policy

1. **Encourage diversity** for a balanced community.
2. **Support communities** to ensure successful incorporation of ALL residents.
3. **Address fiscal solvency** of lost tax revenue to manage growing demands on city's infrastructure.
4. **Monitor the cumulative impact to communities** so that the carrying capacity is never overwhelmed.
5. **Ensure the allocation of resources** are available on an ongoing basis to maintain services and to follow the Siting Policy, even through budget fluctuations.
6. **Change transit assumptions to build city-wide**, not limited to select locations.

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- 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)
- VTA: Frequent Service - Every 15 Min. or Better <https://newservice.vta.org/frequent-service>
- Justice Map: Visualize race and income for your community and country
<http://www.justicemap.org/index.php?gsLayer=income&gflon=-121.88225711&gflat=37.33039493&giZoom=12&gsGeo=tract&giAdvanced=1&>

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