



# Memorandum

**TO:** CITY COUNCIL  
**SUBJECT:** SEE BELOW

**FROM:** Mayor Sam Liccardo  
**DATE:** November 9, 2020

**APPROVED:**

**DATE:** *November 10, 2020*

**SUBJECT: HOUSING CRISIS WORKPLAN**

## **RECOMMENDATIONS**

1. Decline to close out Item #12 on Attachment A, "Explore Interim Housing Solutions on Caltrans Sites," until a verbal or written report has been provided to Council describing:
  - a. which Caltrans sites/categories of sites have been offered by Caltrans for housing development, and have been evaluated by staff,
    - i. as to those sites offered by Caltrans: how staff has evaluated the specific sites, and how many appear feasible for housing development;
    - ii. the findings made by Staff about Caltrans sites that City Staff deemed unsuitable for housing;
  - b. identification of sites or categories of sites that Caltrans deemed unsuitable for housing, and any explanation(s) offered by Caltrans.
2. Include within item #24 on Attachment A, "Reimagine Underutilized Business Corridors to allow the integration of housing," to explore redevelopment of underutilized strip malls to incorporate affordable housing vertically on top of or behind rehabilitated or redeveloped ground floor retail. Evaluate a land-banking strategy for affordable housing that might involve the use of a community development corporation, community land trust, or City acquisition relying upon a combination of philanthropic, private, and public dollars.
3. Ensure compliance with prior Council direction that 20% of all housing built in North San Jose area-wide, starting with the commencement of Phase 1, be affordable and rent-restricted as the North San Jose Development Policy is unwound.
4. In light of the fact that backyard homes (aka, accessory dwelling units or ADUs) now account for more than one-third of overall housing permits in San Jose, direct City Staff to prioritize ADU permit processing with the next round of staff-led continuous process improvement efforts. Desired outcomes should focus upon increasing speed for permit approvals, improved customer experience, and increased unit capacity.