



Photo : Sergio Ruiz, SPUR

# Diridon Affordable Housing Implementation Plan

**City Council**

**Item 8.1**

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# City Council Direction (2018-19)

- Goal of 25% of all housing in DSA in aggregate to be restricted affordable for a range of incomes
- Prepare an implementation plan
- Examine various options for affordability including 45% ELI within 25% affordability goal

# 3Ps Approach

## PRODUCTION

Construct new affordable units with public subsidies and private sector contributions



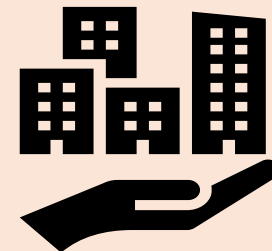
## PRESERVATION

Preserve existing housing as permanently affordable to lower- and moderate-income households






## PROTECTION

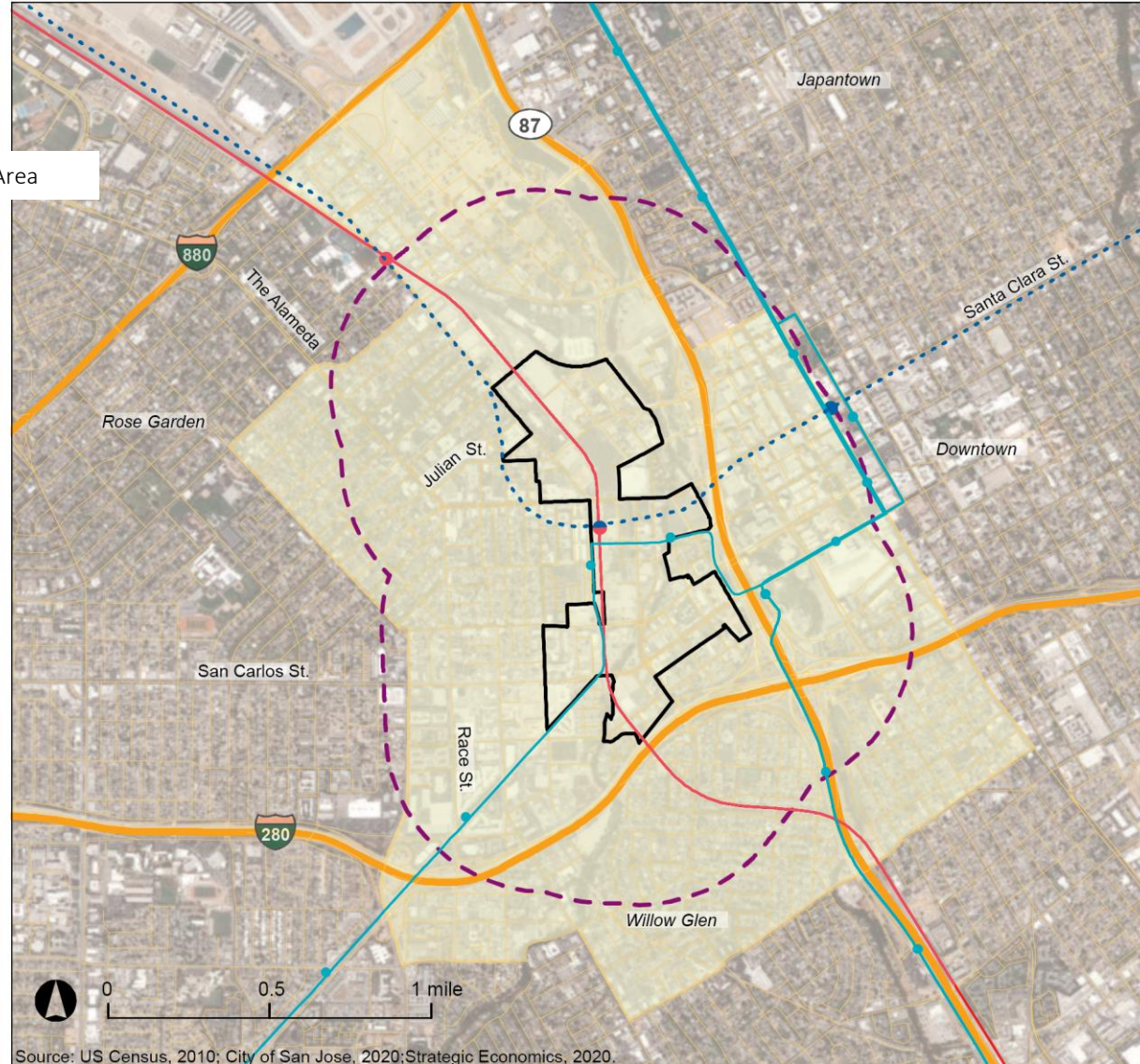
Enact policies & run programs to protect vulnerable households from displacement



# Focus Areas for 3Ps Approach

## Study Area Boundaries

-  Census Study Area\*
-  Diridon Station Area
-  Neighborhood Stabilization Study Area
-  BART Extension Phase II
-  Caltrain
-  VTA Light Rail



\*The Census Study Area comprises Census Tracts 5003, 5006, 5008, 5017, 5018, and 5019 within Santa Clara County.

\*\*The Preservation Study Area is a half-mile buffer area from the Diridon Station Area Boundary

# Goals and Metrics

## Diridon Station Area:

- 25% of all housing will be restricted affordable (ELI to Mod) by DSAP buildout
  - 30% of affordable housing will be for ELI households, including PSH

## Neighborhood Stabilization Study Area:

- No net loss in the number of low-income renter households
- Decrease in percentage of severely cost-burdened renter households
- No net loss in number of deed-restricted units beyond 2040
- Establish a Preservation Pilot Program to acquire/rehab existing multifamily
  - 10% of homes that could be acquired – 530 units by DSAP buildout

## Census Study Area (track):

- Number of residents by race/ethnicity
- Residential displacement risk ratings

# Strategies - Production

1. **Prioritize sites within 1/2 mile of Diridon Station** for affordable housing developments
2. **Partner with transit agencies & affordable developers to apply for State AHSC funding**
3. **Prioritize the use of Commercial Linkage Fee** revenues generated in the Diridon Station Area for affordable housing projects within the DSA
4. **Approve subsidy per unit appropriate for Diridon Station Area**
5. Update regulations to facilitate **lower-cost construction technologies**
6. **Implement park fee credit changes** for moderate-income that support Inclusionary
7. Support policies that **increase production of ADUs** in the DSA and surrounding areas
8. Explore ways to increase access to **affordable homes for residents with disabilities**
9. **Design and implement tenant preferences** for affordable homes in the DSA

# Strategies - Preservation

1. **Extend affordability restrictions** on existing affordable housing
2. **Establish a Preservation Pilot Program to acquire and rehabilitate existing multifamily\***
3. Conduct **outreach to nonprofit and community-based organizations** with capacity to conduct preservation activities\*
4. **Identify funding sources and partners to build local organizations' capacity\***
5. **Identify funding sources for preservation\***
6. **Implement complimentary policies that support preservation activity\***



*\*Note: Also included in the Citywide Residential Anti-Displacement Strategy*

# Strategies - Protection

1. Create a “**satellite office**” in the **DSA** to provide education resources to tenants and landlords
2. Provide support for **legal services for tenants facing eviction\***
3. Consider options for **locally enforcing AB 1482**, State rent anti-gouging and just cause eviction protection law\*
4. **Explore expanding Tenant Protection Ordinance to include all rental units**, including single-family, duplexes, and condo/townhomes
5. **Explore expanding Apartment Rent Ordinance to include duplexes**
6. Explore applicability of **Certificate of Preference program**

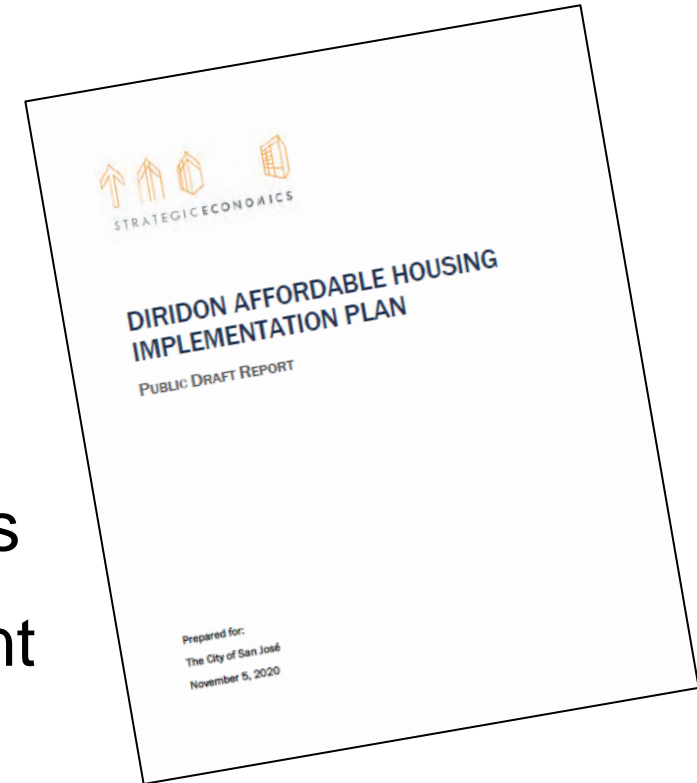
*\*Note: Also included in the Citywide Residential Anti-Displacement Strategy*





# Changes as Result of Public Input

- Sub-goal for ELI affordable units
- No net loss of homeless beds or interim units
- Tracking all race/ethnicity demographics
- Tracking residential displacement risk
- Explore Certificate of Preference program
- Increase housing access for residents with disabilities
- Document history of previous residential displacement



# Next Steps

- Plan is a strategy
  - Council approval of Plan is not action on individual strategies
- Return to City Council in fall 2021 with a workplan
  - Outreach to impacted stakeholders
  - Prioritization of work
  - Timeline
  - Resources

**Questions?**