

# Housing Crisis Workplan Update

May 24, 2020

Community and Economic Development Committee

Office of Economic Development

Jerad Ferguson, Housing Catalyst

Housing Department

Rachel VanderVeen, Deputy Director

Department of Planning,  
Building, and Code Enforcement

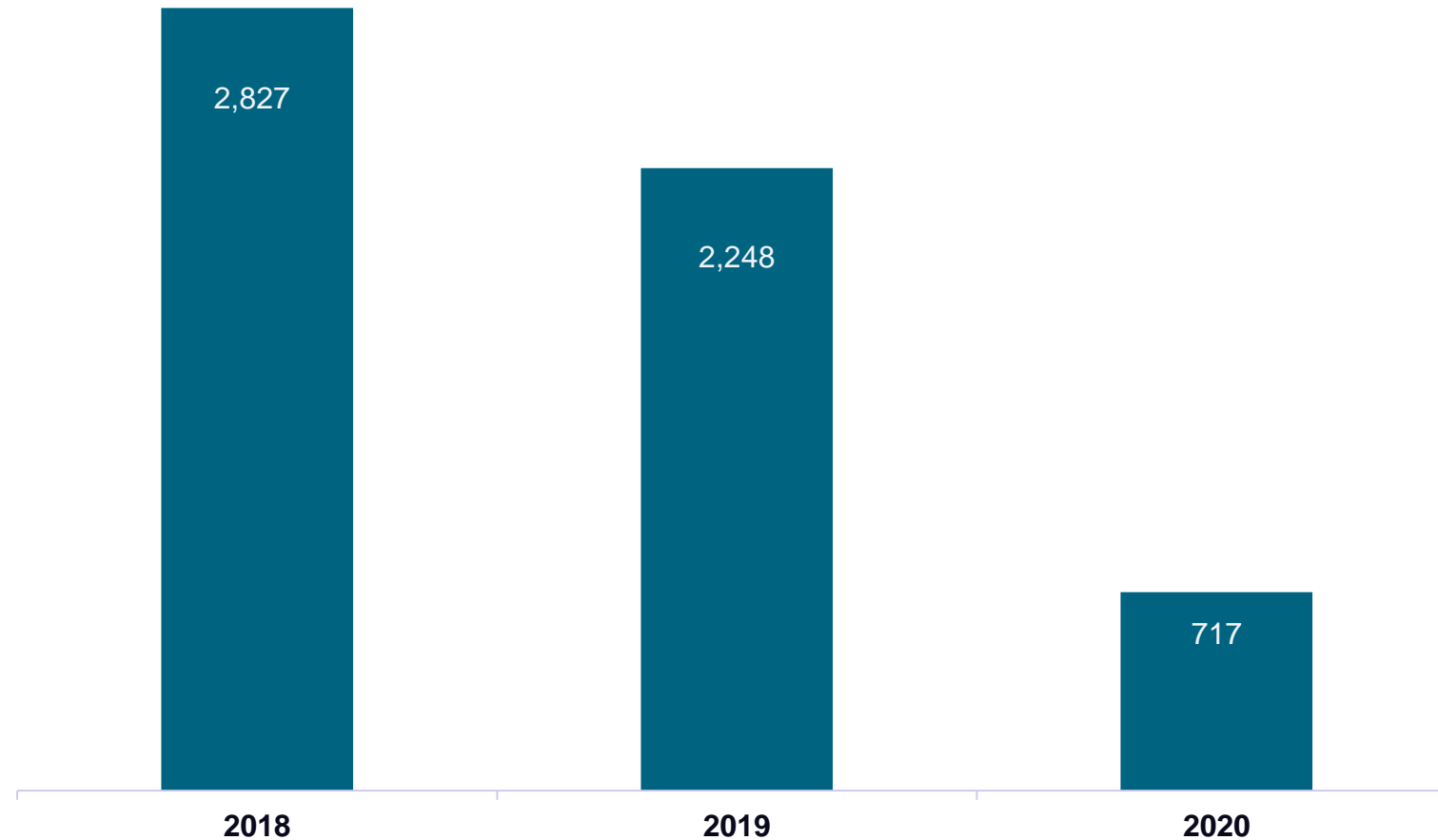
Michael Brilliot, Deputy Director



# Housing Production Report

	Units Receiving Development Planning Approvals	Units Receiving Building Permits	Units Receiving Occupancy	
2018	Market Rate: 361 Affordable: 81	Market Rate: 2,827 Affordable: 146	Market Rate: 797 Affordable: 30	2018 ↓ 2023
2019	Market Rate: 2,864 Affordable: 702	Market Rate: 2,248 Affordable: 134	Market Rate: 620 Affordable: 217	
2020	Market Rate: 2,660 Affordable: 1,702	Market Rate: 717 Affordable: 663	Market Rate: 963 Affordable: 259	
2021 Jan-Mar	Market Rate: 179 Affordable: 188	Market Rate: 165 Affordable: 0	Market Rate: 128 Affordable: 0	
Total	<i>Market Rate:</i> 6,064 <i>Affordable:</i> 2,673 <b>8,737</b>	<i>Market Rate:</i> 5,957 <i>Affordable:</i> 943 <b>6,900</b>	<i>Market Rate:</i> 2,508 <i>Affordable:</i> 506 <b>3,014</b>	

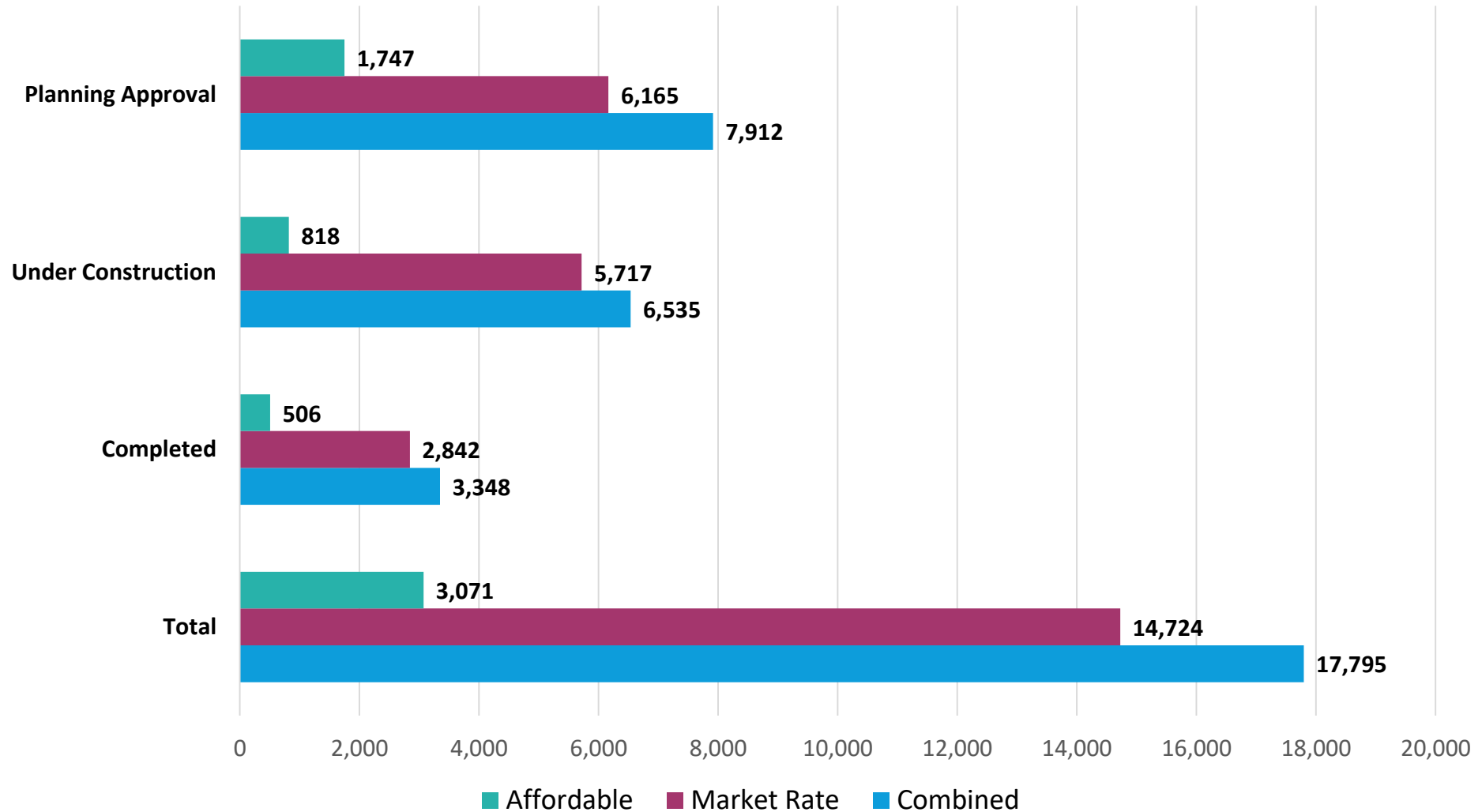
# Market-Rate Units Receiving Building Permits



# Overall Progress

2018 → 2021 Q1

**25,000 Housing Units by 2023**  
Entitled, Under Construction, or Completed  
15,000 Market Rate Units  
10,000 Affordable Units



# Continued Financing Challenges for Affordable Housing Development

- **Regional share in latest round of bond allocations below expectations**
  - Only one project in major cities in region awarded allocation
  - Stalled significant number of projects
- **Continued competitiveness and undersupply of bond allocation will impede many affordable projects in San José.**

## Newly Completed Workplan Highlights

- ✓ **Refine General Plan Policy H-2.9 (the “1.5-acre rule”)**
- ✓ **Updates to Inclusionary Housing Ordinance (IHO)**
- ✓ **Parks Credit for Moderate Income Housing satisfying IHO**

## Ongoing Workplan Item Highlights –

- **Commercial Linkage Fee Implementation**
  - Timing of payment
  - Recordation of payment obligation
  - Credits for various priorities
  - Planned return in fall 2021
- **Affordable Housing Siting Policy**
  - Policy to guide decisions on location of new affordable housing
  - City Council consideration in June 2021

## Ongoing Workplan Item Highlights –

- **North San Jose**

- Engaged consultant to prepare updated traffic report
- Moving forward with outreach and developing zoning and GP updates

- **San José Housing Site Explorer**

- Adding new features and shortcuts for developers
- Continued rollout and marketing

<https://san-jose-housing-ca.tolemi.com/>



## New Items Not Previously Included in the Workplan

- **Housing Element Update**

- Sixth Regional Housing Needs Allocation (RHNA) cycle from 2022 to 2030
- San José will be allocated 62,202 units

- **Assessment of Fair Housing (AFH)**

- To be included in Housing Element
- Staff is creating draft strategies with other City departments, VTA and the Santa Clara County Office of Education
- Will conduct outreach in summer of 2021

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