

**San José Siting Policy:**

**Affordable & Supportive Housing**

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**Need for Equitable Housing Placement**

*August 31, 2021 : San José City Council*

**SJ Neighbors for Equitable Housing Placement (NEHP)**

# Who are we?

**Neighbors for Equitable Housing Placement (NEHP)** is a group of San José residents who have spent over 2 years researching, collecting data, and communicating our findings to not only San José residents but a number of Councilmembers, City Commissions, as well as the Mayor during various meetings regarding the placement of affordable and supportive housing throughout San José.

We are committed to creating an intentional and vibrant San José with the equitable placement of housing to ensure social, economic, and racial diversity for all San José citizens.

Neighborhood Representatives from:

**Historic Hensley • Horace Mann • Hyde Park • Japantown •  
Julian-St. James • Northside • Spartan-Keyes • Vendome**

# Siting Policy's Stated Goals:

in August 20, 2021 Memorandum (Siting Policy)

1. Aligning with Federal and State affirmatively furthering fair housing (AFFH) laws and obligations
2. Increasing affordable housing availability in **opportunity areas**\*
3. Mitigating displacement of low-income residents
4. Creating a Siting Policy that is easily administered by City staff and understood by developers

\* “**opportunity areas**” referred to as “**resource-rich**”; Siting Policy Memorandum, Aug. 20, 2021, Pg. 4

# Two Critical Flaws in Current Draft of Siting Policy

1. **Does not acknowledge different impacts of supportive vs. affordable housing** to surrounding community and does not distribute them evenly throughout San José.
2. **Does not drive development into the 78% of census block areas with zero affordable / supportive housing** and continues to allow over-concentration within certain census blocks / neighborhoods.

## Flaw 1:

Does not acknowledge different **impacts of supportive vs. affordable housing** to the surrounding community.

### SOLUTION

Distinguish between supportive and affordable housing so that supportive housing can be equitably distributed.

### Affordable / Low Income Housing

*(Housing Only)*

- Families, Adults, Seniors

### Supportive Housing

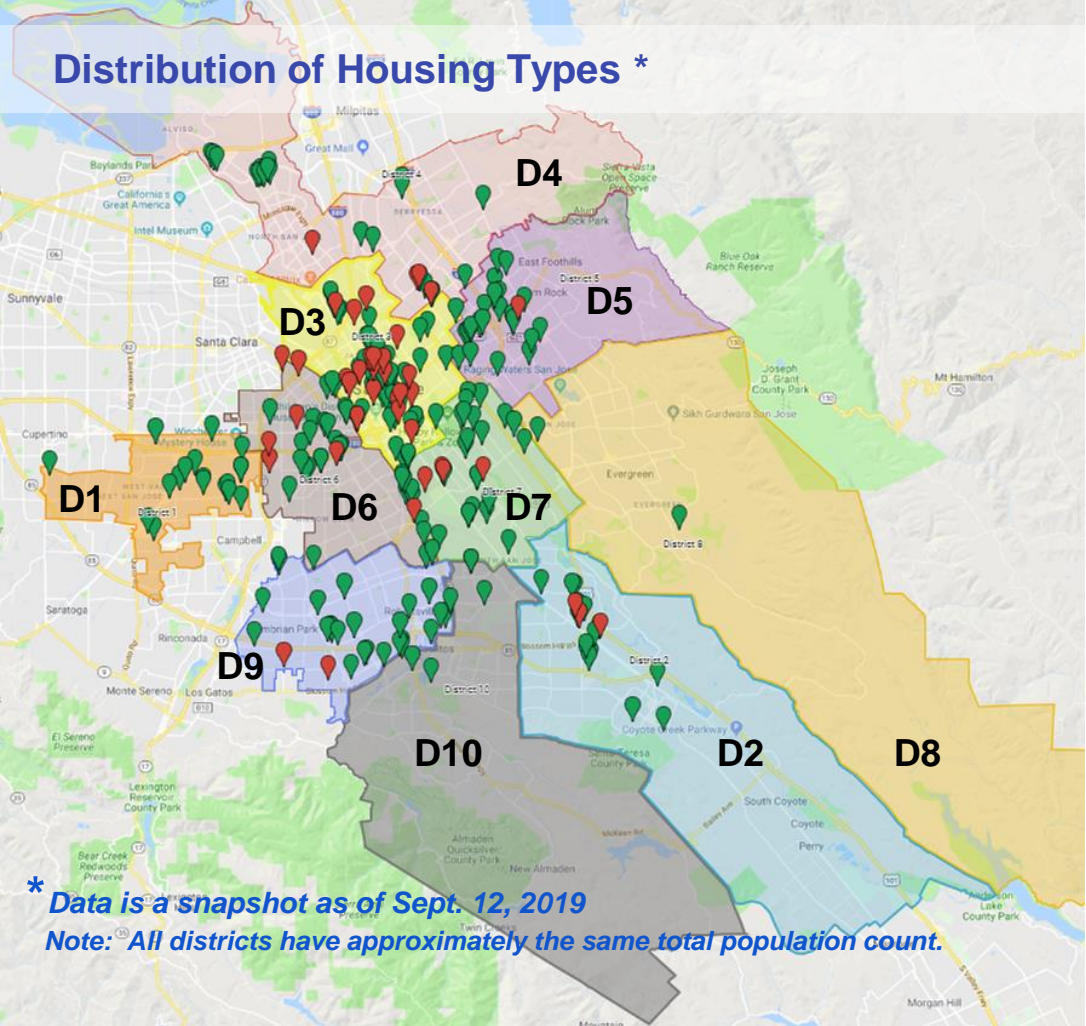
*(Housing + Services)*

- Homeless
- Mental Health
- Addiction
- Disability *(Developmental and/or Physical Limitations)*

# Flaw 1:

Does not acknowledge different **impacts of supportive vs. affordable housing** to the surrounding community.

-  **Affordable / Low Income Housing Only**
-  **Supportive Housing Housing + Services**

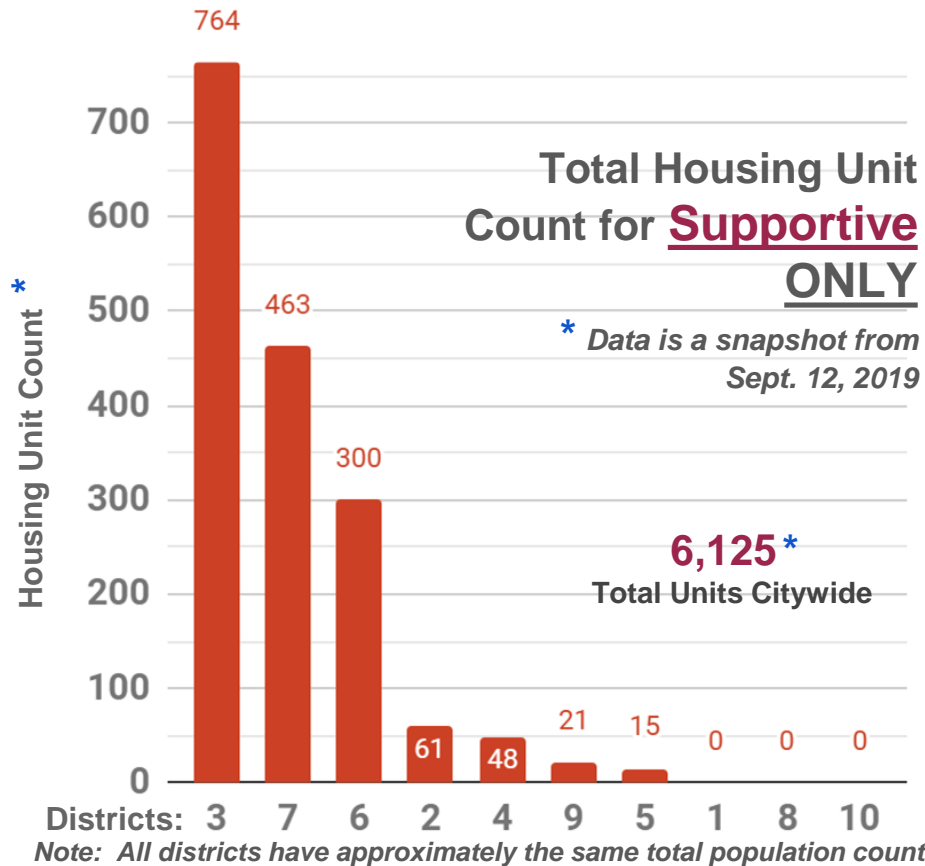


# Flaw 1:

Does not acknowledge different **impacts of supportive vs. affordable housing** to the surrounding community.

## SOLUTION

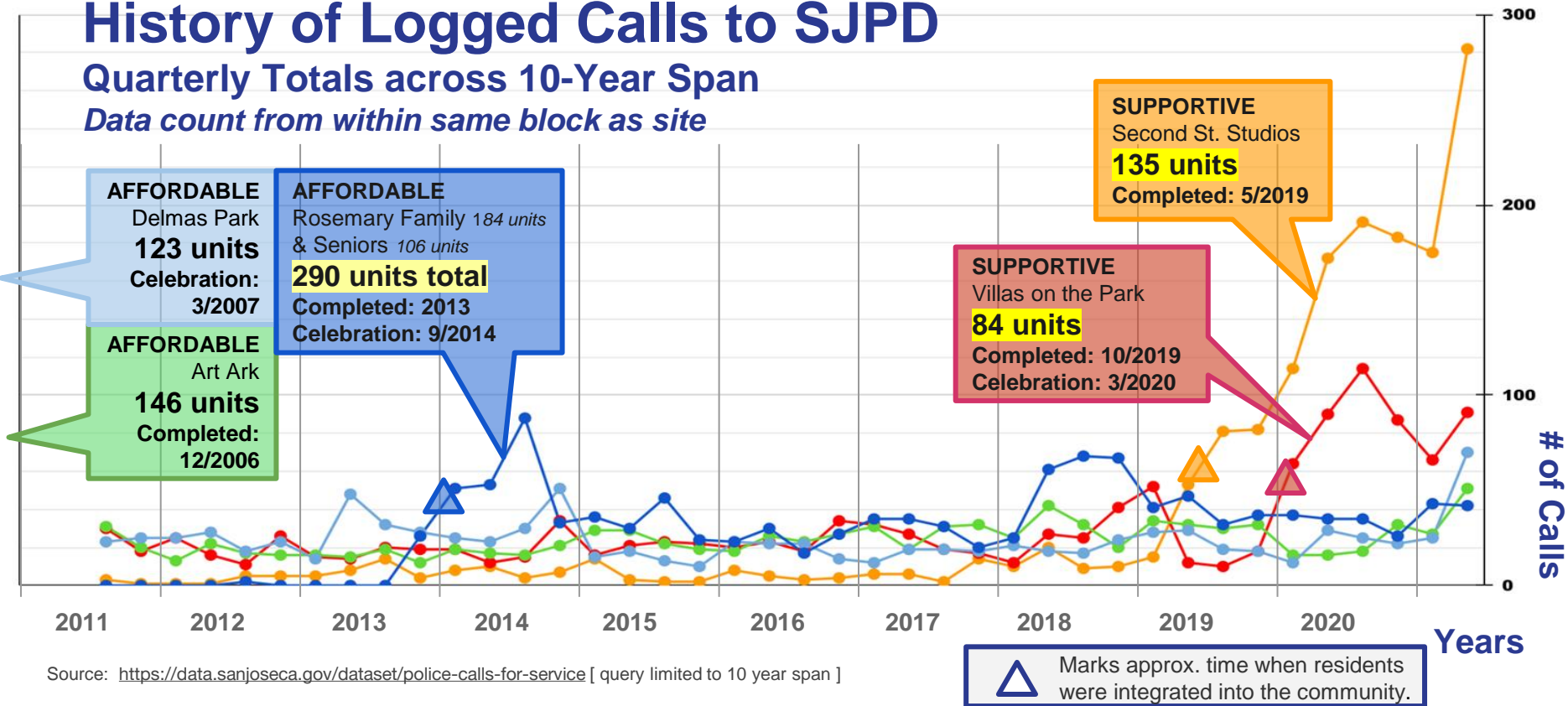
Distinguish between supportive and affordable housing so that supportive housing can be equitably distributed.



# History of Logged Calls to SJPD

## Quarterly Totals across 10-Year Span

Data count from within same block as site



Source: <https://data.sanjoseca.gov/dataset/police-calls-for-service> [ query limited to 10 year span ]



## Flaw 2:

### Not aggressive enough.

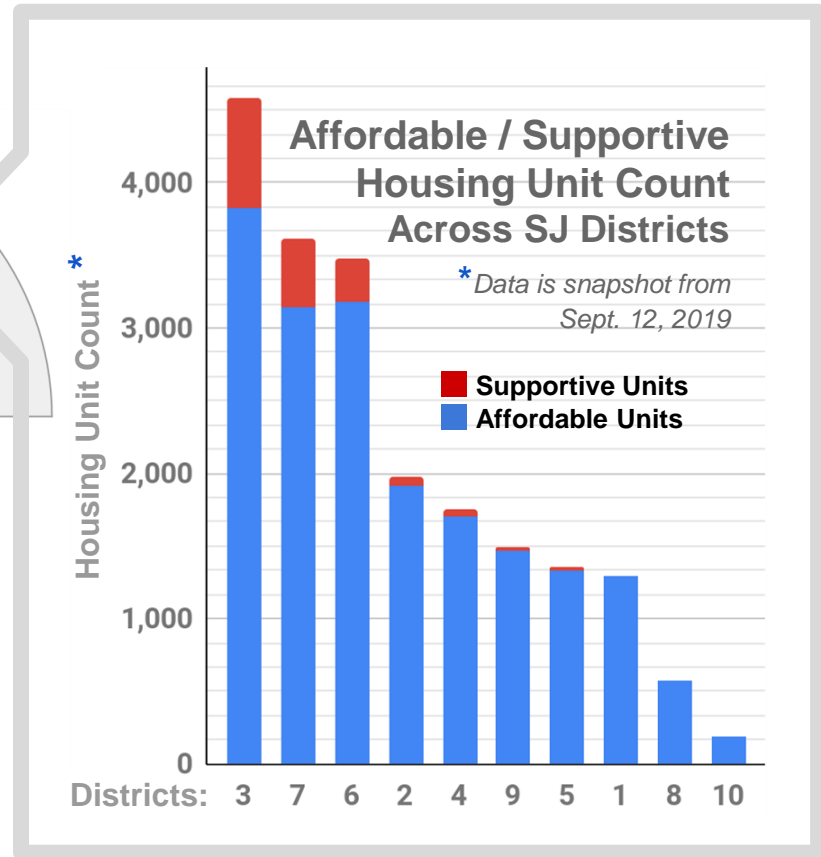
Continues to allow over-concentration within certain census blocks.

### SOLUTION

Direct funding to census blocks / neighborhoods with **no** affordable / supportive housing units.

**78%** of the City's census block groups have **zero** affordable / supportive housing units

**22%** have ALL affordable housing for SJ



# Council should direct Housing to amend the policy to include these changes prior to approval:

## 1. Recognize Impacts & Ensure Even Distribution:

Acknowledge different impacts of affordable vs. supportive housing to surrounding neighborhoods. Support successful outcomes for residents and their surrounding neighbors.

## 2. Prioritize Development:

Prioritize development in the 78% of the City's census blocks that lack any affordable / supportive housing.

## 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/1lcrydGiaRmjvaxoNUcdtC5QA-dQzvc\\_eX22uZ8v46Y/edit#gid=0](https://docs.google.com/spreadsheets/d/1lcrydGiaRmjvaxoNUcdtC5QA-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)
- VTA: Frequent Service - Every 15 Min. or Better <https://newservice.vta.org/frequent-service>
- SJ Police Calls for Service: Data and Resources <https://data.sanjoseca.gov/dataset/police-calls-for-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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