



Memorandum

TO: RULES AND OPEN
GOVERNMENT COMMITTEE

FROM: Erik L. Soliván

SUBJECT: The Cost of Residential
Development in San José
Study Session

DATE: October 29, 2025

Approved

Date:

10/30/2025

RECOMMENDATION

Set a City Council Study Session entitled *The Cost of Residential Development in San José* for Monday, December 8, 2025, from 9:30 a.m. to 12:00 p.m. in the City Council Chambers and approve the Study Session agenda.

PURPOSE

The purpose of the Study Session is to provide the City Council with an updated report on the Cost of Residential Development, including the economics of residential development and the primary barriers to new housing production in San José. The Report will include consultant-prepared analyses that evaluate total development costs for both affordable and market-rate housing.

OUTCOME

The information provided through the presentation will help the City Council as it considers future policy changes to deliver on the *Building More Housing* Focus Area goals.

BACKGROUND

The report on the Cost of Residential Development has been an ongoing work item on the City's Housing Catalyst Work Plan. The City Council has received four previous reports in 2018, 2019, 2022, and 2023. The report has continued to be a valuable tool in

order to understand both the factors within the City's control and outside the City's control that influence the viability of new housing construction.

ANALYSIS

A Study Session agenda accompanies this memorandum. The City Council and participants will be provided with background information to help frame the discussion. The format will include a staff presentation, perspectives from affordable and market-rate housing developers, and City Council discussion, followed by public comment. The Study Session is informational and no action by the City Council is requested at the Study Session.

COORDINATION

This memorandum was coordinated with the City Attorney's Office.

/s/

Erik L. Soliván

Director, Housing Department

For questions, please contact Banu San, Deputy Director, Housing Department, at banu.san@sanjoseca.gov or (408) 975-4489.

ATTACHMENT

Study Session Agenda



City Council Meeting Agenda

Study Session

The Cost of Residential Development in San José

Monday, December 8, 2025
9:30 a.m. – 12:00 p.m.

LOCATION:
Council Chambers, City Hall

- Call to Order and Roll Call

9:30 a.m. – 12:00 p.m. Study Session – The Cost of Residential Development in San José
Council Chambers, City Hall

STUDY SESSION

Purpose: The purpose of the Study Session is to provide the City Council with an updated report on the Cost of Residential Development, including the economics of residential development and the primary barriers to new housing production in San José. The Report will include consultant-prepared analyses that evaluate total development costs for both affordable and market-rate housing.

Outcome: The information provided through the presentation will help the City Council as it considers future policy changes to deliver on the *Building More Housing* Focus Area goals.

1. Staff Overview
2. Presentation on Affordable and Market-Rate Housing Reports
3. Perspectives from Industry Experts
4. City Council Questions and Discussion

- Public Comment

Members of the public may comment on agenda items only at this Study Session. There will be no Open Forum. Cal. Govt. Code §54954.3(a).

- Adjournment