

Exhibit A Executive Summary  
[City of San José]

## **Executive Summary**

San José has long been one of the most unaffordable places to live in the country. The history of this lack of affordability has deep roots in the development history of the Bay Area that have led San José to become a low-density sprawling city. Over the last five years, the City of San José has taken many actions to address the history of segregation and sprawl that defined the past by increasing efforts to produce and preserve affordable housing. A large part of what has made this possible is funding from the voter-approved property transfer tax, Measure E, the proceeds of which are used to fund affordable housing. Since 2018, the City of San José made \$250 million available for affordable housing gap financing. Along with several state legislative changes this has led to increased production of housing, particularly affordable housing. Although there is still a large gap in the number of affordable units, there is currently a preservation gap, as existing tenants require protection through a clear subsidy process that supports the preservation of existing housing. In 2020 the City approved the Residential Anti-Displacement Strategy that made specific recommendations to better support current residents and reform the City's approach to housing. The following proposal lays out a set of activities that would do just that by adjusting the gap financing application process, providing funding for pre-development as well as rehabilitation, developing an overarching preservation policy and targeting involvement of community groups and tenants. In combination, these activities would continue San José's traditional role of leading the state in implementing large-scale innovative housing programs to create a robust and sustainable approach to housing preservation that compliments the current approach to production.