



Memorandum

TO: CITY COUNCIL

FROM: Mayor Sam Liccardo
Vice Mayor Chappie Jones
Councilmember David Cohen
Councilmember Pam Foley
Councilmember Matt Mahan

SUBJECT: SEE BELOW

DATE: August 27, 2021

**Submitted electronically*

APPROVED:

DATE:

Sam Liccardo *Matt Mahan* *August 27, 2021*
David Cohen *Pam Foley*

SUBJECT: AFFORDABLE HOUSING SITING POLICY

RECOMMENDATIONS

1. Accept staff recommendations for the Affordable Housing Siting Policy.
2. To ensure alignment of siting efforts for affordable projects that leverage public funding, direct staff to engage in conversations with County staff to request formal action at the County in support of the Policy.
3. Direct staff to return to Council no later than the end of June 2022 with initial outcomes from the implementation of the Policy, including but not limited to:
 - a. An update on the status of formal action taken by the County to align their funding guidelines with the Policy;
 - b. The number of affordable projects and units in the pipeline for all Categories,
 - c. The number of affordable projects that were discouraged or disallowed because of the new Policy.
4. To aid in the identification of viable sites for affordable housing under the new Policy, direct staff to include in the [City's new Housing Site Explorer](#) online mapping tool an overlay with integrated criteria from the Policy.
5. Grant the City Manager the authority to override policies and/or administrative barriers to affordable project developments in Category 1 areas on a case-by-case basis.

Background

We appreciate the hard work and recommendations from City Staff regarding the Affordable Housing Siting Policy. The policy work is complicated and needed to satisfy many missions at the same time. We think staff have found a good approach, focusing on the needs and outcomes of our future affordable housing residents. We should move forward with this Policy and, as we include in our recommendations above, staff should come back early to Council with the initial effectiveness and if our intended results match up with the actual results.

The recommendations above are proposed with the goal of ensuring that the Policy is successful in moving forward affordable housing developments across the City with City funds and expand into opportunity areas of our City that will create positive opportunities and outcomes for future residents.

Coordination with the County will be pivotal to the success of siting affordable housing as they make land acquisition decisions now and in the coming years utilizing County Measure A funds.

Equally important will be providing tools to aid affordable housing builders in site identification. Fortunately, the City has just launched an exciting new online mapping tool called the [San José Housing Site Explorer](#). We encourage all to engage with the Housing Site Explorer tool and to forward questions, feedback, and suggestions to the City's Housing Catalyst, Jerad Ferguson.

We also want to understand opportunity costs, if any, resulting from the Policy, specifically an understanding of any affordable developments that are discouraged from moving forward because of the Policy.

Lastly, to encourage Category 1 affordable housing development, it makes sense in certain instances to waive any undue, burdensome City policies and/or administrative barriers on a case-by-case basis at the discretion of the City Manager in order to expedite and allow affordable developments to move forward.

The signers of this memorandum have not had, and will not have, any private conversation with any other member of the City Council, or that member's staff, concerning any action discussed in the memorandum, and that each signer's staff members have not had, and have been instructed not to have, any such conversation with any other member of the City Council or that member's staff.