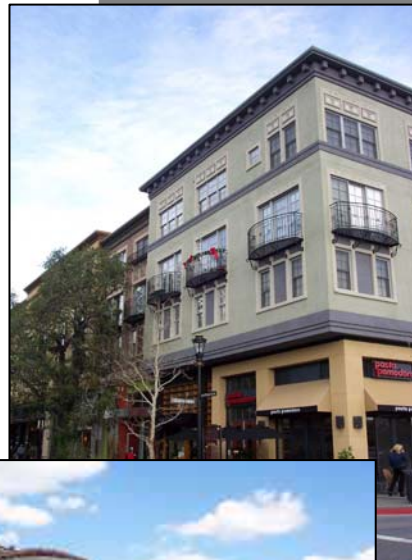


SAN JOSE

HOUSING ELEMENT UPDATE 2007-2014



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Note to Reviewer:

The General Plan of the City of San Jose is a comprehensive long-term plan. This Plan comprises an integrated, internally consistent and compatible statement of the official land use policy of the City of San José. It contains a statement of development policies and includes a Land Use/Transportation Diagram as well as text which sets forth the objectives, principles, standards and plan proposals.

This General Plan meets the minimum requirements and intent of the California Government Code while accommodating local conditions and circumstances. It contains each of the elements mandated by Government Code Section 65302. Since they are intrinsically interrelated and overlapping, the elements have been combined into a consistent meaningful whole, and organized in a manner designed to meet the needs of public officials, developers, neighborhood organizations and members of the community who will use it most frequently. In order to facilitate identification of the required components of a "Housing Element," this document includes key excerpts from the General Plan text, the General Plan Housing Appendix, and the Adequate Sites Inventory and Maps. Together these components satisfy legal requirements for a Housing Element. Chapter VII "Reference" of the General Plan text includes a comprehensive list of primary page references for each of the seven mandatory elements.

For questions, please contact:
Allen Tai, AICP, LEED AP
City of San Jose Planning Division
(408)535-7866 or allen.tai@sanjoseca.gov

For housing affordability requirements, please contact:
Wayne Chen
City of San Jose Housing Department
(408)975-4442 or wayne.chen@sanjoseca.gov

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Section 1 **Key Excerpts from the San Jose 2020 General Plan text, including proposed amendments**

This section contains the residential land use goals and policies that facilitate housing production and the programs in use to build and rehabilitate a significant amount of affordable housing in San Jose. The proposed amendments clarify and update the City's policy framework for housing, and they would be considered for adoption as part of the Housing Element Update. Also included in this section are the housing programs and implementation action items for 2007-2014 Housing Element planning period.

Section 2 **Revised Draft Housing Appendix to the San Jose 2020 General Plan**

This section contains Appendix C of the San Jose 2020 General Plan, which consists of the updated technical analysis required of Housing Elements. The Appendix is part of the General Plan and a major component of the "Housing Element."

Section 3 **Adequate Sites Inventory and Maps**

The final section is a list of planned housing sites in the General Plan. Maps that identify the location of these sites are available separately on the City of San Jose Planning Division website, go to <http://www.sanjoseca.gov/planning>

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SECTION 1 Key Excerpts from the San Jose 2020 General Plan text, including Amendments for Housing Element Update Purposes

This section includes excerpts from the adopted San Jose 2020 General Plan that are relevant to the Housing Element Update. These excerpts include the residential land use and housing goals and policies, Housing Major Strategy, descriptions of residential land use designations, and the implementation programs for the Housing Element. The General Plan text amendments adopted as part of the 2007-2014 Housing Element Update are shown in underlined text while deletions are shown in strikethrough text.

SAN JOSE 2020 GENERAL PLAN TEXT Chapter II – Background

LAND USE/TRANSPORTATION DIAGRAM DEVELOPMENT

Urban Services

In addition to City urban service needs, the impacts of new growth on school districts and the Santa Clara Valley Water District were also examined. The Santa Clara Valley Water District is currently generally on schedule with its flood control-protection improvements pending funding sources. Flood protection projects carried out by the Santa Clara Valley Water District are selected based on the potential for flood damage respective to where and how development occurs. ~~since much of that type of improvement is paid for by new development.~~ School districts on the other hand were faced with classroom space shortfalls in the face of increasing housing growth. Given their limited financial resources, the school districts have indicated they need more assistance to meet the demand for schools services.

SAN JOSE 2020 GENERAL PLAN TEXT Chapter III – Major Strategies

HOUSING

One of the key functions of a city is the provision of housing to shelter its residents. The City of San José does not directly ~~construct~~ provide housing for its residents, since most housing is built by the private sector. ~~, but~~ However, effective its housing policies and programs can facilitate an ~~influence~~ the production of housing. Additionally, the City's Housing Department functions as a public purpose lender. ~~The Housing Department partners with the development community~~

The City's overall housing objective is to provide a wide variety of housing opportunities to meet the needs of all the economic segments of the community in neighborhoods that are stable and have adequate urban services. To achieve this objective, the City's housing strategy includes

Section 1: Key Excerpts from the General Plan text including Amendments

careful planning for residential land uses at appropriate locations and densities. The strategy seeks to maximize housing opportunities on infill parcels already served by the City and to consider the addition of new residential lands only when the City is confident that urban services can be provided. Currently, the City has adequate sites to accommodate housing through the Housing Element cycle. The housing strategy also seeks to provide sufficient housing opportunities for new workers in order to encourage and support continued economic development. In addition, the City's Housing Department partners with the development community and provides it with the subsidies and assistance in order to facilitate the production, rehabilitation, and preservation of affordable units for lower- and moderate-income households. The Housing Department also implements programs for the homeless and those with special needs.

The essential components of the housing strategy include:

- The land use and housing policies of the General Plan.
- The affordable housing assistance programs, and policies, and services activities administered by the City's Housing Department described in the City of San José Consolidated Plan and administered by the Housing Department.

The General Plan identifies the City's goals and policies for maintaining and increasing housing opportunities to meet current and projected housing needs. These goals and policies are not just found in the housing sections of the Plan but are woven throughout the integrated Plan and influence the City's land use and development decisions. The technical information supporting the City's housing goals and policies is found in Appendix C: "Housing" of this General Plan. The Plan identifies policies and programs to eliminate housing discrimination, to encourage the creation and preservation and expansion of the existing supply of housing affordable to extremely low-, very low-, low- and moderate-income households, to improve permit processing, and to encourage City participation and cooperation with other public and private entities to improve housing opportunities. The Plan also allows considerable flexibility in providing housing opportunities on sites not planned for residential use and in allowing increased residential densities and vertical mixed use development to expand affordable housing opportunities.

The City of San José Consolidated Plan and the Housing Department's 5-Year Housing Investment Plan identifies the specific programs the City intends to implement to encourage the production and maintenance of affordable housing. These programs identify the resources available to the City and describe how the City will maximize the use of these limited financial resources to conserve, rehabilitate, and increase the supply of the City's affordable housing stock. The General Plan, and the City of San José Consolidated Plan, and the Housing Department's 5-Year Housing Investment Plan support and cross-reference each other to create a comprehensive and detailed housing strategy.

San José has found that adequate urban services are critical to forming a healthy and safe living environment. The Housing Major Strategy works with the Growth Management Major Strategy to encourage which focuses on encouraging infill development, allowing—This allows which the City to provide services to its residents more efficiently by using its existing infrastructure and can serve without overwhelming the City's fiscal resources. The housing strategy, therefore,

tends to encourage new housing within the City's existing Urban Service Area and higher density residential development particularly near transit facilities. This is exemplified by the designation in the place of Transit-Oriented Development Corridors and Housing Initiative Special Strategy Areas. These Areas foster pedestrian-oriented, high-density residential or mixed residential/commercial development to support transit use. Both of these Special Strategy Areas have already increased the City's potential housing supply and capacity by thousands of units.

Higher density infill housing also promotes ~~works to ensure~~ the efficient use of land and ~~to~~ reduces the pressure to build more housing at the fringe of the City, ~~and~~ thus helping to support the Greenline/Urban Growth Boundary strategy. The City is currently engaged in a three-year Housing Opportunity Study preparing a comprehensive update of the General Plan -to identify vacant or underutilized sites suitable for high density housing and mixed-use development within the Transit-Oriented Development Corridors and elsewhere. Continued economic growth in the City and the region could be adversely affected by an inadequate supply of housing which would make it difficult to attract new employers and workers. To support the Economic Development Major Strategy and attract new employers and workers, San José needs to provide a variety of housing opportunities designed to meet the housing needs of ~~those workers and their families working households~~ at an affordable cost, ~~that matches the income levels of these workers~~.

The Housing Major Strategy is designed to promote housing opportunities but will not of itself build any housing. To meet the challenge of actually producing the housing needed in San José, the City needs the cooperation of the housing development and financial communities to find ways to implement the housing opportunities provided by the City. San José's housing strategy cannot solve the County's or the region's housing problems. The strategy encourages regional cooperation, but other communities must do their share to increase housing opportunities. The state and federal governments should also be involved in providing financial and other types of assistance to meet the housing needs of those segments of the community that can-not or will not be served by the private sector.

SUSTAINABLE CITY

The Sustainable City Major Strategy is a statement of San Jose's desire to become an environmentally and economically sustainable city. A "sustainable city" is a city designed, constructed, and operated to minimize waste, efficiently use its natural resources and to manage and conserve them for the use of present and future generations.

San José acknowledges that it exists within both a regional and global environment. Its decisions regarding natural resources will have impacts outside the City's jurisdiction, and the decisions of others in the region and beyond will impact the City's ability to meet its future needs. San José will encourage and participate in cooperative/regional efforts intended to improve the quality of air and water and to conserve land, soil, water, energy and ecosystems such as the Bay, forests, riparian corridors, fisheries, grasslands, etc.

Section 1: Key Excerpts from the General Plan text including Amendments

The strategy seeks to reduce traffic congestion, pollution, wastefulness, and environmental degradation of our living environment. By conserving natural resources and preserving San José's natural living environment, the concept of sustainability becomes a means of encouraging and supporting a stronger economy and improving the quality of life for all who live and work in San José.

As the City's guide for growth and development, the General Plan is a unique tool for ensuring that future planning efforts minimize impacts on resource consumption and help maintain the City's overall quality of life. The successful creation of a more sustainable urban form will also help ensure that the City is able to maintain the infrastructure and services necessary to sustain San Jose's economy and quality of life.

The City operates many programs that promote the wise use of natural resources and are intended to move San José towards sustainability. These programs include recycling, waste disposal, water conservation, transportation demand management, transportation systems management, energy efficiency, and preventive maintenance of the built environment. In addition, the City also oversees hazardous materials storage, offers toxic waste minimization and pollution prevention programs, and is responsible for wastewater treatment and reclamation. The City also requires new development and substantial improvements to be designed so as to be protected from flood damages and to minimize adverse flooding impacts on other properties, while enhancing recreational opportunities and wildlife habitats and water quality. The Sustainable City Major Strategy is intended to support all of these efforts by ensuring that the urban form is designed and built in a manner consistent with the objectives of efficient resource use and environmental protection.

General Plan policies specifically address issues related to efficiency in resource consumption. Green Building and site design policies improve energy, water efficiency, and reduce consumption and waste. Water resources policies address the need for the conservation and protection of watershed and groundwater recharge areas. Air quality policies require the City to regulate the sources of air pollution and monitor the cumulative impacts of development on air quality. The Greenline/Urban Growth Boundary, the Urban Service Area and the Natural Resource policies promote the efficient use of land and prevent urban sprawl, conserve open spaces and preserve pristine natural habitats. In addition, the General Plan's continued emphasis on land use related issues such as achieving a relative job/housing balance and orienting development around transit facilities contributes to sustainability by shortening trip lengths and helping to increase the availability and convenience of transit, biking and walking. This conserves energy and improves water and air quality.

SAN JOSE 2020 GENERAL PLAN TEXT
Chapter IV. Goals and Policies -

RESIDENTIAL LAND USE GOALS AND POLICIES

The Residential Land Use goals and policies are primarily guidelines for the physical development of residential neighborhoods and ~~proximate~~ land uses, ~~while~~. ~~The Housing goals and policies, on the other hand, primarily~~ address the maintenance, rehabilitation, improvement and development of affordable housing, particularly relating to affordability.

Residential Land Use Goals:

- Provide a high quality living environment in residential neighborhoods.
- Ensure that lands planned for residential use are fully and efficiently utilized to maximize the City's housing supply.

Residential Land Use Policies:

1. Residential development at urban densities (one dwelling unit per acre or greater) should be located only where adequate services and facilities can be feasibly provided.
2. Residential neighborhoods should be protected from the encroachment of incompatible activities or land uses which may have a negative impact on the residential living environment. ~~In particular, non-residential uses which generate significant amounts of traffic should be located only where they can take primary access from an arterial street.~~ (e.g. traffic generation, noise, lighting, etc.)
3. Higher residential densities should be distributed throughout the community. Locations near commercial and financial centers, employment centers, ~~the~~ rail transit stations and along bus transit routes are preferable for higher density housing. There are a variety of strategies and policies in the General Plan that encourages the construction of high density housing and supportive mixed uses. For example, the Housing Initiative and Transit-Oriented Development Corridor Special Strategy Areas encourage high density housing and mixed use development in close proximity to existing and planned transit routes. In addition, residential development located within 2,000 feet of a planned or existing rail station should occur at the upper end of the allowed density ranges and should typically be at least ~~25~~ 30 DU/AC unless the maximum density allowed by the existing land use designation is less than ~~25~~ 30 DU/AC.
4. Due to the limited supply of land available for multiple family housing, public/quasi-public uses, such as schools and churches, should be discouraged in areas designated for residential densities exceeding twelve units per acre on the Land Use/Transportation Diagram except in the Downtown Core Area.

5. Residential development should not be allowed in areas with identified hazards to human habitation unless ~~only~~ if these hazards are adequately mitigated.

6. Mobilehome parks should be encouraged to locate in various areas of the City rather than concentrating in a few areas.

7. Housing developments designed for senior citizens should be located in neighborhoods that are within reasonable walking distance of health and community facilities and services or accessible by public transportation.

8. Residential social service programs (e.g., board and care facilities) should be equitably distributed throughout the City rather than being concentrated in a few areas. The City should encourage the County and other social service licensing agencies to recognize and implement this policy.

9. When changes in residential densities are proposed, the City should consider such factors as neighborhood character and identity, compatibility of land uses and impacts on livability, impacts on services and facilities, including schools, to the extent permitted by law, accessibility to transit facilities, and impacts on traffic levels on both neighborhood streets and major thoroughfares.

10. In areas designated for residential use, parking facilities to serve adjacent nonresidential uses may be allowed if such parking facilities are adequately landscaped and buffered, and if the only permitted access to neighborhood streets is for emergency vehicles.

11. Residential developments should be designed to include adequate open spaces in either private yards or common areas to partially provide for residents' open space and recreation needs.

12. New mobilehome parks are not allowed in areas designated for industrial land uses. Existing mobilehome parks in industrial areas should, however, be considered permanent rather than interim uses, and should be given the same protection from adjacent incompatible uses as would be afforded any other residential development.

13. In the design of lower density, single family residential developments, particularly those located in the Rural Residential, Estate Residential and Low Density Residential categories, consideration should be given to the utilization of public improvement standards which promote a rural environment, including such techniques as reduced street right-of-way widths, no sidewalks and private street lighting.

14. Single-family and duplex residential development should be designed with limited access to arterial streets as follows:

- No direct frontage or access on six lane arterials or within 350 feet of the intersection of two arterials.
- No direct frontage or access on four lane arterials; direct frontage or access is strongly discouraged.

Section 1: Key Excerpts from the General Plan text including Amendments

- The use of frontage roads, corner lots, open-end cul-de-sacs or other street design solutions for access is encouraged.

15. Bed and breakfast inns may be located on properties designated for residential land use, regardless of density, provided that parking and other possible impacts on the surrounding neighborhood can be satisfactorily mitigated.

16. Small residential social service facilities for up to six persons are appropriate in residential neighborhoods of any density. Facilities for more than six persons ~~should be~~ encouraged to located ~~only~~ in areas designated for residential densities exceeding 8 dwelling units per acre.

17. The City encourages developers of large residential projects to identify and appropriately address the need generated by these projects for child care facilities and services.

18. New single-family flag lots are appropriate on hillside properties but otherwise should be limited to the occasional large parcel which is unique in its neighborhood. Flag lot development in non-hillside areas should have a clear and visible relationship to the neighborhood and the street and should be approved only through the Planned Development zoning process which can assure that relationship. To strengthen the neighborhood preservation policies and objectives of the plan, the City Council has adopted a policy establishing criteria for the use of flag lots.

19. Freestanding communications structures such as towers, antennae and monopoles should not be located on sites designated for residential land use unless such sites are occupied by a P.G.&E. substation or corridor for high-tension lines exceeding 200 KV.

20. New residential projects, including buildings, Roadsroads, buildings and landscaping components for new residential projects should be designed and oriented to maximize energy conservation, minimize water usage, and facilitate waste reduction and recycling benefits for space heating and cooling to the extent feasible.

21. Substantial expansion of existing nonresidential uses (e.g., major structural improvements or expansions) should be discouraged on properties designated for residential use.

22. High density residential and mixed residential/commercial development located along transit corridors should be designed to:

- Create a pleasant walking environment to encourage pedestrian activity, particularly to the nearest transit stop.
- Maximize transit usage.
- Allow residents to conduct routine errands close to their residence.
- Integrate with surrounding uses to become a part of the neighborhood rather than an isolated project.
- Use architectural elements or themes from the surrounding neighborhood.
- Ensure that building scale does not overwhelm the neighborhood.
- Accommodate the physical needs of the elderly populations and persons with disabilities

Section 1: Key Excerpts from the General Plan text including Amendments

23. New high-density residential development in Transit-Oriented Development Corridors and BART Station Area Nodes should be designed to protect residents from any potential conflicts with adjacent land uses.

24. New residential development should create a pedestrian friendly environment by connecting the features of the development with safe, convenient, accessible, and pleasant pedestrian facilities. Such connections should also be made between the new development, the adjoining neighborhood, transit access points, and nearby commercial areas.

25. Large non-residential/institutional uses should not be located adjacent or in close proximity to one another in residentially designated areas. Large institutional uses should be designed to be compatible with the scale, character, and identity of the surrounding neighborhood.

SAN JOSE 2020 GENERAL PLAN TEXT
Chapter IV. Goals and Policies -

HOUSING

The Housing goals and policies seek to increase the City's housing supply through the development of vacant land and the reuse of underutilized properties designated for residential use. More intensive residential and mixed use development is directed to key locations such as the Housing Initiative Area or Transit-Oriented Development Corridors which have existing or planned transit facilities. Transit-oriented housing helps households of all income categories.

Housing Goals:

1. Offer the people of San José, when seeking housing, an equal opportunity to live in economically and culturally/racially mixed neighborhoods.
2. Provide decent housing in a livable environment for all persons, including the homeless and individuals with special needs, regardless of such factors as age, race, sex, marital status, ethnic background or income.
3. Provide housing sites and structures by location, type, price and tenure that respond to the needs of all economic segments of the community including the homeless and individuals with special needs. Housing types may include alternative housing forms such as shared housing or renovation/rehabilitation of an existing structure to maintain continuity with a historic or potentially historic neighborhood.
4. Increase housing opportunities for lower income families, the homeless and individuals with special needs through the goals and policies of this General Plan, and through the City's housing programs identified in the Consolidated Plan and the ~~General Plan~~ Five-Year Housing Investment Plan.
5. Incorporate sustainable design and low impact development practices~~good design~~, foster aesthetics, and promote usable open space, ~~and~~ encourage use of alternative and renewable energy sources and energy and water conservation and green building techniques in residential development.
6. Promote the cooperation of public and private sectors of the economy to expand housing opportunities and to provide housing that:
 - Complies with the provisions of the Building Code and the Housing Code.
 - Is ~~adequately insulated and reasonably~~ energy and water efficient.
 - Is within the economic means of the households who occupy it.
 - Is available to all persons ~~and not subject to~~ a non--discriminatory practices manner.
 - Is situated in an environment that does not endanger the health, safety or well-being of its occupants.
 - Provides convenient access to employment as well as to adequate services and

- facilities.
- Promotes and encourages pedestrian, bicycle and transit use.

7. Promote the rehabilitation of deteriorating housing.

Housing Policies:

Distribution

1. The City encourages a variety and mix in housing types to provide adequate choices for housing to persons of all income levels in San José. Where appropriate, implementation of this policy in large-scale development projects should be considered.
2. In recognition of the positive contribution of City-financed affordable housing developments to any neighborhood, no area of San José should be arbitrarily precluded from consideration as a site for assisted, transitional, or supportive housing. In evaluating a proposed development for potential City financing, an analysis should be conducted of the household income of the subject Census Tract, the proximity of other City-financed housing projects, the proposed development's contribution to the area's improvement, and its relationship to Council-adopted plans and strategies. Certain Census Tracts contain a disproportionate number of lower income households, especially in Districts 3 and 5, which already have a high percentage (more than 50%) of households with low and very low incomes. Projects proposed to be located within or adjacent to any "impacted" Census Tracts(s) should be considered carefully on a case-by-case basis.
3. To facilitate the integration of households with various incomes into all neighborhoods and the diversification of the housing stock, the City encourages the dispersal of affordable housing throughout San José. The City should regularly review its progress in achieving the goal of a more equitable distribution of affordable housing on a five-year cycle consistent with the Five-Year Housing Investment Plan and the General Plan Housing Element update.
4. In furtherance of the balanced community and economic development goals of this Plan, the City encourages the production of housing affordable to households across income categories ~~middle and upper income housing~~ in all the community's planning areas.
5. Single-Room Occupancy (SRO) developments are an important and necessary component of the City's affordable housing stock. SROs should be planned and dispersed throughout San José. All SROs should be within a reasonable walking distance of public transportation, have an approved management plan, and have standard amenities such as a communal kitchen, laundry facilities, and meeting space on site. (~~A~~"reasonable walking distance" is defined as approximately 2,000 feet along a safe pedestrian route).

~~Discrimination~~ Equal Housing Opportunities

6. The City promotes access to equal housing opportunities for persons of all income levels in San José. For purposes of this Plan, including the rehabilitation, production, residential land use and other housing-related policies, no distinction should be made between conventionally

constructed housing and manufactured housing, including mobile homes, upon a permanent foundation.

7. The City should foster compliance with State and Federal law prohibiting discrimination in housing.

8. ~~"Red lining" and any other discriminatory practices by private sector lending institutions in the financing of housing purchase and rehabilitation should be discouraged.~~

Conservation and Rehabilitation

98. Conservation and rehabilitation of the existing housing stock is an important means of meeting the objective of providing housing opportunities for all San José residents. In furtherance of this policy, most neighborhoods are designated on the Land Use/Transportation Diagram at existing densities to provide an incentive for the preservation and maintenance of the housing stock.

~~109.~~ To maintain the supply of low-priced housing and to avoid disproportionate hardships on those who need low-priced housing, conservation of the housing stock should be accomplished through a balanced program of housing code enforcement and complementary programs such as rehabilitation loans and grants.

~~110.~~ Extension of mortgage credit for rehabilitation loans by private sector lending institutions should be fostered.

~~121.~~ As part of the rehabilitation of existing housing units, the installation of insulation and other retrofit techniques should be promoted to reduce energy use, and encourages water conservation and waste reduction.

Low/Moderate Income Housing

~~132.~~ The City should stimulate the production of extremely low-, very low-, low- and moderate-income housing by appropriately utilizing some, or a combination of, State and Federal grant and loan programs, City Redevelopment 20% tax increment funds, mortgage revenue bonds, and such other local programs as are authorized by law.

~~1413.~~ The City should foster the production of housing to serve the "starter" housing market through mortgage revenue bonds, Mortgage Credit Certificates and other low and moderate-income housing programs.

~~1514.~~ The City should study alternative means of encouraging new mobilehome parks, especially family parks and parks suitable for the relocation of older mobilehomes.

~~1615.~~ The City should explore available options for the protection of existing mobilehome parks, including public participation.

~~1716.~~ To facilitate the geographic dispersal of housing units affordable to extremely low-, very low-, low- and moderate-income households every economic segment of the community and

to promote the production of ~~such affordable~~ housing, the Discretionary Alternate Use policies provide for the approval of extremely low-, very low-, low- and moderate-income housing at densities other than that shown on the Land Use/Transportation Diagram.

~~1817.~~ To take advantage of a potential source of affordable housing, and to assist the City in meeting its housing needs as identified in the City of San José Consolidated Plan, the City ~~should consider revising its policies and regulations to allow~~facilitates second units on single family lots provided that ~~parking and other possible impacts on the surrounding neighborhood can be satisfactorily mitigated~~criteria contained in the City's Secondary Unit Ordinance can be met.

State Density Bonus Law

18. Selected Discretionary Alternate Use Policies allow residential development at densities beyond the maximum density allowed under an existing Land Use/Transportation Diagram designation. These policies provide density bonuses that enable the City to comply with the minimum requirements of the State Density Bonus Law (Government Code Section 65915). In cases where a conflict exists between the State Density Bonus Law requirements and the density bonuses offered in Discretionary Alternate Use Policies, the City should make a determination based on the option that provides the greater number of Low-, Very-Low, or Extremely-Low Income housing units or deeper affordability.

Rental Housing Supply

19. The City should regulate conversions of rental apartments to condominium or community apartment projects in order to maintain a reasonable balance of rental and ownership housing and an adequate supply of rental housing for extremely low-, very low-, low- and moderate-income families, and to discourage the displacement of existing tenants.

20. To promote the production of rental housing, the Discretionary Alternate Use policies provide for the approval of rental housing projects at densities other than that shown on the Land Use/Transportation Diagram.

21. Investment in rental housing in all housing configurations, including mixed use, by private sector lending institutions should be encouraged.

22. Construction of new affordable rental housing units should be fostered by incentives which include the leveraging of local, state, and ~~new~~ federal funds.

23. The City ~~will support~~s federal regulations which preserve "at-risk" subsidized rental units subject to potential conversion to market rate rents and will encourage equitable and fair policies which protect both tenant and owner rights.

Design-Development Review

24. The City is ~~receptive to the development of new and less expensive~~strongly encourages the use of eco-friendly building materials and green building techniques which that meet building health and safety code requirements.

Section 1: Key Excerpts from the General Plan text including Amendments

25. Where appropriate, the rehabilitation and conversion of commercial and industrial structures into housing should be promoted on lands designated for residential use in the Land Use/Transportation Diagram, and where there is no conflict with other uses and the residential use.
26. Recognizing that the development review process can affect the price and availability of housing, the City is committed to minimizing unnecessary processing time in the development review function. The City should facilitate, through the adoption of ordinances, policies, or guidelines, the development of higher density, mixed use, and transit-oriented residential uses at a minimum of density of 30 dwelling units per acre.

Administrative

27. The City should work in close cooperation with other entities, public and private, to foster information, techniques and policies to achieve the housing goals of this Plan and make such information readily available.
28. The City should, as a matter of policy, support legislation at the State and Federal levels that:
(1) furthers the City's objective of conserving and rehabilitating the existing housing stock,
(2) provides for the greatest local autonomy in the administration of State and Federal housing programs, (3) encourages and facilitates private sector investment in housing affordable to households of extremely-low, very low-, low- and moderate-income, particularly rental housing, and (4) encourages the production of ~~low-cost~~ affordable housing for families with children.
29. The provision of housing counseling services to San José residents should be encouraged.
30. The City's housing program revenues, including mortgage revenue bonds and the Redevelopment 20% tax increment funds, should be used efficiently.
31. Condominium or cooperative ownership of mobilehome parks should be encouraged where appropriate.
32. A vigorous code compliance effort is an integral and necessary element of a successful housing program and should be encouraged in San José for the protection and maintenance of the health, safety, and public welfare.
33. The policies of the General Plan and Consolidated Plan should be carefully coordinated and implemented to maximize opportunities for the improvement, preservation, and development of affordable housing.
34. An affordable/special needs housing component should be evaluated in the preparation of specific plans, master plans, or strategy plans, and affordable/special needs housing should be incorporated into these plans ~~if~~ when feasible.

Support Services

- 35. Homeless shelters should be encouraged to provide child care facilities so parents can seek work or permanent housing.
- 36. The City should explore programs to address child care needs in assisted housing projects as well as to address the needs of children living in poverty.
- 37. Transitional and Supportive housing, as defined in Section 50675 of the California Health and Safety Code, should be encouraged throughout the City to meet the needs of the homeless and special needs population.

SAN JOSE 2020 GENERAL PLAN TEXT

Chapter IV. Goals and Policies -

Energy

Every aspect of modern society depends on the use of energy sources. Energy sources are used for transportation, manufacturing, processing, heating, cooling, lighting and appliances.

The City has little, if any, direct control over the production and supply of conventional energy resources, particularly fossil fuels; the City does not have coal mines, oil wells, or its own municipal utility. In general, most of our energy resources are imported with both availability and price governed by a wide variety of factors which the City does not control including the decisions of state, national and international institutions, both public and private.

~~Although the City of San José and its residents are affected by changes in all energy markets, they have little direct control. However, there is some indirect control or influence which~~ The City can have has influence over the amount and type of energy sources the City and its residents and businesses consume. The General Plan includes policies to impact energy consumption through the mix of land uses and the design of a transportation system which provides the most efficient movement of people and goods. Through the Sustainable City Strategy, San José can also affect energy supply and consumption by reducing the energy consumed for City operations, and by encouraging sound investments and behaviors which use non-renewable energy resources more efficiently and expand the use of renewable energy resources. Furthermore, implementation of the City's GreenVision goals and related policies and ordinances encourage and require implementation of conservation techniques to reduce energy use, encourage water conservation and waste reduction.

Energy Goal:

Consistent with Sustainable City Strategy Goals, the City should foster development which, by its location and design, reduces the use of non-renewable energy resources in transportation, buildings and urban services (utilities) and expands the use of renewable energy resources.

Energy Policies:

1. The City should promote development in areas served by public transit and other existing services. Higher residential densities should be encouraged to locate in areas served by primary public transit routes and close to major employment centers.
2. Decisions on land use should consider the proximity of industrial and commercial uses to major residential areas in order to reduce the energy used for commuting.
3. Public facilities should be ~~encouraged to~~ located in areas easily served by public transportation and designed and constructed to achieve industry standards for sustainable, green, low-impact buildings and developments. ~~designed and constructed to achieve industry standards for sustainable, green, low-impact buildings and developments when feasible.~~

Section 1: Key Excerpts from the General Plan text including Amendments

4. The energy-efficiency of proposed new development should be considered when land use and development review decisions are made. The City's design techniques include provisions for solar access, for siting structures to maximize natural heating and cooling, and for landscaping to aid passive cooling protection from prevailing winds and maximum year-round solar access.

5. The City should encourage owners, operators, and residents of existing developments to implement programs to promote energy efficiency and reduce dependency on automobiles by adopting/implementing energy and water conservation measures, waste reduction and recycling programs, and green building operation and maintenance practices adopt energy and water conservation and waste reduction practices.~~use energy more efficiently in buildings and in their transportation choices, to reduce dependency on automobiles, and to explore alternative energy sources.~~

6. All street lights in areas outside of the Downtown Core Area should use the low-pressure sodium. Within the Downtown Core Area, high pressure sodium street lights should be used. Along designated Neighborhood Business Districts and public streets identified as Pedestrian Corridors in adopted Neighborhood Improvement Plans completed for the Strong Neighborhoods Initiative (SNI) Redevelopment Project Area, up to 300 high pressure sodium lights may be allowed if the street lighting is attractive and compatible with the surrounding neighborhoods, and does not significantly impact the Lick Observatory's operations. Prior to approval, all proposals for high pressure sodium street lighting should be referred to the Lick Observatory for comments.

7. The City should require low-pressure sodium lighting for outdoor, unroofed areas in all new developments and encourage existing development to retrofit using low-pressure sodium lighting.

8. The City should continue to pursue energy-efficiency and waste reduction in City operations as well as explore other environmentally-preferable practices.

9. The City should encourage the development of renewable energy sources and alternative fuels and cooperate with other public and quasi-public agencies in furthering this policy.

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Chapter IV. Goals and Policies -

Urban Service Area

The City first adopted a set of Urban Development Policies in 1970 to direct development to those areas where services and facilities could be provided. Because these policies deal with the timing and staging of development and are so closely related to other General Plan growth management policies, they were incorporated into the Plan in 1976. The Urban Service Area goals and policies have since been updated as part of the comprehensive and periodic updates to the General Plan. These goals and policies reflect best practices to address services provided by the City as well as those provided by other public agencies, such as ~~flood control~~ flood protection, public schools and regional transportation. In addition, flood protection improvements implemented since 1970 have significantly reduced flood risks throughout the City.

The Urban Service Area policies are applicable to the entire development review process, including the annexation of territory to the City. As such, the implementation of these policies should be coordinated with the Local Agency Formation Commission (LAFCO).

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Chapter IV. Goals and Policies -

Services and Facilities

An important component of the quality of life enjoyed by the residents of San José is the quality of the public services and facilities provided by the City. Concern for the effect of growth and development on the levels of municipal services is a fundamental element of the City's land use planning philosophy.

Population and economic growth cause increases in the demand for municipal services. Factors which affect the impacts on the provision of services are the revenue generating potential and geographic location of growth. In general, development in outlying areas is more costly to serve than the same amount of development in infill locations. Commercial and industrial land uses typically generate more revenue than service demand costs, while the opposite is usually true for residential land uses.

The General Plan identifies specific service level goals for several major categories of urban services that are provided by the City. For these infrastructure facilities General Plan level of service policies require that the goals be met by individual projects. The General Plan level of service policies for transportation (streets), storm and sanitary sewers and sewage treatment are each based on the capacity of infrastructure systems. To maximize the efficiency of the sanitary sewerage and sewage treatment systems, the City is developing water conservation and reclamation programs and will coordinate these activities with the Santa Clara Valley Water District and the Water Pollution Control Plant tributary agencies. These level-of-service policies

Section 1: Key Excerpts from the General Plan text including Amendments

are applied to proposals for new development, whose contribution to the cumulative demand for capacity can be quantitatively estimated and appropriate mitigation measures, if any, identified. These mitigation measures may include National Pollution Discharge Elimination System (NPDES) permit requirements to minimize pollution of San Francisco Bay and the reduction of discharges through the City's water reclamation programs.

Other City facilities and services, including police and fire protection, parks and recreation facilities, and libraries, are also important in defining the community's quality of life. The General Plan's level of service goal for these services is qualitative and seeks to achieve service levels supportive of a desired living environment. These facilities and services can be impacted by new growth. In particular, the gross amount and location of development are significant factors. However, it is difficult to establish a direct correlation between an increment of growth represented by an individual development proposal and the additional demand and cost for these public services. Therefore, the impacts of individual projects on these services as well as on the operation and maintenance of infrastructure are not quantified in the General Plan.

The level of Police, Fire, Parks and Library services provided to the community is determined annually by the City Council through the budgetary process when competing needs for available resources can be weighed. The level of service policies do, however, identify specific Citywide service level measures to be used as benchmarks to evaluate major General Plan land use and policy changes, and can be used to evaluate the cumulative impacts of land use changes and development which should be reviewed annually. These benchmarks are not intended as thresholds for assessing environmental impacts under the California Environmental Quality Act.

The General Plan includes a level of service policy regarding ~~flood control~~ flood protection although the City is not responsible for providing this service. ~~Flood control~~ Flood protection is the responsibility of the Santa Clara Valley Water District (SCVWD), and SCVWD is responsible for the construction, operation and maintenance of flood protection measures within Santa Clara County. The municipalities and the County are responsible for floodplain management. The City's storm drain system directly and interfaces directly with flood protection facilities ~~the City's storm drain system.~~ It is City and SCVWD policy to reduce the potential for flood damages. ~~that all urban development be protected from flood damage.~~

While the provision of basic education is not a City responsibility, the City does recognize that it is in the best interests of all citizens of San José that public schools, an important part of the urban living environment, be reliably funded and have adequate facilities for educating students. Quality education benefits the entire City and all citizens and is only ensured when school districts have a reliable source of funding for programs and facilities. The City of San José recognizes that land use decisions and policies impact school operations.

The State and school districts are responsible for providing and maintaining the school facilities that serve the City's children. In addition to funding provided by the State legislature and the approval of bond measures by the voters, State law currently allows school districts to collect limited development fees to help provide facilities for the students generated by new residential development. The school districts have indicated that these combined sources of funds are often not adequate to provide the needed school facilities. School districts should explore all the

methods within their powers to efficiently use or reuse school facilities and resources. Options the school districts could consider include adjusting attendance area boundaries or the consolidation of some districts to facilitate the efficient delivery of school services.

Goals and policies for infrastructure management, transportation and solid waste which are not related to service levels are set forth in the Infrastructure Management, Transportation and Solid Waste Subsections, respectively, below. Goals and policies for parks and recreation which are not related to service levels are set forth in the Aesthetic, Cultural and Recreational Resources Section, Parks and Recreation Subsection of this Chapter.

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Chapter IV. Goals and Policies -

Level of Service

The services and facilities most directly related to growth and development are sewage treatment, sanitary and storm sewers, transportation and flood protection. These services and facilities are essential to the successful development of individual projects and to the City's ability to accommodate economic development citywide. Police and fire protection, parks and recreation, and libraries are other services important to the City as a whole but these services do not have a necessary functional relationship with each individual development project. The City is directly or indirectly involved in the provision of these services, with several local, regional and State agencies sharing in the responsibility and authority for some of these services as well.

Level of Service Goals:

1. Provide a full range of City services to the community at service levels consistent with a safe, convenient, sustainable and pleasant place to live, work, learn and play.
2. Achieve the following level of service for these City services:
 - For transportation, level of service "D".
 - For sanitary sewers, level of service "D".
 - For sewage treatment, to remain within the capacity of the Water Pollution Control Plant.
 - For storm drainage, to minimize flooding on public streets and to minimize property damage from storm water.

Level of Service Policies:

Storm Drainage and ~~Flood Control~~ Flood Protection

12. New construction projects should be designed to minimize potential damage due to storm waters and flooding to the site and other properties.

13. In designing improvements to creeks and rivers, adjacent properties should be protected from flooding consistent with the best available information and standards from the Federal Emergency Management Agency (FEMA) and the California Department of Water Resources (DWR).

14. The "modified floodplain design" is the preferred design for future ~~flood control~~flood protection facilities. The "widen-one-bank" and "trapezoidal channel" designs should only be used when funding or right-of-way limitations make the use of the modified ~~flood plain~~floodplain design impractical. Future development should consider factors such as flooding risks, proximity to waterways, and the potential for implementing flood protection measures.

15. The City should continue to cooperate with other public and private jurisdictions and agencies to coordinate emergency response and relief efforts in case of flooding.

16. The City should encourage the use of flood protection guidelines in development, such as those recommended by the SCVWD, FEMA, and DWR.

17. Critical or public facilities such as hospitals, fire stations, schools, etc. should be located above the 500-year floodplain or protected up to the magnitude 500-year flood.

Other Services

18. Utilize the following Citywide level of service measures as benchmarks to be used to evaluate major General Plan land use and policy changes, such as expansions of the Urban Service Area or land use changes from non-residential to residential:

- For police protection, achieve a response time of six minutes or less for 60 percent of all Priority 1 calls, achieve a response time of eleven minutes or less for 60 percent of all Priority 2 calls.
- For fire protection, a 4-minute average response time to all calls.
- For parks and recreation: 3.5 acres of neighborhood and community serving recreational lands per 1,000 population, of which a minimum is 1.5 acres of neighborhood, community or locally serving regional/City-wide park lands and up to 2 acres of school playgrounds, and all of which is located within a reasonable walking distance of the project; 7.5 acres of regional/Citywide park lands per 1,000 population; and 500 square feet of community center floor area per 1,000 population.
- For libraries, 2.75 volumes (items) held in the San José Public Library system per capita, and .59 square feet of library space per capita.
- For water supply and sewage treatment, prior to the approval of major new development, available water supply and sewage treatment capacity should be ensured and documented ~~by~~

~~the water suppliers.~~ The City should coordinate with water and sewer providers to prioritize service needs for approved affordable housing projects.

The City recognizes that these performance measures are limited reflections of all City services and may change over time to reflect increasing diversity, new methods of service delivery or to reflect changing needs and priorities that are determined in the budgetary process. The details of these performance measures may also be addressed in the new or existing service planning documents of the relevant City departments that provide these services.

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Chapter IV. Goals and Policies -

Water Resources

~~Both the adequacy of supply and quality of water resources are of concern to the community.~~
The local water resource system consists of watershed lands, underground aquifers, groundwater recharge areas, recycled water, reservoirs, canals, streams, rivers, creeks, and the riparian vegetation associated with them. This local system is supplemented by the importation of water from external sources. Water is imported to Santa Clara County by SCVWD from the Sacramento-San Joaquin Delta. This water is delivered by the State Water Project (SWP), which is operated and maintained by the California Department of Water Resources (DWR), and by the Central Valley Project (CVP), which is managed by the U.S. Bureau of Reclamation. Imported water is conveyed to the District through two main pipelines: the South Bay Aqueduct, which carries water from the SWP, and the Santa Clara Conduit and Pacheco Conduit, which brings water from the CVP. In addition, the City's municipal water company imports water from the San Francisco Public Utilities Commission's (SFPUC) Hetch-Hetchy reservoir.

Both the adequacy of supply and quality of water resources are of concern to the community.
Water is a finite resource and local water resources should be protected from pollution as much as possible and ~~reclaimed~~ recycled to protect the adequacy of supplies, limit the dependence on external sources of supply, and avoid the overdrafting of the underground water basin to reduce land subsidence. The City's planning and regulation of urban development directly affects these resources. Urbanization restricts the recharge of underground water basins by reducing permeable land surfaces which are vital for percolation, and natural vegetation which filters out pollutants. Urbanization also increases the amount of pollutants which find their way into waterways and underground water basins from storm runoff and from on-site percolation. Pollutants such as silt, herbicides and pesticides, hydrocarbons and heavy metals are carried by storm runoff from construction sites, landscaped areas, streets, parking lots and other paved surfaces directly into creeks and rivers, and ultimately, into San Francisco Bay. These pollutants pose a serious threat to the ecology of the creeks, rivers and the Bay. Increased runoff from new development or new impervious surfaces also threatens the stability of streambanks and reduces flood protection by causing erosion and downstream sediment deposition in streams.

The San Francisco Bay Region of the California Regional Water Quality Control Board is responsible for determining San José's compliance with the water quality requirements of the national Clean Water Act. To comply with the requirement to control urban runoff borne pollution, the City, in partnership with the other members of the Santa Clara Valley Urban Runoff Pollution Prevention Program, has obtained a National Pollutant Discharge Elimination System (NPDES) Permit. This permit requires the City to implement control measures to reduce storm water pollutants from construction sites and areas of new development or significant redevelopment to the maximum extent practical.

~~The Santa Clara Valley Water District is the agency primarily responsible for the conservation and development of water resources. In an effort to increase local water supply, the City is coordinating water reclamation plans with the Santa Clara Valley Water District.~~

The Federal Environmental Protection Agency requires state governments to implement the Clean Water Act through permit controls on wastewater discharge. In order to meet the requirements for the issuance of a National Pollution Discharge Elimination System (NPDES) permit and reduce storm water pollution, the County of Santa Clara, the Santa Clara Valley Water District, and 13 local city governments have joined together to formulate the Santa Clara Valley Non-Point Source Pollution Control Program.

The Santa Clara Valley Water District is the agency primarily responsible for the conservation and development of water resources. In an effort to increase local water supply, the City is also coordinating water reclamation plans with the Santa Clara Valley Water District.

Water Resources Goal:

Protect water resources because they are vital to the ecological and economic health of the region and its residents.

Water Resources Policies:

1. ~~The City, in cooperation-consultation with the Santa Clara Valley Water District, and other public agencies and the SCVWD's Water Resources Protection Guidelines and Standards (2006 or as amended), should restrict, or carefully regulate, public and private development in streamside areas so as to protect and preserve the health, functions and stability of streams and stream corridors. those areas necessary for effective stream flow.~~

2. The City, in consultation with SCVWD, should restrict or carefully regulate public and private development in upland areas to prevent uncontrolled runoff that could impact the health and stability of streams.

23. Water resources should be utilized in a manner which does not deplete the supply of surface or groundwater or cause overdrafting of the underground water basin.

34. The City should work with the Santa Clara Valley Water District to establish appropriate public access and recreational uses on land adjacent to rivers, creeks, wetlands, and other significant water courses when water quality will be preserved.

Section 1: Key Excerpts from the General Plan text including Amendments

| ~~45~~. The City should not permit urban development to occur in areas not served by a sanitary sewer system.

| ~~56~~. The City should protect groundwater recharge areas, particularly creeks and riparian corridors.

| ~~67~~. When new development is proposed in areas where storm runoff will be directed into creeks upstream from groundwater recharge facilities, the potential for surface water and groundwater contamination should be assessed and appropriate preventative measures should be recommended.

| ~~78~~. The City shall require the proper construction and monitoring of facilities storing hazardous materials in order to prevent contamination of the surface water, groundwater and underlying aquifers. In furtherance of this policy, design standards for such facilities should consider high groundwater tables and/or the potential for freshwater or saltwater flooding.

| ~~89~~. The City should establish policies, programs and guidelines to adequately control the discharge of urban runoff and other pollutants into the City's storm drains.

| ~~910~~. The City should take a proactive role in the implementation of the Santa Clara Valley Urban Runoff Pollution Prevention Program.

| ~~1011~~. The City should encourage more efficient use of water by promoting water conservation and the use of water saving devices.

| ~~112~~. The City should promote the use of ~~reclaimed~~ recycled water when feasible and appropriate.

| ~~1213~~. For all new discretionary development permits for projects incorporating large paved areas or other hard surfaces (e.g., building roofs), or major expansion of a building or use, the City should require specific construction and post-construction measures to control the quantity and improve the water quality of urban runoff, striving for zero increase in offsite runoff compared to natural or pre-developed conditions.

| ~~1314~~. Efforts to conserve and reclaim water supplies, both local and imported, should be encouraged.

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Chapter IV. Goals and Policies -

HAZARDS

San José's Sphere of Influence includes many areas subject to varying degrees of naturally occurring hazards. Historically, as land becomes scarce, there is increased pressure to develop vacant land with a higher hazard potential. Development in hazardous areas, however, can result in significant costs to the community, including major property damage as well as potential loss of life. Another major consideration is the extraordinary expense borne by the City to repair and replace public utilities and facilities located in hazard areas.

Hazards obviously represent a risk to the community. The purpose of the goals and policies in this section is to incorporate safety considerations into the City's planning and decision-making processes to reduce those risks. Since it is not possible to eliminate all such risks, the City and its residents must decide, based on personal, social, and economic costs and benefits, the degree of risk that is acceptable for various hazards. High risks in existing structures may be lowered to an acceptable level by physical alteration, relocation, demolition or changes in use. For new development, the emphasis of the General Plan policies is to regulate construction so as to minimize identifiable risks.

The Natural Hazards policies in this Plan are based on substantial background data and analysis about existing conditions in the City of San José and in the Santa Clara Valley. The ~~three~~ main sources for this information, incorporated into the General Plan by reference, are:

1. "Technical Report, Geological Investigation, City of San José's Sphere of Influence", prepared by Cooper-Clark and Associates, hereinafter called the Cooper-Clark Technical Studies.
2. The City of San José Fault Hazard Maps, prepared by the San José Department of Public Works, which include State of California Special Study Zones.
3. Digital Flood Insurance Rate Maps (DFIRM), City of San José, California, prepared for the National Flood Insurance Program by the Federal Emergency Management Agency.
4. Flood Awareness Maps for Santa Clara County, prepared by the California Department of Water Resources.
5. Anderson Dam EAP 2003 Flood Inundation Maps, prepared by the SCVWD.
6. The City of San José Special Flood Hazard Area Regulations (San José Municipal Code Section 17.08).
7. "Flooding in San José, Study Session on Flood Management Issues November 19, 2007", prepared by the San José City Council and SCVWD Board of Directors.
8. The City of San José Geologic Hazard Regulations (San José Municipal Code Section 17.10).

9. City of San José Emergency Operations Plan, August 17, 2004.

10. SCVWD Water Resources Protection Guidelines and Standards (2006 or as amended), prepared collaboratively by SCVWD, the City of San José and other local jurisdictions.

11. Association of Bay Area Governments (ABAG) Hazard Mitigation Plan "Taming Natural Disasters", adopted per Council Resolution No. 73721 as the City of San José's local hazard mitigation plan.

These sources describe the soils, geologic and flooding conditions throughout the area, but they are not intended to identify the site specific characteristics of individual properties. For instance, flood maps are a guide created for insurance purposes and represent a condition at a snapshot in time. The frequency, depth and lateral extent of flooding is influenced by land development, land subsidence, and global warming or other climatic changes. The Plan's policies require detailed site-specific evaluation of properties when the sources referenced above indicate there may be a potential hazard. This evaluation is to confirm the accuracy of the generalized information provided in the referenced sources, identifying the specific impacts of a proposed development, and developing appropriate mitigation measures for those impacts.

There are many interrelationships between the various topics within the Hazards section of the Plan. For example, the control of erosion and prevention of landslides can have positive effects on the reduction of potential flooding impacts. Earthquakes can magnify, and in fact are a direct cause of one type of liquefaction, a hazardous soil condition. Fires in watershed areas can increase erosion and storm water runoff, thereby increasing flooding potential.

The discussion of natural hazards also relates to other elements of the General Plan. The potential for land subsidence is directly related to the issues discussed in the Water Resources section, since land subsidence is caused from overdrafting the groundwater basin. The discussion of flooding hazards in this section is directly related to the planning for improved ~~flood~~ control/flood protection facilities discussed in the Facilities and Services section. This section also addresses manmade hazards, including noise, fire hazards and hazardous materials. Safety hazards associated with vehicular, rail and air transportation are addressed in the Transportation goals and policies.

In the event of a fire, geologic, or other hazardous occurrence, the City of San José's Emergency Plan provides comprehensive, detailed instructions and procedures regarding the responsibilities of City personnel and coordination with other agencies to ensure the safety of San José's citizens. The Emergency Plan includes evacuation procedures but does not delineate evacuation routes. Instead, procedures are outlined for different types of emergencies occurring in different locations of San José. The natural hazards described below are generally depicted on the Natural Hazards Map at the end of this section.

Hazards Goal:

Strive to protect the community from injury and damage resulting from natural catastrophes and other hazard conditions.

Hazards Policies:

1. Development should only be permitted in those areas where potential danger to the health, safety, and welfare of the residents of the community can be mitigated to an acceptable level. Consideration should be given to the potential frequency and the potential danger of hazards in determining appropriate mitigation measures.
2. Levels of "acceptable exposure to risk" established for land uses and structures based on descriptions of land use groups and risk exposure levels are outlined in Figure 15, "Acceptable Exposure to Risk Related to Various Land Uses", and should be considered in the development review process.
3. Provisions should be made to continue essential emergency public services during natural catastrophes. New public service facilities should be located outside of areas subject to natural hazards, such as areas subject to the "1%" or "100-year" flood event or less frequent flood events when required by the State.
4. The City should continue updating, as necessary, the San José Building Code and Fire Prevention Code to address geologic, fire and other hazards.
5. The City should promote awareness and caution among San José residents regarding possible natural hazards, including soil conditions, earthquakes, flooding, and fire hazards.
6. Disaster preparedness planning should be undertaken in cooperation with other public agencies and appropriate public interest organizations.

Flooding

San José and the Santa Clara Valley have a history of flooding which has resulted in loss of life and property. In San José, the most serious flooding in recent history has occurred in the Alviso and North San José areas. These areas are subject to tidal flooding, the prevention or control of which would require significant resources.

Information on areas that are subject to flood hazards in the City is based on several sources. Flood Insurance Rate Maps (FIRM) have been prepared in conjunction with the Federal Flood Insurance Program showing areas projected to be flooded to a depth of one foot or more in the event of a "1%" or "100-year" flood occurrence. Information on areas subject to the "0.5%" or "200-year" flood are provided by FEMA and the California Department of Water Resources (DWR). The Natural Hazards Map depicts The California Office of Emergency Services (OES) also provides information on areas subject to inundation due to dam failure.

Although the Santa Clara Valley Water District has the primary responsibility for flood control, flood protection through the construction, operation and maintenance of flood protection

~~capital projects. and modifications to stream channels;~~ Meanwhile, the City of San José has jurisdiction over and responsibility for development and floodplain management such that development is protected from flooding and development does not induce flooding on other properties of areas adjacent to all rivers and streams within the City's Urban Service Area. Therefore, City policies and land use decisions directly affect the design of channel modifications required as a part of a development. In particular, the City's regulation of development is ~~the~~ a vehicle for requiring the dedication of waterways to the City or the Water District, preservation of flood plain floodplains and in some extreme cases, the construction of flood control flood protection improvements.

Flooding Goal:

Protect the community from the risk of flood damage from all flood events up to the "1%" or "100-year" flood event or less frequent flood events when required by the State.

Flooding Policies:

1. New development should be designed to provide protection from potential impacts of flooding during the "1%" or "100-year" flood. New development should also provide protection for less frequent flood events when required by the State.

2. Development ~~in watershed areas~~ should only be allowed when adequate mitigation measures are incorporated into the project design to prevent ~~unnecessary or excessive siltation of flood control ponds~~ or minimize siltation of streams and reservoirs.

3. Designated floodway areas should be preserved for non-urban uses.

4. The City and the Santa Clara Valley Water District should cooperate to develop flood control facilities to protect ~~the Alviso and North San José~~ areas from the occurrence of the "1%" or "100-year" flood or less frequent flood events when required by the State.

5. Appropriate emergency plans for the safe evacuation of occupants of areas subject to possible inundation from dam failure and natural flooding should be prepared and periodically updated. The dam failure plans should include maps with pre-established evacuation routes, where feasible.

6. The City should support State and Federal legislation which provides funding for the construction of ~~flood control~~ flood protection improvements in urbanized areas.

7. The City should require new urban development to provide adequate flood control and stormwater retention facilities.

8. The City should cooperate with the Santa Clara Valley Water District to develop additional flood control retention facilities in areas where existing ~~retention~~ facilities are nearing capacity.

Section 1: Key Excerpts from the General Plan text including Amendments

9. The General Plan should be reviewed periodically to recognize areas that are subject to flooding, as identified by FEMA and/or DWR.

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Chapter V. – Land Use/Transportation Diagram

Residential

Each residential land use category below describes the maximum dwelling unit density or minimum/maximum density range allowed by that category. Population densities (persons per acre) expected under each residential land use category can be determined by multiplying its density or density range by the average household size of San José as identified in the 1990 Census - 3.08 persons per household. For example, the Medium Density Residential land use category allows a density of 8 DU/AC which would yield a population density of 24.64 persons per acre. This population density is characteristic of most single-family neighborhoods in San José. The standards for residential development are addressed in the Urban Design Subsection (see the Goals and Policies Chapter, Community Development Section, Urban Design Subsection), the Hillside Development Subsection (see the Goals and Policies Chapter, Community Development Section, Hillside Development Subsection), and in the City's Zoning Code and Design Guidelines.

The densities set forth for the single-family residential categories (eight units per acre and less) represent the maximum allowable density in the areas where the designation applies. No minimum density is intended to apply to these categories. Densities which are less than those designated may be more appropriate in some areas, due to environmental hazards, resource conservation concerns or the need to achieve compatibility with existing land use patterns. For the multiple-family residential categories (greater than eight units per acre), however, the range sets forth both a minimum and a maximum allowable density. For properties within a Transit-Oriented Development Corridor, residential development should occur at the upper end of the allowed density ranges and should typically be at least ~~20~~30 DU/AC unless the maximum density allowed by the existing residential land use is less than ~~20~~30 DU/AC. For sites within a reasonable walking distance of an existing or planned rail station, the density of residential development should be at least ~~25~~30 DU/AC. (A reasonable walking distance is defined as approximately 2,000 feet along a safe pedestrian route.)

The efficient use of land, infrastructure, and urban services is becoming increasingly important as the City matures and vacant land is absorbed by urban development. The General Plan contains policies to encourage the efficient use and reuse of lands for housing, directing more intensive residential development to key locations, including Downtown and the Transit-Oriented Development Corridors. It is critical that planned higher densities occur so that San José can provide sufficient housing opportunities for its existing and future residents within the Urban Service Area.

A "transfer of densities" may be allowed within a contiguous area for which more than one residential density category is designated. Such a density transfer may be approved only under a specific development plan for the entire property and only if the total number of dwelling units proposed would otherwise be allowed by the density ranges applicable to the property. In other words, it might be possible to "rearrange" the densities applicable to a given portion of a

property, if the total number of units allowed on the entire property is not increased. The transfer of allowable residential density for properties at the edge of the Valley Floor is permitted only downhill and below the fifteen percent slope line.

In addition to the standard dwelling unit types, this Plan recognizes the need for nontraditional residential uses such as Single Room Occupancy (SRO) Living Unit Facilities, guesthouses and residential care and service facilities. Each of these housing types are permitted through the Conditional Use Permit process or the Special Use Permit process, depending upon the zoning district in which they are proposed. The SROs and guesthouses typically provide housing for Very Low Income households and the residential care and service facilities provide supportive housing for certain special needs populations requiring various in-house support services. Guesthouses and residential care and service facilities provide common sanitation facilities, but not necessarily dining/kitchen facilities, for persons occupying individual rooms either singly or in small groups. ~~These residential uses are appropriate on lands designated Medium High Density Residential (12-25 DU/AC) or on land designated for higher residential densities.~~ This type of housing has limited impacts on most urban services but can be very people intensive and is, therefore, subject to the density limitations of the residential land use category in which it is located as qualified by Discretionary Alternate Use Policy ~~Number 9~~-(Population-Dwelling Unit Equivalency).

These residential uses should be compatible with adjacent land uses and should also be distributed throughout the City. SRO Living Unit Facilities provide only minimal or shared sanitation and kitchen facilities for each one or two person household occupying small, one room units. SRO Living Unit Facilities may be allowed on lands designated Medium High Density Residential (12-25 DU/AC), or on lands designated for higher residential densities. This type of housing requires a management plan to be approved by the Housing Department and typically has fewer impacts per unit on City services (such as the transportation system) than traditional housing types, therefore, it is not subject to the residential density limits described below. The number of SRO rooms or "units" should be limited to the number that can be reasonably accommodated on a proposed site while remaining compatible with the intensity, scale, design, character and viability of adjacent land uses, and consistent with the level of service policies adopted by the City Council. These uses should be located along or near major transportation corridors, including light rail, to provide easy access to employment and services. New SRO units should not be located in industrial areas or on land designated for industrial uses, and should not be located within airport approach zones.

High Density Residential: 25-50 Dwelling Units Per Acre

This density is typified by three-to four-story apartments or condominiums over parking. This density is planned primarily near the Downtown Core Area, near commercial centers with ready access to freeways and/or expressways and in the vicinity of the rail stations within the Transit-Oriented Development Corridors Special Strategy Area. Sites with this land use designation should be developed at the high end of the density range to support a range of housing opportunities for all economic segments of the community. Sites within reasonable walking distance of a passenger rail station (2,000 feet) may be appropriate for vertical commercial/residential mixed-use development under a Planned Development zoning. The

commercial component should be well integrated and well designed in the context of the overall development, with the commercial uses serving the surrounding neighborhood and rail passengers.

Residential Support for the Core Area: 2530+ Dwelling Units Per Acre

This land use designation is intended for high density residential use (2530+ Dwelling Units Per Acre) in and near the Downtown Core Area. This designation permits development with commercial uses on the first two floors, with residential use on upper floors, as well as wholly residential projects. Development within this category is intended to expand the potential for residential development in close proximity to central area jobs, and to create new consumer markets in the Downtown area. Residential development should occur at densities of 30 units or more per acre to support a range of housing opportunities for all economic segments of the community.

Transit Corridor Residential: 2030+ Dwelling Units Per Acre

This land use designation is intended for medium high and high density residential uses within, or very near, Transit-Oriented Development Corridors and BART Station Area Nodes, Housing Initiative Area, or major bus routes. Residential development should occur at densities of ~~20~~30 units or more per acre. This land use category is intended to expand the potential for residential development in proximity to major public transit particularly along the City's Transit-Oriented Development Corridors and Station Area Nodes. Under this designation, neighborhood-serving commercial uses are encouraged within residential projects in areas with insufficient neighborhood commercial uses. Development under this designation should be allowed only under Planned Development zoning and should be compatible with existing neighborhoods and not impair the viability nor the character of these neighborhoods. Because of the varied character of development found along the transit corridors within the City, two types of residential development are identified under this designation: Urban Transit Corridor Residential and Suburban Transit Corridor Residential. These categories represent the range of development allowed under the Transit Corridor Residential designation. The determination of the intensity and scale of development on specific sites should be decided at the zoning stage.

- Urban Transit Corridor Residential is intended for sites located in the Downtown Core and Frame Areas or within a reasonable walking distance of passenger rail stations in other intensely developed areas of the City. A reasonable walking distance is defined as approximately 2,000 feet along a safe pedestrian route). Development should be wholly residential or allow commercial uses on the first two floors with residential uses on remaining floors and should generally exceed 45 DU/AC unless particular circumstances warrant a lower density to preserve the character of adjacent neighborhoods. On larger sites, a project can be designed with a mix of densities to provide a compatible edge to existing lower density neighborhoods while still achieving the expected minimum density. This category is intended to expand the potential for residential development with convenient access to major job centers and to create new consumer markets in the appropriate areas of the City.
- Suburban Transit Corridor Residential is intended for suburban areas within a reasonable walking distance of passenger rail stations. Densities under this category should generally be a minimum of ~~25~~30 dwelling units or more per acre. On larger sites, a project can be designed

with a mix of densities to provide a compatible edge to existing lower density neighborhoods while still achieving the expected minimum density. Wholly residential projects or projects with commercial uses at street level, in conjunction with residential use on upper floors, would be permitted. Neighborhood serving commercial uses are also permitted in freestanding buildings provided that: they are zoned and built as part of a residential project; they have a clear functional and architectural relationship to the residential buildings; and, they are located along a pedestrian pathway system with convenient links to the rail station and nearby housing. With the preparation of a specific plan, residential densities and commercial intensities may be limited to specific ranges within the scope of this designation.

Commercial

New commercial development is planned to take place primarily on lands already planned and zoned for this use. The amount of existing land planned and zoned for commercial use in San José generally fulfills this purpose. The commercial land use categories described below identify the types of uses allowed under each category. The standards for commercial development are addressed in the Urban Design section (see Chapter IV, Goals and Policies) and in the City's Zoning Code. Unless otherwise defined within a specific commercial land use category, the Citywide average commercial development intensity is expected to have an approximate Floor Area Ratio (FAR) of 0.40. Citywide employment densities, excluding the Downtown Core and Downtown Frame Areas, should average 45 employees per acre. Because variations from these averages are expected on a project-by-project basis, they should not be regarded as maximum limits. These averages are intended to illustrate the development intensities that may be possible but do not indicate what each development project can necessarily achieve. The requirement to comply with the Urban Design, Transportation Level of service and other General Plan policies may dictate less intensive development in many instances. In the Downtown Frame Area, the limit on building intensity/employment density is the Urban Design height policy which limits non-residential building height to 120 feet.

In addition to the typical commercial uses listed below, this Plan recognizes that there may be a need to provide housing for very low-income households and populations with special needs in some commercial areas close to jobs and services. The types of units used to provide this housing typically require the sharing of sanitation and kitchen facilities by one or two person households occupying small, one room units. These uses can be contained in a building designed solely for such uses or in a building designed to provide commercial space on the lower floors. These uses are either Single Room Occupancy (SRO) Living Unit Facilities or Single Room Occupancy (SRO) Residential Hotels. SRO Living Unit Facilities and SRO Residential Hotels are allowed with a Conditional Use Permit or Special Use Permit, depending upon the zoning district in which they are proposed, under all commercial designations. There is no "density" limitation on the number of SRO rooms or "units" allowed under these designations; however, the number of these units should be limited to a number that can be reasonably accommodated on a proposed site while being compatible with the intensity, scale, design, character and viability of adjacent land uses, and consistent with the level of service policies adopted by the City Council. New SROs should be located throughout the City. New SRO units should be located along or near major transportation corridors, including light rail, to provide easy access

to available services. New SRO units should not be located in industrial areas or on land designated for industrial uses, and should not be located within airport approach zones.

Core Area

This designation includes office, retail, service, residential, and entertainment uses in the Downtown Core Area. In the Downtown Core Area, the only limit on building intensity (and associated employment density) is expected to be the FAA height limitation which varies from approximately 120 feet (10± stories) to approximately 315 feet (23± stories) necessary to maintain obstruction-free air space around San José International Airport. High density commercial development is planned for the Park Center and San Antonio Plaza redevelopment areas, integrating a mix of office, hotel, commercial, residential, recreational, and cultural activities to create a balanced focus for the urban core in San José. Retail sales should be located at ground level.

Lower intensity commercial uses are appropriate in outer parts of the Core Area, peripheral to the high intensity Park Center/ San Antonio Plaza area. General commercial uses along major corridors of the Frame Area should support the Downtown Core Area.

These outer areas are intended to provide locations for commercial activities that are not necessarily a part of the most intensely developed portions of Downtown, but which, for functional reasons, need to be in close proximity to activities in the Downtown Core Area. Such entertainment uses as nightclubs, dance halls, and comedy clubs should be located within the Core Area provided that such uses do not adversely impact existing or planned residential uses or conflict with other General Plan goals and policies. Development should incorporate pedestrian oriented design features at street level. Uses that discourage pedestrian activity and movement such as uses that serve the occupants of vehicles, i.e., drive-up service windows, are not considered appropriate. Uses that serve the vehicle, such as car washes and service stations may be considered appropriate when they do not disrupt pedestrian flow, are not concentrated, do not break up the building mass of the streetscape, and are compatible with the planned uses of the area.

In areas where the Core Area designation exists, higher density residential uses at a minimum of 2530 dwelling units per acre or mixed use development of commercial and residential uses are appropriate as is development of either use individually. For mixed use projects, residential uses should generally be located above non-residential uses with commercial uses at street level. Residential uses should only be allowed where they are compatible with adjacent development.

DISCRETIONARY ALTERNATE USE POLICIES

The policies below specify conditions under which an alternative to uses otherwise allowed in a particular Land Use/ Transportation Diagram designation may be determined to be in conformance with the General Plan. The alternate use would be permitted without a Land Use Diagram amendment. These are limited alternatives designed to meet the following objectives:

Section 1: Key Excerpts from the General Plan text including Amendments

- Foster and encourage the implementation of such General Plan goals and policies as the production of affordable housing and housing for special needs populations, the preservation of historic structures, or the development of high quality projects of an exceptional design.
- Provide the flexibility to most appropriately apply policies in achieving the true intent of the General Plan which might be undermined by an overly rigid application of land use designations.
- Streamline the development review process by avoiding, in those cases where appropriate, the time consuming process of amending the General Plan.

The application of Alternate Use policies is intended to be infrequently used in any one neighborhood in order to avoid disrupting the neighborhood's character. The alternate use should be compatible with the surrounding uses. All applicable General Plan policies, including those intended to protect existing residential neighborhoods or exclusively industrial areas from the encroachment of incompatible land uses, should be taken into consideration. In areas covered by an Area Development Policy such as North San José or Evergreen, or within Specific Plan and Planned Community areas, Discretionary Alternate Use Policies should only be applied in a manner which furthers the implementation of the goals and strategies of the Area Development Policy or Specific Plan.

In some cases, Discretionary Alternate Use Policies may be used more than once in a particular neighborhood if such use will further the City's goal of providing an adequate housing supply for all economic segments of the community and the proposed residential or mixed residential/commercial development is substantially compatible with neighborhood character.

For the purposes of this section, affordable housing is defined as housing that is affordable to one of the four income groups as defined below:

- Extremely Low-Income (ELI) households - household income is 0- 30% of County median household income.
- Very Low-Income (VLI) households - household income is 31-50% of County median household income.
- Low-Income (LI) households - household income is 51-80% of County median household income.
- Moderate-Income (MI) households - household income is 80-120% of County median household income.

Selected Discretionary Alternate Use Policies allow residential development at densities beyond the maximum density allowed under an existing Land Use/Transportation Diagram designation. These policies provide density bonuses that enable the City to comply with the minimum requirements of the State Density Bonus Law. In cases where a conflict exists between the State Density Bonus Law requirements and the density bonuses offered in Discretionary Alternate Use Policies, the City should make a determination based on the option that provides the most amount or greatest depth of Low-, Very-Low, or Extremely-Low Income housing.

Residential Uses on Commercially Designated Parcels

Higher density residential development (minimum ~~17~~30 dwelling units per acre) or mixed use commercial/residential development may be allowed under a Planned Development zoning or with a use permit, in conformance with the requirements of the City of San José Zoning Ordinance, on properties which are located on major thoroughfares and designated for Neighborhood/Community Commercial, Office, General Commercial, or Regional Commercial use if such development: (a) is designed to facilitate transit ridership and pedestrian activity; (b) is compatible, well integrated, and part of an appropriate residential or mixed use environment; and (c) the site and architectural design is of exceptional quality and exceeds the City's minimum design standards. The appropriate density for a given site should be determined based on compatibility with the surrounding land uses. Generally, the density of residential development allowed under this policy should not exceed 65 dwelling units per acre for properties on Major Arterial (115-130 ft. ROW) streets and 40 dwelling units per acre for properties on Minor Arterial (80-106 ft. ROW) or Major Collector (60-90 ft. ROW) streets.

Residential Density Increases Along Major Transportation Arterials or Corridors

In order to encourage the production of housing and the utilization of existing or proposed mass transit facilities, higher density residential (minimum of ~~17~~30 DU/AC and maximum of 65 DU/AC) or residential/ commercial mixed-use development may be allowed on residentially designated lands, in conformance with the requirements of the City of San José Zoning Ordinance, only if the following criteria are met:

- The project is within a 2,000 foot radius of a passenger rail station, within the Downtown Frame Area, within 500 feet of The Alameda (north to Shasta/ Lenzen Avenues), or within a Transit- Oriented Development Corridor or Station Area Node.
- The project includes an attached residential product.
- The project exceeds minimum City design standards and is of exceptional quality.
- The project is designed to integrate with the existing neighborhood and does not impair the viability or character of the neighborhood.
- Neighborhood serving commercial uses, if any, are well integrated into the residential development, with vertical mixed use encouraged.
- The project complies with the Transportation Level of Service Policy.

Density Bonuses for Rental Housing

In order to encourage the production of rental housing, rental housing projects proposed on sites of greater than two acres may be approved within the next higher density range than that shown on the Land Use/Transportation Diagram. The alternate density allowed herein may be approved only in the context of a Planned Development zoning or with a use permit, in conformance with the requirements of the City of San José Zoning Ordinance, that precludes condominium, cooperative apartment or other ownership of individual units for a minimum period of twenty years. In cases where a conflict exists between the State Density Bonus Law requirements and the density bonuses offered in Discretionary Alternate Use Policies, the City should make a determination based on the option that provides the most amount or greatest depth of low-, very-low, or extremely-low income housing.

Density Bonus for Affordable Housing

In order to encourage the production of housing units affordable to low- or moderate-income households, a density bonus may be provided under a Planned Development zoning or with a use permit, in conformance with the requirements of the City of San José Zoning Ordinance. For a residentially-designated property, a density bonus is allowed for proposed housing projects of five units or more which will contain units affordable to households of extremely low-, very low-, low-, or moderate-income. The percentage of density bonus should not exceed the percentage of proposed units affordable to extremely low-, very low-, low- or moderate-income households except that a density bonus of 50% would be allowed for a project with at least 10% of its units affordable to households of extremely low- or very low income or 20% affordable for households of low income. In cases where a conflict exists between the State Density Bonus Law requirements and the density bonuses offered in Discretionary Alternate Use Policies, the City should make a determination based on the option that provides the most amount or greatest depth of low-, very-low, or extremely-low income housing.

Location of Projects Proposing 100% Affordable Housing

In order to encourage the production of housing units affordable to extremely low-, low- and moderate-income households, flexibility as to the use and density permitted may be provided. For properties designated for Residential, Commercial, Industrial with the Mixed Industrial Overlay, Mixed Use, or Public/Quasi-Public use on the Land Use/ Transportation Diagram, development of housing at any density may be allowed under Planned Development zoning or with a use permit, in conformance with the requirements of the City of San José Zoning Ordinance, if such housing in its entirety is:

- Rental or ownership housing affordable to very low-, low- or moderate-income households-; and
- Proposed for a site and density compatible with surrounding land use designations-; and
- Located on a site consistent with the housing distribution policies of this Plan.

If located within 2,000 feet of a rail station, the development may also include a mixed-use component such as neighborhood serving retail or childcare facilities. Mixed-use components are particularly encouraged for larger projects.

In cases where a conflict exists between the State Density Bonus Law requirements and the density bonuses offered in Discretionary Alternate Use Policies, the City should make a determination based on the option that provides the most amount or greatest depth of low-, very-low, or extremely-low income housing.

Use of Surplus City Owned Properties for Affordable Housing

Surplus properties owned by the City of San José may be used for the development of affordable housing at any density, regardless of the land use designation of these properties on the Land Use/Transportation Diagram, if the following criteria are met:

- The proposed project in its entirety provides rental or ownership housing affordable to extremely low-, very low-, or low-income households and the Housing Department certifies that the project is affordable to these households.
- The units are reserved as affordable housing for a period of not less than 30 years and this reservation is recorded, or, the property will be owned or managed by the City or the County Housing Authority for an equivalent period of time.
- The design of the proposed project contributes positively to the surrounding neighborhood and that adjacent or nearby uses will not adversely affect the proposed project.
- The proposed project is developed under a Planned Development zoning or with a use permit, in conformance with the requirements of the City of San José Zoning Ordinance.

In cases where a conflict exists between the State Density Bonus Law requirements and the density bonuses offered in Discretionary Alternate Use Policies, the City should make a determination based on the option that provides the most amount or greatest depth of low-, very-low, or extremely-low income housing.

SAN JOSE 2020 GENERAL PLAN TEXT

Chapter VI. – Implementation

HOUSING

In the development of the Land Use/ Transportation Diagram, those residential and housing goals and policies having spatial or locational dimensions were considered and are, to a large extent, implemented by land use designations and through the process of reviewing development proposals. Other housing goals and policies cannot be effectuated through land use decisions and require program responses as outlined in the following sections.

Quantified objectives for housing programs are for the revised time frame of the Housing Element (January 1, ~~1999-2007~~ through June 30, ~~2006~~2014) rather than the 1994-2020 time frame of the General Plan. ~~These objectives reflect the Consolidated Plan timetable mandated by the Federal Government (fiscal years 1999/ 2000 through 2004/05).~~

The following discussion is integrally linked with the goals and policies stated in this Plan. The implementation of the housing and other related goals and policies occurs through the development review process, as described earlier in this chapter. Technical information regarding housing issues in San José is provided in Appendix C (Housing) which also includes a detailed description of the housing programs listed below.

Summary of Housing Needs Analysis

In support of the ~~1999~~2007-~~2006~~2014 update of the Housing Element, the City applied available data to build on previous updates. The conclusions of the update indicate a continuation of the trends identified five years earlier. Housing costs remain high in San José and the County as a whole, relative to the State. According to ~~available 1990 Census information~~ the Santa Clara County Association of Realtors, the median value of a single family home in San José was \$560,000 ~~in the 250,000–300,000 dollar range~~ and \$350,000 for condominium and townhomes ~~as of August 2008. In January 2000, the average sale price for a home in San Jose was \$450,000 (San Jose Real Estate Board).~~ Clearly such high prices, coupled with high financing costs, can severely constrain the ability of even moderate income families and households to purchase a home. Because of spatial correlations between housing cost and employment centers, the spiraling of prices has also caused an even longer commute time for many households searching for cheaper housing both inside and outside of the region. Such commutes impact the transportation network and degrade the environment.

San Jose's population grew from ~~782,248 in 1990 to 894,943~~ 923,591 in 2000-2000 to 989,496 in 2008- an increase of ~~141,343~~ 394,553 residents. The City of San José includes over half of the county's population, and has grown slightly faster than the county as a whole over the past decade, and accounts for ~~72.8~~ two-thirds% of the residential growth in the county. During the last decade the City's population increased 18% while the county's increased by 17%. This growth is expected to continue into the next decade but at a much slower rate.

Average household size in San Jose has experienced ups and downs over the last thirty years, but has exhibited relative stability in recent years. According to the 2006 American Community Survey, the average household size in San Jose is 3.12 persons, compared to 2.92 in the State and 2.6 nationwide. This figure represents a decrease from the average household size in 2000 and a slight increase over the 1990 figure of 3.08 persons per household. The size of households has increased from 2.96 persons per household (PPH) in 1980 to 3.08 PPH in 1990 and 3.27 PPH in 2000 (Department of Finance). This The average household size in San Jose is relatively higher compared to the State and nationwide average. increase This is partially due to the increase in the number of larger families; as well as rising housing costs. According to the 1990 Census 2006 American Community Survey, the proportion of overcrowded approximately eight percent of all occupied dwelling units (23,530 units) could be classified as overcrowded dwelling units more than doubled between 1980 (6.8%) to 1990 (14.9%) with a higher percentage of renters living in overcrowded conditions than owners. As greater numbers of families and households are unable to enter the ownership housing market, they turn to the rental market. The tight housing market has caused vacancy rates to range between 1.0% and 3.56% over the last decade past several years. In addition, 16,592 multiple-family units were constructed between 1990 and 1999 reflecting the continued demand for rental units. As further detailed in Appendix C, 53,205 renter households and 81,699 home owner households in San Jose spent more than 30% of their gross incomes on housing in 2006. Of these households, 18,714 were extremely low-income renter households (incomes less than 30% of the area median income); 14,877 were very low-income renter households (incomes between 30% and 60% of area median); and 10,579 were low-income renter households (incomes between 60% and 80% of area median). These numbers do not include those families who are living doubled-up or who are forced to live in outlying areas and commute to jobs in San Jose. In 1990, the City identified 55,410 low income households, out of a total of 251,050 households citywide, which are in need of housing assistance because of living conditions, housing conditions, or housing costs. Of the 55,410 households in need, 16,417 are in owner-occupied units and 38,993 are in rental units.

Under State law, the Association of Bay Area Governments (ABAG) determines the fair share allocation of housing need for all Bay Area communities. For San Jose, the housing need is 26,11434,721 dwelling units between January 1999-2007 and June 20062014. Of this number, 5,3373,876 are needed for extremely-low income households, 3,875 for very low income households, 2,3645,322 for low income households, 7,0866,198 for moderate income households and 11,32715,450 for above moderate income households. This fair share allocation is limited to the projection of future housing need; it does not take into account households living “doubled-up” or who have been forced to live in outlying areas due to the lack of affordable housing in San Jose due to limitations of official data sources. However, the City’s housing programs are intended to address needs of lower-income households. The City’s housing programs also seek to create affordable housing opportunities at the deepest affordability. In addition, the City’s Housing Department, under its current Notice of Funding Availability (NOFA) for project developments has a requirement that affordable housing financed by the City must incorporate a minimum of 25% ELI units. Moreover, in accordance with the adopted Five-Year Housing Investment Plan, the Housing Departments must target 30% of its Low and Moderate Income Housing Funds (20% funds) to ELI households.

Determining an Appropriate Program Response

The City of San José has traditionally provided the bulk of housing in Santa Clara County with a large range in price variation including the largest number of affordable units. ~~According to the San José Real Estate Board, the median price for ownership housing in San José in 1990 was the second lowest in the county.~~ The needs analysis contained in the Housing Appendix, however, clearly indicates a large and complex housing need which exceeds the resources of the City to meet.

In determining an appropriate program response, the City seeks to maximize its resources towards the area of greatest need and to utilize available State and Federal programs. Recently, however, Federal and State resources which address housing needs have diminished, while needs have increased, particularly for low income rental apartments.

In order to implement the City's housing programs more effectively, the City Council consolidated the Housing and Neighborhood Development Division of the Department of Neighborhood Preservation with the Housing Development section of the Redevelopment Agency in the fall of 1987 and created the Housing Department. A Mayor's Task Force on Housing was created to develop housing policies to guide the City in addressing affordable housing needs. A comprehensive Housing Needs Assessment was prepared by a consultant and reviewed by the Task Force; together with input from the community, the Housing Needs Assessment formed the basis for the five- year Housing Program. The Mayor's Final Report outlines the following City housing policy goals:

- Goal 1:** Increase the supply of affordable housing, preserve the housing stock and reduce the cost of developing affordable housing.
- Goal 2:** Utilize available resources to address priority needs for housing.
- Goal 3:** Increase the funds available for the preservation and development of affordable housing.
- Goal 4:** Disperse low income housing throughout the City to avoid concentrations of low income households and to encourage racial and economic integration.
- Goal 5:** Encourage greater involvement of public and private sectors to increase and preserve the stock of affordable housing in San José.

Based on these policy goals, a series of recommendations was made relating to land use planning, site acquisition, residential development tax exemptions, Single Room Occupancy housing, the conversion of assisted units to market rate rentals, long- term affordability requirements, targeting of funds by income level and need for new or rehabilitated housing, development policies for rental and ownership housing, last resort housing and other issues.

The City has systematically addressed these issues and has implemented the individual recommendations outlined in the Final Report. These goals continue to shape the program

directions implemented as a part of the City's Consolidated Plan.

The Housing Assistance Program objectives outlined below include the City's funding resources (numerically identified in the text) as well as available Federal and State monies. Because of uncertainties in dollar projections and recent legislative action at the Federal level, these objectives can only be considered as numerical representations of what the City anticipates can be achieved for low and moderate income housing.

The housing program objectives set forth below represent the results of a number of analyses. The construction activity projections are based on the City's annual construction activity forecasts used in the development of the Capital Improvement Program.

The other program objectives are based on: 1) the City's experience with affordable housing programs which will be monitored annually and updated in conjunction with the Consolidated Plan goal setting process; 2) the rates of success in implementing the Housing Element program goals incorporated into the General Plan in 1978, 1981, 1983, 1984, 1988, 1989, ~~and 1994~~, and 2003; and, 3) State and Federal Government funding resources available to the City. The objectives for the "Additional Programs" listed on the following pages 257-259 are based on the need to promote additional housing opportunities and to expand existing programs.

Housing Assistance Program Objectives

Construction Activity Projections

The City of San José has projected a total dwelling unit production of approximately 24,700 units for the January ~~1999~~2007- June ~~2006~~2014 time frame of the Housing Element. These figures assume an average of 3,800 new building permits approved each year, reflecting the recent trend of housing construction in San José. The City projects approximately 7,300 units of affordable housing production for the fiscal year 2000/01 - 2005/06 time frame. Between January 1999 and June ~~2000~~2006, approximately 8,900 affordable housing units were produced.

Local Assisted Housing Programs Objectives

The City of San José's extremely-low, very low, low and moderate income housing goals for the 2000/2005/01-2005/06-2010 Consolidated Plan are summarized on Figure 21 and 22 (see next page). In addition to the five-year housing production goals shown in Figure 21, the City has goals for the conservation of existing affordable housing units. For example, there are 10,815 585 mobilehome units in San José as of 1999-2006 and all but about 200 of these units are located on sites zoned TRM-MH (Mobilehome Park District) or are under a Planned Development zoning which allows only mobilehome parks as a permitted use. These zoning districts are designed to encourage the preservation of mobilehome parks and give them some continued protection from speculative conversion to other units during the 1999/2007-2006-2014 planning period because of the increased stability provided for mobilehome parks through these zoning districts.

Figure 21 indicates that the goals for new construction of assisted housing units includes the acquisition/rehabilitation of "at-risk" units (federally assisted rental units that could be converted to market rate rents). The City's Housing Department will use a variety of programs identified in the Housing Appendix to conserve these units. Over the time period of the Housing Element from July 1, 2009 to June 30, 2014, the City anticipates funding commitments for 2,750 units with an emphasis on Extremely Low- and Very Low-income households. The City does not anticipate allocating funding in order to preserve its at-risk housing units, as this housing stock is primarily owned and managed by non-profit organizations that are committed to preserving the affordability restrictions. The City's maximum goal is to conserve all of the 2,662 1,551 units identified by the Housing Department as "at-risk" of conversion. Figure 22 breaks down the production goals according to income levels for identified priority groups.

Figure 21. Proposed Five-Year Production Goals 2000/2009-2005/2014

Targeting	New Construction	Acquisition/ Rehabilitation	Preservation	5-Year Total
ELI	<u>563</u>	<u>125</u>	<u>0</u>	<u>688</u>
VLI	<u>1462</u>	<u>325</u>	<u>0</u>	<u>1787</u>
LI	<u>225</u>	<u>50</u>	<u>0</u>	<u>275</u>
Mod	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Market	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	<u>2250</u>	<u>500</u>	<u>0</u>	<u>2750</u>
Source: City of San Jose Housing Department, 2008				

Figure 22. Affordable Housing Production Priority

Priority Housing Needs – Households	Income Levels # of Households	Priority Need Level – High, Medium, and Low
Small Related Renters (0-80%) - 20,974	0-30%MFI (7,470)	H
	31-50%MFI (7,365)	H
	51-80%MFI (6,139)	M
Large Related Renters (0-80%) – 12,968	0-30%MFI (4,600)	H
	31-50%MFI (4,715)	H
	51-80%MFI (3,653)	M
Elderly Renters (0-80%) – 8,182	0-30%MFI (5,659)	H
	31-50%MFI (1,685)	H
	51-80%MFI (838)	M
Other Renter Households (12,533)	0-30%MFI (4,955)	H
	31-50%MF I (3,454)	H
	51-80%MFI (4,124)	M
Total Owner Households (0-80%) (19,123)	0-30% MFI (10,755)	H
	31-50% MFI (4,715)	H
	51-80%MFI (3,653)	M
Total		

Source: City of San Jose Department of Housing Consolidated Plan, 2005-2010

Small Households = Four persons or fewer

Large Households = Five persons or more

Existing and New Programs

The following actions will be taken in implementing the goals of the City of San José's Five-Year Housing Strategy:

The Use of the City's 20% Redevelopment Housing Fund

Under the requirements of California Community Redevelopment Law, as provided in Section 33334.2 of the Health and Safety Code, 20% of the tax increment funds from merged, amended,

or newly created redevelopment areas utilizing tax increment financing must be set aside for housing purposes for low and moderate income households. These funds may be used for a variety of purposes such as land or building acquisition, construction financing, subsidies, land improvements, development of plans and paying the principal or interest on bonds and loans. Given the economic downturn, the Housing Department anticipates that its 20% funds will stay even with its FY 2008-09 amount of \$37,000,000, and does not expect an increase. The 20% funds are used to finance all aspects of the Housing Department's activities, including new construction and acquisition/rehabilitation programs for family and special needs housing, ownership and rental developments, and predevelopment funding assistance.

In order to maximize the impact of 20% Funds, the Housing Department issues bonds against those funds. The bond proceeds are used to finance the Department's housing programs. The Department's tax increment then goes to repay those bonds over time. In this way, the Housing Department is able to leverage each \$1 of tax increment into approximately \$10 of bond proceeds, for a 1:10 ratio.

~~Within the next five years, the City will leverage its local resources by borrowing up to \$150 million dollars in the capital markets, via either tax-exempt or taxable bonds. Of these funds, up to fifteen percent will be allocated for moderate income housing, up to twenty-five percent for low income housing, and a minimum of sixty percent for very low income housing.~~

San Jose Housing Trust Fund

In June 2003, the City established a Housing Trust Fund (HTF) as a way to create a permanent source of funding for the City's housing and homeless programs. The HTF is a vehicle through which the City will seek and competes for external funding sources otherwise not available to the City. Currently, the HTF is composed of various funding sources, including: bond administration, tax credit application review fees, in-lieu housing fees (see next funding source below), and other miscellaneous revenues. The Housing Department continues to explore ways to strengthen the HTF in order to ensure a dedicated revenue source for the Department's housing programs.

In-Lieu Fees

The City's existing inclusionary housing policy implements the requirements of state law for redevelopment project areas and requires developers with projects in the City's redevelopment areas to set aside a portion of their residential development as income-restricted units. However, developers have the option to pay a fee in-lieu of building the affordable units. These fees are reviewed annually to ensure they are set at an appropriate level. In-lieu fees go to the Housing Department, which are then used to further the Department's affordable housing goals.

Tax Allocation Bonds

~~During the next five years (fiscal years 2000/01 to 2005/06) the City will augment its local funding resources by borrowing up to \$150 million in the capital markets using either tax exempt or taxable bonds, or borrowing on lines of credit. The Redevelopment Agency's Capital Budget and 1999/00-2004/05 Capital Improvement Program indicate a total of \$57.3 million of the 80% Tax Increment Fund being diverted to the Housing Department as supplemental funding for~~

affordable housing. This supplemental funding is reserved for financing housing units affordable to households at up to 30% of median income (known as Extremely Low Income, or ELI).

Community Development Block Grant Funding

The Community Development Block Grant (CDBG) program provides federal funding to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of lower-incomes. The Housing Department targets CDBG funds for moderate and substantial rehabilitation of Extremely Low-, Very Low- and Low-Income renter and owner-occupied units, and relocation of occupants during the rehabilitation phase, as needed. CDBG funds will further be used to fund projects in specially designated neighborhoods, to support the City's predevelopment loan program for nonprofit housing sponsors, and to assist in the permanent relocation of households.

All Community Development Block Grants (CDBG) must benefit low and moderate income persons or contribute to the elimination and prevention of slums. San José will use CDBG funds in the following programs:

- ~~San José's Housing Rehabilitation Program is expected to provide financing for the rehabilitation of from an estimated 2,000 substandard housing units in specified target areas, over a five year period, for lower income households. These loans will be financed on a Citywide basis under the City's loan and grant programs.~~
- **The funding of the Home Access Program will provide approximately 300 home improvement loans to low income, elderly, and disabled residents of the City.**
- **The Weatherization Program is projected to improve a minimum of 1,500 housing units.**
- **The Handy Workers Program is projected to provide home repair services to a minimum of 350 elderly or disabled persons.**
- ~~In addition the City's CDBG resources will continue to fund programs that help fulfill the goal of housing dispersion and production depending on resources and a yearly evaluation.~~

Figure 23. Housing Programs

2007-2014 Housing Element Implementation Programs

The City has begun implementing various measures to mitigate identified constraints to development and housing production. These measures facilitate housing production by streamlining the permitting process, reducing costs, or providing a level of predictability in the development process. Some examples of these programs include:

- Transit-Oriented Development/Mid- and High-Rise Residential Design Guidelines
- Enhanced High-Rise Design Review Process

Section 1: Key Excerpts from the General Plan text including Amendments

- 2007 California Standards Code Outreach and Training
- Live Telephone Customer Service
- Preliminary Review Application Process
- Housing Department Notice of Funding Availability (NOFA) Process and Underwriting Guidelines
- Improvements in the Building Division to facilitate streamlining of the permitting process
- Elimination of the Planned Development Zoning process requirement for certain Mixed-Use Development projects
- Option to Use Discretionary Alternate Use Policies through a Use Permit
- 2008 Zoning Ordinance Streamlining Amendments

In addition, implementation of the 2007-2014 Housing Element will require the City to update existing land use policies in the General Plan as well as adopt new ordinances and revisions to the Zoning Ordinance in order to comply with State law. These actions include adopting a Density Bonus Ordinance, establishing a higher-density multi-family residential zoning district, and revising several General Plan land use designations to establish a minimum density of 30 dwelling units per acre. Descriptions of these programs the relevant General Plan policies that guide their implementation are listed in Figure 23.

Equal Housing Opportunities

The City of San José is committed to providing equal housing opportunities for all persons wishing to reside in San José. City policy is to distribute housing units affordable to various income levels throughout the City to create economically diverse neighborhoods. The City has a variety of programs to avoid discrimination and to resolve discrimination complaints.

The City of San José encourages equal housing opportunities through its rent relief/stabilization program. Apartment tenants and mobilehome residents seeking relief from rent increases may request a public hearing.

The City funds the Legal Aid Society of Santa Clara County's Housing Project with CDBG monies for the provision of fair housing services to landlords and tenants. Legal Aid provides help with evictions, rental repairs, deposits, rental agreements, leases, rental disputes, mortgage delinquency, home purchase counseling, housing discrimination and other housing related issues. Legal Aid staff is responsible for fair housing counseling, conciliation, fair housing education, referrals, investigations and audits. These responsibilities may extend to monitoring of HUD subsidized complexes on a request basis.

~~Equal/fair housing opportunities statistics are presented for fiscal year 1999/00 as follows:~~

- ~~Two community based fair housing projects were funded in the amount of \$407,950 this reporting period. These projects provided fair housing counseling, mediation, and litigation services as well as education, outreach, and processing fair housing claims.~~

Section 1: Key Excerpts from the General Plan text including Amendments

~~During the reporting period, 95 unduplicated participant cases for fair housing claims were filed, 34 of which were meritorious.~~

- ~~• Projects also provided general fair housing information in the form of seminars, public service announcements, radio and television coverage, maintenance of a telephone information system, and distribution of brochures and newsletters.~~

Figure 23. 2007-2014 Housing Element Implementation Programs

Guiding Policy/Program/Action	Objective	Timeframe	Responsibility	Funding Source
Housing Policy #4, Distribution - In furtherance of the balanced community and economic development goals of this Plan, the City encourages the production of housing affordable to households across income categories in all community planning areas.				
Inclusionary Housing Policy/Ordinance:				
San Jose's existing inclusionary housing policy applies to the City's redevelopment areas. Residential developers must meet the requirement of the existing inclusionary policy by including affordable housing units on-site or off-site, dedicating land, paying an in-lieu fee, or a combination of these options. In December 2008, the City Council directed the preparation of a Citywide inclusionary housing ordinance to expand inclusionary measures beyond redevelopment areas to include the entire City. Staff expects to bring a Citywide inclusionary ordinance to the City Council in Fall 2009 for consideration and adoption. The ordinance will provide offsets in order to ease compliance, including: density bonuses, in-lieu fees option, allowance of off-site construction, hardship waivers, allowing credit trading or transfers, land dedication, reduced parking requirements on parking and setbacks on the affordable units, and ability to meet the requirements through acquisition rehabilitation and preservation. It will also include a deferred operative date to allow for the housing market to stabilize/recover.	Continue to implement the City's inclusionary policy for Redevelopment Project Areas. Implement the City's proposed (not yet adopted) Citywide inclusionary ordinance, which will supercede San Jose's existing inclusionary policy.	Ongoing Program	Department of Housing	Inclusionary Housing In-Lieu Fees
Housing Policy #5, Resource Efficiency & Conservation - Incorporate sustainable design and low impact development practices, foster aesthetics, and promote usable open space, encourage use of alternative and renewable energy sources and energy and water conservation and green building techniques in residential development.				
City of San Jose Housing Department Energy Conservation Programs:				
New Construction: The Housing Department assists developers in design and inspection issues for green construction, works to help identify practical and cost effective methods to help in the design phases, and assists with preparations for inspection by Green Point Raters and LEED AP's. Along with the mandatory changes, the Department encourages further performance with Build It Green or LEED, the two institutions that administer the green rating programs for certifiable green construction. For rehabilitation: The Housing Department has developed a checklist of priority energy and water conservation measures that can be applied to its single-family and mobilehome rehabilitation programs. The rehabilitation program's current goal is to achieve a level of conservation and efficiency at least 15% above that currently required by the Title 24 Energy Code. The Department is also developing an "energy incentive grant program" whereby property owners who have voluntarily accepted higher efficiency appliances and other systems that exceed the Code requirements would be eligible for a grant to have additional energy or water conservation measures installed.	These efforts support of the Mayor's Green Vision of 50,000,000 sq ft of certified green construction by 2020. The rehabilitation program's current goal is to meet or exceed a level of conservation and efficiency currently required by the Title 24 Energy Code.	Ongoing Program	Department of Housing	20% Funds, 80% Funds in specific SNI neighborhoods, CalHOME, CDBG, HOME
Housing Policy #10, Conservation and Rehabilitation - To maintain the supply of low-priced housing and to avoid disproportionate hardships on those who need low-priced housing, conservation of the housing stock should be accomplished through a balanced program of housing code enforcement and complementary programs such as rehabilitation loans and grants.				
Preservation of At-Risk Units:				
For new construction: Provide funding for new construction of more affordable units with affordability restrictions as long as 55 years. For existing units: identify potential at-risk units as soon as possible; communicate with owners and tenants; and define the specific opportunities as early in the process as possible. Utilize available financial resources to provide project owners incentives to maintain project and affordability restrictions. Coordinate with the housing Authority of Santa Clara County to obtain Housing Choice Vouchers for households. For HUD-funded units: Communicate regularly with the owners to determine his/her interest in continuing affordability restrictions upon expiration. Purchase properties from non-renewing owners, either directly or in conjunction with the local housing authority or with a local nonprofit, to ensure permanent preservation. Lobby federal government to increase both the federal Fair market rents and funding for Section 8 issues.	Preserve City's affordable housing stock for the longest possible term.	Ongoing Program	Department of Housing	20% Funds, CDBG

Figure 23. 2007-2014 Housing Element Implementation Programs

Guiding Policy/Program/Action	Objective	Timeframe	Responsibility	Funding Source
HOMEOWNER PROGRAMS:				
Housing Rehabilitation Program – Single-Family Home Loan Program:				
<p>Homeowners earning up to 80% of the County median income level may apply for loans up to \$100,000 to rehabilitate their homes. Owners living within the City’s Strong Neighborhoods Initiative (SNI) Areas qualify for a 0% interest loan. All other City Areas receive 3% loans. A maximum \$15,000 zero percent loan is available to low-income owner-occupants on a City-wide basis. Qualifying rehabilitation work includes achieving compliance with the health and safety standards of the City’s Housing Code, repairing or replacing structural deficiencies, and energy conservation measures. Payments on most Housing Preservation Program (HPP) loans may be deferred until transfer or change of title. Additional emphasis is now being given to energy conservation, water conservation, and the use of recycled and Green materials in the HPP loan program.</p>	<p>The City Council goal is to spend 75% of HPP funds in Strong Neighborhood Initiative (SNI) areas of the City which are characterized by higher concentrations of lower-income households and older housing stock in the greatest need of rehabilitation.</p> <p>Annual goal is to complete between 30 and 40 single-family residential loan projects per year. Additional emphasis is now being given to energy conservation, water conservation, and the use of recycled and/or Green materials in the HPP loan program.</p> <p>Increase the number of rehabilitation loans - the goal is for the loans to exceed 50% of total rehabilitation dollars approved each year.</p>	Ongoing Program	Department of Housing	20% Funds, 80% Funds in specific SNI neighborhoods, CalHOME, CDBG, HOME
Housing Rehabilitation Program – Single-Family Homeowner Grant Program:				
<p>Homeowners earning up 80% of the County median income level may apply for one-time repair grants of up to \$15,000. This program is administered on a "Needs Basis" and primarily serves single-family owner-occupied homes. The grant is offered to owners with eligible repairs that are minor in nature, if all health and safety issues can be addressed with the grant. If more repairs are required to address health and safety needs, the applicant will be referred to the Housing Preservation Program (HPP).</p>	<p>Base the maximum grant amount on income level as follows: - low-income-\$5,000 maximum; Very Low-income-\$10,000 maximum; and Extremely Low-income-\$15,000 maximum grant amount.</p>	Ongoing Program	Department of Housing	20% Funds, 80% Funds in specific SNI neighborhoods, CalHOME, CDBG, HOME
Mobilehome Repair Loan Program:				
<p>Owner-occupants of mobilehomes earning up to 80% of the County Area Median Income may apply for a 0% rehabilitation loan up to \$20,000. Very low-income and extremely low-income mobilehome owners may apply for a one-time grant of up to \$12,000. Qualifying rehabilitation work is limited to those measures necessary to achieve compliance with State health and safety standards and applicable park regulations.</p>	<p>Completion of approximately 150 mobilehome rehabilitations is expected annually.</p> <p>To meet the demand from San Jose’s most needy mobilehome owners, proposed modifications include increasing the grant amount up to \$15,000 and serving only the very low and Extremely Low-income clientele for grants.</p>	Ongoing Program	Department of Housing	20% Funds, CalHOME, CDBG

Figure 23. 2007-2014 Housing Element Implementation Programs

Guiding Policy/Program/Action	Objective	Timeframe	Responsibility	Funding Source
NEIGHBORHOOD IMPROVEMENT PROJECTS:				
Strong Neighborhood Initiative (SNI):				
<p>The City furthered its interdepartmental neighborhood improvement efforts through the Strong Neighborhoods Initiative (SNI). An expansion of the successful Neighborhood Revitalization Strategy. SNI, launched in spring of 2000, combines the efforts of several City Departments and the Redevelopment Agency to identify improvements and services needed to revitalize declining neighborhoods throughout the City. Nineteen target areas have been designated as improvement areas. Neighborhood Improvement Plans were initiated for each target area and the first phase was completed in 2001. Physical improvements are funded through Redevelopment funds, existing City programs (including Housing rehabilitation programs), and Community Development Block Grants.</p>	<p>Continue program as designed and implemented. Continue to focus resources within the 19 SNI areas. Strive towards goal of spending 75% of single-family residential rehabilitation funds in SNI areas.</p>	<p>Ongoing Program</p>	<p>Department of Housing</p>	<p>20% Funds, 80% Funds in specific SNI neighborhoods, CDBG,</p>
Strong Neighborhoods Initiative (SNI) Project Alliance – (formerly known as Multi-Family Demonstration Projects):				
<p>Project Alliance is a subset of the City's Strong Neighborhood Initiative program directed toward the revitalization of specific multi-family neighborhoods. The goals of Project Alliance include working collaboratively with property owners, tenants, various City departments, and other entities to achieve the effective delivery of City services, build leadership, and create an attractive, livable and sustainable community while preserving the existing affordable housing stock within that community. Three new neighborhoods have been selected for improvement through Project Alliance. These neighborhoods are Jeanne/Forestdale (Five Wounds / Brookwood Terrace), Virginia/King (Mayfair and Gateway East) and Roundtable Drive Apartments (Edenvale/Great Oaks).</p>	<p>Continue to seek funding to expand Project Alliance to additional. Housing Department staff will continue to collaborate with other City departments, property owners, tenants, and community.</p>	<p>Ongoing Program</p>	<p>Department of Housing</p>	<p>20% Funds, 80% Funds in specific SNI neighborhoods</p>
Housing Policy #14, Low/Moderate Income Housing - The City should foster the production of housing to serve the starter housing market through mortgage revenue bonds, Mortgage Credit Certificates and other low and moderate-income housing programs.				
HOMEBUYER PROGRAMS:				
First-Time Homebuyers Mortgage Credit Certificates (MCC):				
<p>In cooperation with the County, the City offers Mortgage Credit Certificates (MCC) to qualified buyers. An MCC enables qualified first-time buyers to reduce the amount of their federal income tax liability by a specified percentage of the interest rate they pay on their first mortgage loan. This amount is currently set at 15%.</p>	<p>Assist first-time homebuyers</p>	<p>Ongoing Program</p>	<p>Department of Housing</p>	<p>Tax-exempt bonds</p>
Teacher Housing Program:				
<p>This program provides a deferred equity-share loan of up to \$65,000 to low- and moderate-income San José public school teachers. The loan is offered at a zero-percent interest rate and is not due until transfer of the title to the home or in 45 years.</p>	<p>Assist in the recruitment and retention of San Jose K-12 public school teachers.</p>	<p>Ongoing Program</p>	<p>Department of Housing</p>	<p>20% Funds, HOME</p>
Project-Based Second Mortgages:				
<p>The City provides 45-year second mortgages in varied amounts for Low and Moderate-Income homebuyers in ownership housing projects for which the City has previously provided financial assistance for development. Moving forward, the City does not intend to provide predevelopment and construction financing for for-sale projects. Instead, the City may commit to offer second mortgages to qualified homebuyers at project completion.</p>	<p>Assist Low- and Moderate-Income homebuyers</p>	<p>Ongoing Program</p>	<p>Department of Housing</p>	<p>20% Funds, BEGIN, HOME</p>

Figure 23. 2007-2014 Housing Element Implementation Programs

Guiding Policy/Program/Action	Objective	Timeframe	Responsibility	Funding Source
The Home Venture Fund (Formerly Vernal Fund):				
Private lenders entered into an agreement with NHSSV, a local nonprofit housing organization, to provide down-payment assistance loans to both low- and moderate-income homebuyers. Two types of loan products exist: 1) a conventional 30-year fixed second mortgage, and 2) a 30-year deferred mortgage, where payments are deferred for the first 5 years at 0% interest that then converts to a pre-set fixed rate market rate loan for the remaining 25 years. Loan amounts range from \$10,000 to \$60,000 per household with an average loan amount of \$40,000. Interest derived from City grants is used to make interest payments on behalf of the borrower during the five-year loan deferral period. At year five, the loans are sold to Neighborhood Housing Services of America (NHSA) and those proceeds are used to make new loans to homebuyers, with the intent that the Fund be self-sufficient.	Assist Low- and Moderate-Income homebuyers	Ongoing Program	Department of Housing	Private Lenders
Building Equity and Growth in Neighborhoods (BEGIN):				
Grant funds made available through Proposition 46 and Proposition 1C are used to provide second mortgage assistance in loan amounts up to \$30,000, for Low- and Moderate-income first-time homebuyers in specific new for-sale developments that have received regulatory relief from the City.	Assist Low- and Moderate-Income first-time homebuyers	Ongoing Program	Department of Housing	Proposition 46 and Proposition 1C funding
American Dream Down-Payment Initiative:				
As part of the Federal Home Investment Partnership (HOME) sub-program, the City of San José has received over \$600,000 since 2002 to be used for down-payment assistance for low-income first time homebuyers.	Assist Low-Income first-time homebuyers	Program based on funding availability	Department of Housing	Federal HOME funds
Redevelopment Area Inclusionary Housing Program:				
Through the City's Redevelopment Area Inclusionary Housing Program, housing developers in City redevelopment areas are required to provide a second mortgage to low-and/or moderate-income homebuyers to make units affordable.	Assist Low- and Moderate-Income homebuyers	Ongoing Program	Department of Housing	Loan Repayment
The San José State University (SJSU) Faculty and Staff Homebuyer Program:				
In 2006, the City entered into an agreement with San José State University to jointly-fund and administer a homeownership program for University faculty. The program was later broadened to include all SJSU full-time permanent employees. The program offers up to \$60,000 to income eligible employees in the form of a deferred repayment loan.	Assist in the recruitment and retention of university employees.	Ongoing Program	Department of Housing	20% Funds, Housing Trust Fund
WelcomeHOME Program:				
In August 2008, the City implemented a program that provides 30-year second mortgages of up to \$25,000 for lower -income homebuyers in the form of a deferred repayment loan. This loan may be layered with other forms of downpayment assistance to help homebuyers purchase a home within San Jose's municipal boundaries.	Assist lower-income homebuyers	Ongoing Program	Department of Housing	HOME

Figure 23. 2007-2014 Housing Element Implementation Programs

Guiding Policy/Program/Action	Objective	Timeframe	Responsibility	Funding Source
Housing Policy #37, Support Services - Transitional, First Step, and Supportive housing should be encouraged throughout the City to meet the needs of the homeless and special needs population.				
HOMELESS SERVICES PROGRAMS:				
Emergency Shelter Grant Program (ESG):				
ESG is a federally funded program designed to be the "first step" in the prevention of homelessness. The program strives to address the immediate needs of persons residing on the street and needing emergency shelter and transitional housing, as well as assistance in their move to independent living.	Assist homeless and at-risk residents with meeting their immediate emergency needs	Ongoing Program	Department of Housing	ESG
Housing Opportunities for People with AIDS or HIV (HOPWA):				
HOPWA is a federally funded program designed to assist nonprofit agencies in providing housing assistance and supportive services to low-income individuals and families living with HIV/AIDS. Eligible uses of funds include tenant-based rental assistance, project-based rental assistance, housing information and supportive services.	Assist homeless and at-risk residents with HIV/AIDS to become permanently housed and remain healthy.	Ongoing Program	Department of Housing	HOPWA funds
Housing Trust Fund:				
In June 2003, the Mayor and City Council established a Housing Trust Fund, which absorbed the Housing and Homeless Fund. These funds can be used for a variety of activities, including assisting nonprofit homeless service providers with emergency needs.	Identify additional funding sources for this fund.	Ongoing Program	Department of Housing	Housing Trust Fund
Housing Services Partnership (HSP):				
Since 2005, the City has contracted with local homeless services providers to administer the HSP program. This program provides homeless and at-risk residents with homeless prevention counseling, financial assistance, case management, and permanent housing placement.	The HSP program will provide approximately 5,000 persons with assistance annually.	Ongoing Program	Department of Housing	Housing Trust Fund
Project Hope:				
Project Hope is a two-year (FY 2008-2010) vocation training and employment program for homeless and at-risk residents. This program will provide participants with job readiness assessments, basic skills classes, and job training.	70 clients will be enrolled in the two-year program.	2008-2010	Department of Housing	Housing Trust Fund

Figure 23. 2007-2014 Housing Element Implementation Programs

Guiding Policy/Program/Action	Objective	Timeframe	Responsibility	Funding Source
Housing Policy #13, Low/ Moderate Income Housing - The City should stimulate the production of Extremely Low-, Very Low-, Low- and Moderate-Income housing by appropriately utilizing State and Federal grant and loan programs, City Redevelopment 20% tax increment funds, mortgage revenue bonds, and such other local programs authorized by law.				
HOUSING DEVELOPERS / INVESTMENT PROPERTY OWNERS				
Predevelopment Loan Program:				
<p>The Predevelopment Loan Program is designed to assist housing developers with funds necessary to explore the feasibility of a proposed housing project. Under this program, developers may apply for option fees and preliminary environmental or design studies. Interest rate to be charged will reflect the City's actual cost of funds as well as what rate is necessary to promote project feasibility. Principal and interest repayment is due at the close of escrow on construction loans or within two years.</p>	<p>As resources allow, fund at least \$500,000 per year for predevelopment expenses to potential projects.</p>	<p>Ongoing Program</p>	<p>Department of Housing</p>	<p>20% Funds, HOME, Inclusionary in-lieu fees</p>
Project Development Loans for Acquisition, Construction, Permanent, and Acquisition/ Rehabilitation:				
<p>Below-market rate gap loans and grants for acquisition, construction and permanent financing are made to both for-profit and nonprofit developers. These loans, typically subordinated to the primary lender's loan, provide funding for apartments for single-room occupancy living unit facilities (SROs), families and seniors, transitional housing, and housing for special needs populations including the homeless. Loans are made for land acquisition, construction, and permanent needs. Permanent loans are repaid out of net cash proceeds during the projects operations. Funding for Preservation or Conservation of existing projects is considered on a case-by-case basis, seeking to maximize leveraging of non-City sources of funds and to meet the City's policy objectives of supporting ELI units.</p> <p>Funding for the Acquisition and Rehabilitation of Existing Apartment Projects focuses on blighted properties, on those projects with expiring Housing and Urban Development (HUD) loans and rent restrictions ("preservation" projects), on those projects involving extraordinarily low subsidy levels, and on those projects incorporating at least 10% ELI units with reasonable costs to the City.</p>	<p>Focus 80% of available project funds on new construction of units, 10% on acquisition/rehabilitation projects, and the remaining 10% on workouts or Year 15 renegotiations to preserve existing affordable units. Funding commitments will follow the Department's Income Allocation Policy, under which at least 30% of funds will support ELI units, 30% of funds will support VLI units, 25% of funds will support LI units, and 15% of funds will support Moderate Income units.</p>	<p>Ongoing Program</p>	<p>Department of Housing</p>	<p>20% Funds, HOME, Inclusionary in-lieu fees</p>
City as Developer:				
<p>State law stipulates that affordable housing (along with parks and public education) have priority for surplus property owned by any public agency created under State auspices. The Housing Department aggressively seeks to purchase such properties owned by the City of San Jose, the Valley Transportation Authority (VTA), CalTrans, the 19 school districts in San Jose, the Santa Clara Valley Water District and other public agencies for housing development. Properties so acquired are subsequently transferred to nonprofit and for-profit developers for the construction of affordable housing projects.</p>	<p>Continue to seek opportunity sites for affordable housing with a focus on rental special needs units</p>	<p>Ongoing Program</p>	<p>Department of Housing</p>	<p>20% Funds, HOME, Inclusionary in-lieu fees</p>

Figure 23. 2007-2014 Housing Element Implementation Programs

Guiding Policy/Program/Action	Objective	Timeframe	Responsibility	Funding Source
<p>Housing Policy #26, Development Review - Recognizing that the development review process can affect the price and availability of housing, the City is committed to minimizing unnecessary processing time in the development review function. The City should facilitate higher density, mixed use, and transit-oriented residential development at a minimum of density of 30 dwelling units per acre.</p>				
<p>Housing Policy #33, Administrative - The policies of the General Plan and Consolidated Plan should be carefully coordinated and implemented to maximize opportunities for the improvement, preservation, and development of affordable housing.</p>				
<p>PROCESS IMPROVEMENTS</p>				
<p>Adoption of Secondary Unit Ordinance:</p>				
<p>In 2008 the City Council permanently adopted the Secondary Unit Ordinance. The Secondary Unit Ordinance began as a pilot program on January 2, 2006 and was previously scheduled to end on October 30, 2007. This program represents a major change in the City's policies towards second units, coming after a 20-year prohibition. The pilot program served as a means of collecting data on second unit production and location, and as a way to determine whether second units have adverse impacts on surrounding neighborhoods. The program allows property owners with existing unpermitted units the ability to legalize their second unit, provided that the unit can meet the second unit ordinance criteria.</p>	<p>Continue to facilitate second unit production.</p>	<p>Ongoing Program</p>	<p>Department of Planning, Building and Code Enforcement</p>	<p>Development Fee Program</p>
<p>2007 California Standards Code Outreach and Training:</p>				
<p>In response to the introduction of the new 2007 edition of the California Standards Code and the City's anticipated adoption of the new code, City staff provided extensive outreach to the public and the development community about important code updates. These Codes establish the statewide codes for building construction and fire safety, and the City Council adopted the new state codes with local amendments that came into effect on January 1, 2008. The public outreach included a series of trainings for both City staff and the public on various topics in the new code.</p>	<p>Such trainings are intended to facilitate a smooth the transition to the use of new code standards.</p>	<p>As needed basis</p>	<p>Department of Planning, Building and Code Enforcement</p>	<p>Development Fee Program</p>
<p>Enhanced High-Rise Design Review Process:</p>				
<p>In order to support the intensification of the Downtown and transit corridors, the City began in 2007 to administer the Enhanced High-Rise Design Review Process as part of the development review process for projects involving buildings 100 feet or greater in height. The Enhanced High-Rise Design Review Process is a public process that allows staff and decision makers to (1) apply relevant sections of the Downtown Design Guidelines developed for downtown high-rise housing to high-rise development throughout the City, (2) be advised by the City's Architectural Review Committee (ARC) regarding consistency with relevant sections of the applicable Design Guidelines, and (3) receive community input on proposed high-rise development during both the preliminary review and entitlement phases.</p>	<p>The process primarily serves as a forum where developers, design professionals, community members and City staff can work together to ensure that new developments contribute positively to the community and issues identified can be addressed effectively.</p>	<p>Ongoing</p>	<p>Department of Planning, Building and Code Enforcement</p>	<p>Development Fee Program</p>
<p>Transit-Oriented Development/Mid-Rise and High-Rise Residential Design Guidelines:</p>				
<p>To assist in streamlining the development review process, the City adopted design guidelines for transit-oriented development and mid-rise and high-rise residential projects in September 2007. The design guidelines provide specific parameters to promote compact, urban development along major transit corridors and key employment areas. These guidelines seek to provide a common understanding of the minimum design standards in order to ensure that the review process can be conducted in as efficient a manner as possible.</p>	<p>Facilitate quality design in residential projects and streamlining of the development review process. Implement through the review of proposed developments.</p>	<p>Ongoing</p>	<p>Department of Planning, Building and Code Enforcement</p>	<p>Development Fee Program</p>

Figure 23. 2007-2014 Housing Element Implementation Programs

Guiding Policy/Program/Action	Objective	Timeframe	Responsibility	Funding Source
<p>City Council Public Outreach Policy: In 2005, the City Council adopted a public outreach policy to establish formal procedures in coordinating public outreach on development projects. Generally, developers are required to erect public notification signage on the project site while a development proposal is pending. In addition, for larger development proposals, a community meeting is required to gather public comments early in the development review process. The public outreach policy has been effective in helping developers and City staff engage the community early in the development review processes.</p>	<p>Provides opportunities for all parties to achieve general consensus and resolve concerns as part of the development process. Implement through the review of proposed developments.</p>	<p>Ongoing</p>	<p>Department of Planning, Building and Code Enforcement</p>	<p>Development Fee Program</p>
<p>Option to Use Discretionary Alternate Use Policies through a Use Permit: In 2007, the City Council approved a General Plan text amendment that added the ability to apply Discretionary Alternate Use Policies through a use permit. Prior to approval of this streamlining measure, the use of DAU policies often required a Planned Development zoning.</p>	<p>Facilitate streamlining of the entitlement process. Implement through the review of proposed developments.</p>	<p>Completed 2007</p>	<p>Department of Planning, Building and Code Enforcement</p>	<p>Development Fee Program</p>
<p>Zoning Ordinance Streamlining: The City periodically reviews the Zoning Ordinance to identify outdated measures and to determine where process and other requirements can be streamlined without diminishing the City's ability to achieve its land use goals. In November 2008, the City approved several amendments to the Zoning Ordinance that simplified the process for permitting small additions to existing two-family dwellings. Previously, any sized addition or enlargement of two-family dwellings requires issuance of a Site Development Permit. The new provisions allow minor additions (up to 200 square feet or 10% of the existing building area, whichever is less) to two-family dwellings within the issuance of an over-the-counter Permit Adjustment. This measure streamlines the ability to add bedrooms to existing homes to accommodate a larger living area.</p>	<p>Improve user-friendliness of the Zoning Ordinance and streamline the ability to add bedrooms to existing homes to accommodate a larger living area.</p>	<p>Completed 2008</p>	<p>Department of Planning, Building and Code Enforcement</p>	<p>General Fund</p>
<p>Elimination of the Planned Development Zoning process requirement for certain Mixed-Use Development Projects: In 2008, the City Council approved a General Plan text amendment that streamlines the development review process for some housing and mixed-use proposals by eliminating the requirement for a Planned Development Zoning. In many situations, the City's Zoning Ordinance already allows for mixed-use development with a development permit or use permit in a conventional zoning district. The General Plan text amendment updates the San José 2020 General Plan to allow development proposals to utilize more of the permit process options available in the Zoning Ordinance instead of only requiring projects to undergo a Planned Development Zoning process.</p>	<p>Facilitate streamlining of the entitlement process for mixed-use development.</p>	<p>Completed 2008</p>	<p>Department of Planning, Building and Code Enforcement</p>	<p>General Fund</p>
<p>Height Limit Increase to Facilitate Use of Renewable Energy Resources: This General Plan text amendment is intended to encourage utilization of renewable energy resources in the physical development of the City by making the incorporation of these resources into development more feasible to developers and property owners. By amending the text of the General Plan to allow additional height for certain structures, such as solar panels, other energy-saving devices, and roof landscaping, the text amendment better aligns the General Plan policy for building heights with the existing language of the Zoning Ordinance and streamlines efforts to implement green building measures in proposed development projects.</p>	<p>Facilitate streamlining of the entitlement process to encourage energy efficiency in residential development.</p>	<p>Completed 2008</p>	<p>Department of Planning, Building and Code Enforcement</p>	<p>General Fund</p>

Figure 23. 2007-2014 Housing Element Implementation Programs

Guiding Policy/Program/Action	Objective	Timeframe	Responsibility	Funding Source
Transit Corridor Commercial Land Use Designation Created:				
The Transit Corridor Commercial land use designation is intended to expand the potential for commercial development and mixed commercial-residential development with convenient access to major job centers and to create new consumer markets in appropriate areas of the City. This category requires commercial uses in a viable configuration on the street-level floor of any development. Vertical mixed commercial and residential uses may be allowed on sites that are of adequate size and configuration to accommodate such a mix of uses provided that the street-level floor consists of wholly commercial uses with the exception of residential support facilities of limited size, such as parking areas, entry lobbies, mail rooms, and concierge facilities, the total area of which constitutes a minor portion of the site area. Transit Corridor Commercial is intended for sites located in the Downtown Core and Frame Areas or located in designated Transit Corridors or BART Station Area Nodes, or located within a reasonable walking distance of major public transit in other intensely developed areas of the City.	Facilitate streamlining of the entitlement process for residential development above commercial uses, providing opportunities for residential uses to be located above neighborhood services with access to transit.	Completed 2008	Department of Planning, Building and Code Enforcement	General Fund
Establish a conventional zoning district that allows Emergency Shelters by right:				
In December 2008, the City Council adopted an ordinance establishing a Combined Industrial/Commercial zoning district. Established uses include a compatible mixture of commercial, office, and industrial uses of the CG Commercial General, IP Industrial Park, and LI Light Industrial Districts. Emergency shelters of 50 beds or fewer are allowed by right.	Facilitate emergency shelters by right in accordance with State law (SB 2).	Completed 2008	Department of Planning, Building and Code Enforcement Department of Housing, City Attorney's Office	General Fund
Private Sector Green Building Policy for New Construction:				
Council adoption of the Private Sector Green Building Policy for new construction established mandatory green building standards for private sector development that advances the City's Green Vision Goal No.4 of building or retrofitting 50 million square feet of green buildings within the next 15 years, as well as Green Vision Goal No. 2: reducing per capita energy use by 50%, Goal No. 3: receiving 100% of electrical energy from clean renewable sources, Goal No. 5: diverting 100% of waste from landfills and converting waste to energy and Goal No. 6: Recycling or beneficially reusing 100% of waste water. The policy includes two rating systems: United States Green Building Council's Leadership in Energy and Environmental Design and Build It Green's GreenPoint Rated system. The policy mandates specific certification and point levels in three categories: commercial and industrial (25,000 square feet and more), residential high-rise, and other residential (10 units and more). The City is currently working with the development community on implementing the Green Building Policy and exploring possible incentives such as a fee rebate program.	Facilitate energy efficiency in residential development. Green buildings have proven to enhance economic competitiveness by reducing lifecycle costs, improving worker productivity, increasing property values, attracting higher rents, and helping with the attraction and retention of talent.	Summer 2009	Department of Planning, Building and Code Enforcement	General Fund
Add definitions to the Zoning Ordinance for Transitional and Supportive housing:				
Adding definitions of Transitional and Supportive to the Zoning Ordinance would clarify how existing provisions in the Zoning Ordinance already accommodate similar uses.	Strengthen the ability to encourage and facilitate Transitional and Supportive housing in the City as required by State law (SB 2).	December 2009	Department of Planning, Building and Code Enforcement Department of Housing, City Attorney's Office	General Fund
Establish conventional multi-family zoning district(s) to allow higher density residential development of minimum 30 dwelling units per acre:				
Currently, new multi-family residential development exceeding 25 dwelling units per acre (DU/AC) requires approval through the Planned Development (PD) process. Establishing conventional zoning district(s) to allow development housing at a minimum of 30 DU/AC would streamline the development review process and facilitate development of affordable housing.	Streamline the development process for multi-family residential projects and facilitate development at densities that support affordable housing.	June 2010	Department of Planning, Building and Code Enforcement Department of Housing, City Attorney's Office	General Fund
Identify additional housing capacity and sites that would yield a minimum density of 30 DU/AC as part of the comprehensive General Plan update process:				
As part of the Envision 2040 San Jose General Plan Update, the City will explore opportunities to increase the residential holding capacity in the General Plan to accommodate a projected housing need of 180,000 units by 2040.	Increase the General Plan residential holding capacity to accommodate future housing needs through 2040.	Upon completion of General Plan Update (Est. June 2011)	Department of Planning, Building and Code Enforcement Department of Housing, City Attorney's Office, General Plan Update Taskforce	General Fund

SAN JOSE 2020 GENERAL PLAN

Appendix C

Housing

Adopted
June 16, 2009

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FOREWORD

The San Jose 2020 General Plan is a single, integrated document rather than a series of separate elements. In addition to the text, there are a series of appendices containing technical information and analysis necessary for compliance with the mandate of State law.

As an integrated General Plan, the components of the Housing Element are found in the both text of the General Plan and the Housing Appendix. Specifically, the General Plan text includes residential goals, policies, and programs. The Housing Appendix fulfills the analytic requirements of the California Government Code as it pertains to housing elements, including the following topics:

- Population, household, and housing characteristics
- Assessment of current and projected housing need
- Governmental constraints
- Non-governmental constraints
- Analysis of housing sites
- Zoning for emergency shelters and transitional housing
- Conversion of assisted housing
- Energy conservation
- Planned housing supply
- Detailed descriptions of housing programs

This Housing Element covers the planning period between July 1, 2009 and June 30, 2014, and the regional housing needs allocation period for the ABAG region between January 1, 2007 and June 30, 2014. The data for the City of San Jose Housing Element is based on a variety of data sources, including the 2000 Decennial Census, the 2006 American Community Survey, the California Department of Finance, and information collected from the City's Department of Planning, Building, and Code Enforcement and Department of Housing. The Housing Element also derives information from the Housing Department's 5-Year Housing Investment Plan (2007-2012) and the 2005-2010 Consolidated Plan, which identifies a comprehensive strategy for addressing housing needs in San Jose between 2005 and 2010.

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I. INTRODUCTION

The housing element is a mandatory component of local general plans required by California State law. To assure that local planning agencies effectively implement the State-wide policy of the early attainment of a decent home and a satisfying environment for every Californian, the statute establishes general standards to be followed in the preparation of the housing element. They include:

- Guidelines and plans for the improvement of housing and for the provision of adequate sites for housing
- Adequate provisions to meet the housing needs of all economic segments of the community

In order to adequately develop a comprehensive plan and implementation strategy in the housing element, several steps must be taken. The initial step is an analysis of the existing housing supply and of housing needs for the Housing Element planning period (July 1, 2009 through June 30, 2014) and the regional housing needs allocation period (January 1, 2007 through June 30, 2014). The analysis includes an evaluation of market and governmental constraints, recognizing that the regional housing need can only be met through the coordinated efforts of each locality. Generally, a regional Council of Governments (COG) determines the allocation of the regional housing need among localities. The Association of Bay Area Governments (ABAG) is the COG for the nine-county San Francisco Bay Area.

This appendix contains the analytic framework for the City's housing goals, policies, and program objectives described in the General Plan text. Given the interrelationships between the State mandated elements of the General Plan (e.g., housing, land use, circulation, and open space), San Jose's General Plan integrates all of the required elements into one comprehensive and internally consistent document. The housing element requirements are satisfied by this Housing Appendix and several portions of the San Jose 2020 General Plan text.

As part of the housing element, a locality must address:

- Conservation of existing housing and neighborhoods
- Efforts to preserve affordability and provide adequate housing for all economic groups
- Efforts to reduce the effects of discrimination
- Physical capacity of the locality to accommodate new housing through an inventory of appropriate sites.

The San Jose 2020 General Plan and Housing Appendix were adopted by the City Council in 1993 as a comprehensive update to the then existing Horizon 2000 General Plan. The associated revision of the Housing Element was reviewed by a 33-member San Jose 2020 General Plan Update Task Force that included representatives from each of the ten City Council Districts, housing advocates, builders and developers, environmental groups, business groups, and others.

The 2009 update builds on the efforts of previous updates completed in 1988, 1992, 1994, and 2001. Public involvement in the housing element update included presentations at community meetings, stakeholder meetings with market-rate and affordable housing developers, and targeted outreach to six Strong Neighborhoods Initiative advisory committees that have relatively greater affordable housing needs (Tully-Senter, KONA, East Valley/680, Mayfair, Washington, and Gateway East). In addition, staff

held public discussions with the Housing and Community Development Commission, the Community and Economic Development Committee, the Planning Commission, and the City Council. The document was also distributed for comment to a variety of community groups concerned with housing.

Data Sources

The various analyses found in the Housing Element are based on a variety of data sources, including the US Census Bureau, the California Department of Finance, and the City of San Jose. Data used in the discussion of trends primarily come from 1990 and 2000 Census data as well as information from prior censuses. Other data sources include the Comprehensive Housing Affordability Strategy (CHAS) data from the U.S. Department of Housing and Urban Development, which is based on the 2000 US Census.

The Housing Element also derives information from the Housing Department's (2007-2012) 5-Year Housing Investment Plan and the 2005-2010 Consolidated Plan, which together identify a comprehensive strategy for addressing the housing needs in San Jose. Thus, many sections in the Consolidated Plan and the 5-Year Housing Investment Plan are incorporated into the Housing Element due to the similar intent of all three documents.

Consistency with the San Jose 2020 General Plan

The seven Major Strategies of the San Jose 2020 General Plan provide guiding principles for its goals and policies. These strategies include Economic Development, Growth Management, Downtown Revitalization, Urban Conservation/Preservation, Greenline/Urban Growth Boundary, Housing, and the Sustainable City Major Strategy.

The Housing Element is consistent with all of these Major Strategies, and therefore, it is consistent with other elements of the San Jose 2020 General Plan. By promoting housing opportunities for all economic segments of the community, the Housing Element is consistent with the Housing Major Strategy and Economic Development Major Strategy by facilitating development of workforce housing to support driving industries. The Growth Management Major Strategy addresses the need to balance the urban facilities and services demands of new development with the need to balance the City's budget. Infill development within urbanized areas is identified as an important means of controlling service costs through increased efficiency, and the Housing Element identifies housing opportunities located primarily on urban infill sites, near jobs centers, transit corridors, and areas with existing neighborhood services. These sites support the Downtown Revitalization Major Strategy as well as the Urban Conservation/Preservation Major Strategy, which underscores the importance of enhancing San Jose's neighborhoods by promoting Downtown development and pride in the quality of the living environments. The Housing Element is also consistent with the City's Greenprint as well as the Santa Clara County Countywide Trails Master Plan Update for development of parks, trails, and recreational facilities. These sites are also located within the Greenline/Urban Growth Boundary, which is consistent with the Greenline/Urban Growth Boundary Major Strategy in preserving the scenic backdrop of the hillsides surrounding San Jose, preserving habitat, agricultural resources, and recreational opportunities. Moreover, by promoting the efficient use of land and infrastructure resources through higher density development in urbanized areas and strategic locations, the Housing Element is consistent with the Sustainable City Major Strategy in maintaining San Jose's ability to meet its future service needs while preserving a healthy living environment.

II. POPULATION, HOUSEHOLD, AND HOUSING CHARACTERISTICS

A. GENERAL POPULATION CHARACTERISTICS

1. Total Population

The total population in San Jose has increased dramatically during the last forty years, primarily during the 1960s and 1970s. Although the rate of growth has slowed since the 1970s, the city is still experiencing significant growth. As of January 1, 2008, the total population of San Jose was 989,496 according to the California Department of Finance (see Table II-1).¹ The latest population figure amounts to growth of nearly 100,000 persons since the 2000 Census on April 1, 2000. This increase maintains San Jose’s position as the third largest city in California (behind Los Angeles and San Diego, respectively), and the 10th largest city in the U.S. In reviewing the DOF data, the following points stand out for San Jose:

- The City’s average annual growth rate is 1.2% since 2000, but in the last three years growth has been notably higher (1.8% in 2005, 1.3% in 2006, and 1.8% in 2007).
- The rate of growth thus far this decade is below that experienced during the 1990-2000 timeframe, when the City grew 14.4%, from 782,248 people in 1990 to 894,943 people in 2000.
- San Jose’s population is expected to eclipse the one million mark some time in 2009 as a result of continued completion and occupancy of housing construction projects underway and the annexation of unincorporated lands under the City’s County Island Annexation Program.

Table II-1.

POPULATION GROWTH TRENDS: 1960-2008

Year	Number of Persons	Absolute Change	Percent Change	Average Annual Growth Rate
1960	204,196	---	---	---
1965	328,300	124,104	60.8%	12.2%
1970	459,913	131,613	40.1%	8.0%
1975	551,224	91,311	19.9%	3.9%
1980	629,442	78,218	14.2%	2.8%
1985	703,135	73,693	11.7%	2.4%
1990	782,248	79,113	11.3%	2.3%
1995	845,991	63,743	8.1%	1.6%
2000	894,943	48,952	5.8%	1.2%
2005	941,116	46,173	5.2%	1.0%
2008	989,496	48,380	5.1%	1.7%

Source: U.S. Census Bureau (1960, 1970, 1975, 1980, 1990, 2000)
 City of San Jose Planning Division (1965)
 California Department of Finance (1985, 1995, 2000, 2005, 2008)

¹ California Department of Finance. E-1: City/County Population Estimates with Annual Percent Change January 1, 2007 and January 1, 2008.

The following table compares the population changes in Santa Clara County during the ten-year period between 1990 and 2000. San Jose is the largest city in Santa Clara County and its residents represent 53% of the County’s entire population. San Jose’s population growth of 112,695 people between 1990 and 2000 accounts for 61% of the growth in the entire County.

Table II-2.

**POPULATION TRENDS
SANTA CLARA COUNTY AND SELECT CITIES: 1990-2000**

City	1990	2000	Change	
			Number	Percent Change
San Jose	782,248	894,943	112,695	14.4%
Campbell	36,048	38,138	2,090	5.8%
Cupertino	40,263	50,546	10,283	25.5%
Los Gatos	27,357	28,592	1,235	4.5%
Milpitas	50,686	62,698	12,012	23.7%
Morgan Hill	23,928	33,556	9,628	40.2%
Mountain View	67,460	70,708	3,248	4.8%
Santa Clara	93,613	102,361	8,748	9.3%
Sunnyvale	117,229	131,760	14,531	12.4%
County	1,497,577	1,682,585	185,008	12.4%

Source: U.S. Census Bureau (1990 and 2000 Census)

2. Age Characteristics

The age of the population is useful for determining the types of housing that will be required during the planning period of the Housing Element. Typically, younger individuals living alone (between the ages of 20-34) and senior citizens (over age 65) need or desire smaller, more affordable housing units such as apartments and condominiums. The remainder of the population makes up the majority of the market for a variety of housing choices based on income and household need.

The aging of the population has been an ongoing trend. Between 1990 and 2000, the median age in San Jose increased from 30.6 to 32.6. The 2006 American Community Survey estimated that the median age had further increased to 35 years old. Similarly, growth in the population ages 65 and above have seen increases between 1990, 2000 and 2006. According to the 2000 Census, 73,860 individuals, or 8.3% of the population were 65 and older, up from 56,358 in 1990. It is expected that the population ages 65 and above will continue to increase as a result of the aging of the “baby boom” generation. Overall population growth after 2007 is projected to primarily occur between the ages 20 to 34 and those above 65.²

² Beacon Economics. The Future of Housing Demand in San Jose: 2007-2040. June 30, 2008.

Table II-3.

POPULATION BY AGE TRENDS: 1990 - 2006

Age Group	1990 Number of Persons	2000 Number of Persons	2006 Number of Persons	1990-2000 Percent Change	2000-2006 Percent Change
Under 5 Years	65,666	68,243	72,133	4%	6%
5-14 Years	111,525	130,923	126,388	17%	-3%
15-24 Years	123,255	125,905	124,288	2%	-1%
25-34 Years	166,666	160,945	134,247	-3%	-17%
35-44 Years	126,027	155,751	160,228	24%	3%
45-54 Years	80,143	111,383	130,658	39%	17%
55-64 Years	52,607	67,933	83,897	29%	23%
65-74 Years	34,230	41,962	48,086	23%	15%
75-84 Years	17,106	24,085	27,793	41%	15%
85+ Years	5,022	7,813	8,502	56%	9%
TOTAL	782,247	894,943	916,220		
Median Age	30.6	32.6	35.1		

Source: U.S. Census Bureau (1990, 2000, and 2006 Census)

3. Racial and Ethnic Characteristics

Race and ethnicity can potentially reflect cultural preferences regarding housing needs. For example, certain cultures may be accustomed to living with extended family members and need larger units. This information can be relevant when considering housing policies that affect areas with higher concentrations of residents of a certain race or ethnic group.

Over the past twenty years, San Jose has become an increasingly diverse community. According to the 2000 Census, San Jose’s population had a fairly even balance of people from White, Hispanic/Latino, and Asian backgrounds. As shown in Table II-4 below, 322,534 persons (36.0%) of the total population in 2000 considered themselves White, 269,989 persons (30.2%) were identified with Hispanic origin, and 241,471 persons were Asian/Pacific Islander (27.0%). By 2006, the three ethnic groups became even more evenly balanced, with each group comprising roughly one-third of the City’s population.

Table II-4.

PERSONS BY RACE/ETHNICITY: 1990 - 2006

Race/Ethnicity	1990		2000		2006		1990-2000	2000-2006
	Number of Persons	Percent of Total	Number of Persons	Percent of Total	Number of Persons	Percent of Total	Percent Change	Percent Change
White	387,747	49.6%	322,534	36.0%	287,166	31.3%	-16.8%	-11.0%
Black or African American	34,254	4.4%	29,495	3.3%	25,428	2.8%	-13.9%	-13.8%
Hispanic or Latino	208,388	26.6%	269,989	30.2%	294,694	32.2%	29.6%	9.2%
Asian and Pacific Islander	146,568	18.7%	241,471	27.0%	281,498	30.7%	64.8%	16.6%
Native American	3,831	0.5%	2,959	0.3%	1,799	0.2%	-22.8%	-39.2%
Other	1,460	0.2%	28,495	3.2%	25,635	2.8%	N/A*	-10.0%
TOTAL	782,248	100.0%	894,943	100.0%	916,220	100.0%		

Source: U.S. Census Bureau, 2000 Census SF1 P4; 2006 American Community Survey B03002

*Data between the 1990 and 2000 Census for the “Other” race/ethnicity category are not comparable due to differences in survey methodology.

B. GENERAL HOUSEHOLD CHARACTERISTICS

1. Households and Household Size

Total Households

The number of households equates to the number of occupied dwelling units (total units less those units that are vacant). San Jose has experienced continuing growth since the 1960s. There are a total of 290,828 households in San Jose, according to the 2006 ACS. This is a 5% increase over the number of households in 2000 (276,598) and a 16.2% increase over the number of households in 1990 (250,218). The 276,598 households in 2000 account for 49% of the total 565,863 households in Santa Clara County.

The ABAG 2007 Projections predict that the majority of the County’s new households will continue to be housed in San Jose. ABAG estimates that by 2035, Santa Clara County can expect a population increase of over 617,400 persons and 210,510 households. It is estimated that two-thirds of the County’s household growth over the next 30 years, or approximately 138,936 households, will occur in San Jose.

Household Size

The relationship between the number of households and the total population is characterized by the persons per household (PPH) figure. Data on household size provide an important indicator of the relationship between household formation and population growth. Changes in household size can occur for a variety of reasons, including inadequate housing supply and overcrowding as a result of high housing costs.

Average household size in San Jose has experienced ups and downs over the last thirty years, but has exhibited relative stability in recent years. In 1970, the number of persons per household was 3.35 persons. By 1980, the average household size declined substantially to 2.96 persons. From there, average household size rose modestly but steadily throughout the 1980s and 1990s, to 3.08 persons in 1990 and 3.20 persons in 2000. By comparison, the average household size in Santa Clara County as a whole was somewhat smaller in 2000, at 2.92 persons. According to the 2006 ACS, the average household size in San Jose is 3.12 persons, compared to 2.92 in the State and 2.6 nationwide. This is a decrease from the average household size in 2000 and a slight increase over the 1990 figure of 3.08 persons per household.

Table II-5.

AVERAGE HOUSEHOLD SIZE: 1970-2006

Year	Persons per Household
1970	3.35
1975	3.10
1980	2.96
1985	3.01
1990	3.08
1995	3.18
2000	3.20
2006	3.12

Source: U.S. Census Bureau (1970, 1975, 1980, 1990, 2000, 2006)
California Department of Finance (1985, 1995)

The number of very large households (7 or more persons) in San Jose grew at a rapid pace during the last twenty years, rising over 150% from 6,473 households in 1980 to 16,968 households in 2000. Meanwhile, the number of persons living alone increased at approximately the same rate of growth as the City’s overall increase in households (about 30%), from 39,097 households in 1980 to 50,938 households in 2000. This suggests that approximately 18% of the 276,598 total households in 2000 consist of very large households.

Household Size by Tenure

In 1970, the average size of owner-occupied households was significantly larger than renter-occupied households. Since then, the size of owner-occupied households has declined while the size of renter-

occupied households has increased. In 2000, there were 170,950 owner-occupied households and 105,648 renter-occupied households. This averages to 3.22 persons for owner-occupied units and 3.16 persons for renter-occupied units (Table II-6), compared to 3.35 persons and 2.74 persons in 1970, respectively.

Similarly, the incidence of overcrowding (defined as occupied housing units with more than one person per room) in San Jose has increased dramatically over the 1970-2000 time period. In 1970, the proportion of total occupied housing units that were overcrowded was just 7.6%, which rose slightly to 8.9% in 1980. Thereafter, overcrowding grew at a far more rapid pace, jumping to 14.2% in 1990 and to 18.3% in 2000. Thus, the rate of overcrowding more than doubled during the last two decades. Renter-occupied units constituted the majority (61.2%) of overcrowded housing in 2000. Further discussion of overcrowding is available under Section C.

Table II-6.

HOUSEHOLD SIZE BY TENURE: 2000

Persons in Unit	Owner-Occupied (OO) Housing Units	Percent of OO Total	Renter-Occupied (RO) Housing Units	Percent of RO Total	TOTAL
1 Person	26,622	15.6%	24,316	23.0%	50,938
2 Persons	49,764	29.1%	26,498	25.1%	76,262
3 Persons	30,179	17.7%	17,531	16.6%	47,710
4 Persons	31,095	18.2%	15,101	14.3%	46,196
5 Persons	15,838	9.3%	9,316	8.8%	25,154
6 Persons	7,964	4.7%	5,406	5.1%	13,370
7 Persons	9,488	5.6%	7,480	7.1%	16,968
TOTAL	170,950	100.0%	105,648	100.0%	276,598
Average PPH	3.22		3.16		3.20

Source: U.S. Census Bureau, 2000 Census (SF1)

2. Household Type

Assessing the profile of a community can indicate the current and projected needs for housing types. Typically, a community with more families, larger households, and households with children need larger units and ownership units. Communities that have a higher percentage of single or younger people need smaller, rental units. Communities with a higher percentage of seniors typically want smaller, accessible and affordable units.

Table II-7 reports the information on married couples, sex of the head of household in non-married households, and the presence or absence of children between 1990 and 2000. In 2000, 59% of the households in San Jose were composed of married couples, 61% of which had children. This represents

an increase from 1990 data, which showed 56% of households composed of married couples, of which 56% had children. Traditional “nuclear” family (i.e., father, mother, and children) households grew between 1990 and 2000, comprising 36% of all households compared to 31% in 1990. Meanwhile the percentage of non-family households decreased from approximately 27% in 1990 to nearly 24% in 2000. Single-parent households represented about 10% of all households. Single-male-parent households grew since 1990, but the number of female head of households with children fell from 18,941 in 1990 to 15,822 in 2000. The increase of traditional “nuclear” family households demonstrates a potential demand for larger ownership units to accommodate larger households.

Table II-7.

HOUSEHOLD TYPE BY PRESENCE OF CHILDREN: 1990 and 2000

Household Type	1990		2000	
	Number of Households	Percent of Total	Number of Households	Percent of Total
Married Couple with Children	77,833	31.1%	85,037	35.8%
Married Couple without Children	62,193	24.9%	55,168	23.2%
Male Householder, no Spouse, with Children	6,853	2.7%	6,951	2.9%
Male Householder, no Spouse, without Children	7,150	2.9%	7,986	3.4%
Female Householder, no Spouse, with Children	18,941	7.6%	15,822	6.7%
Female Householder, no Spouse, without Children	10,924	4.4%	10,931	4.6%
Non-Family Household	66,324	26.5%	55,875	23.5%
TOTAL	250,218	100.0%	237,770	100.0%

Source: U.S. Census Bureau, 1990 Census (STF1), 2000 Census SF3

C. GENERAL HOUSING CHARACTERISTICS

1. Total Housing Units

The total housing stock in the City of San Jose increased from 68,890 units in 1960 to 281,841 units in 2000 (see Table II-8). Between 1960 and 1970, a period of rapid growth in San Jose, 70,869 dwelling units were added to the housing supply, an increase of approximately 103%. Between 1970 and 1980, the stock grew by 76,894 units, representing a 55% increase over the previous decade. The growth of the housing stock slowed from 1980 to 1990, reflecting market conditions, with the addition of 42,712 units, an increase of 20% of the 1980 housing supply. This trend continued between 1990 and 2000, with an increase of 21,876 units. Few units have been demolished in San Jose due to the fact that the housing stock is relatively new. Homes in redevelopment areas have been relocated or replaced.

Table II-8.

TOTAL HOUSING STOCK: 1960-2000

Year	Number of Housing Units	Absolute Change	Percent Change
1960	68,890	---	---
1965	106,500	37,610	54.6%
1970	139,759	33,259	31.2%
1975	184,784	45,025	32.2%
1980	216,653	31,869	17.2%
1985	238,019	21,366	9.9%
1990	259,365	21,346	9.0%
1995	270,080	10,715	4.1%
2000	281,841	11,161	4.1%
2008	307,614	25,773	9.1%

Source: U.S. Census Bureau (1960, 1965, 1970, 1975, 1980, 1990, 2000)
California Department of Finance (1985, 1995, 2008)

2. Tenure, Vacancy and Structure Types

Tenure

Housing tenure refers to whether a household rents or owns the residential unit in which it lives. Whether a household rents or owns depends on many factors such as housing cost (including interest rates, economics, land supply, and development constraints), the availability of different housing types (i.e., single-family versus multifamily units), housing availability, income, job availability, and consumer preference.

The housing policies in the San Jose 2020 General Plan promote a reasonable balance of rental and ownership housing and an adequate supply of rental housing for Low and Moderate-Income families. In 1975, the owner to renter ratio was about 65:35; by 1980, the ratio of homeowners relative to renters had fallen to 62:38. The ratio between owner-occupied and renter-occupied units remained generally the same between 1990 and 2000. Of 276,598 households (occupied housing units) in 2000, 62% were owner-occupied units and 38% were renter-occupied as shown in Table II-9.

Table II-9.

HOUSING UNITS BY TENURE: 1990 vs. 2000

Tenure	1990		2000	
	# of Units	Percent of Total	# of Units	Percent of Total
Total-Occupied	250,218	100.0%	276,598	100.0%
Owner-Occupied	153,357	61.3%	170,950	62.0%
Renter-Occupied	96,861	38.7%	105,648	38.0%
Vacant	9,147	3.5%	5,243	1.9%
Total Housing Units	259,365	100%	281,841	100%

Source: U.S. Census Bureau, 1990 Census (STF1), 2000 Census

Tenure by Structure Type

Table II-10 presents the number of households by tenure and structure type. In 2000, 78.5% of owner-occupied households were living in single-family detached housing while 60.5% of renter-occupied households lived in structures containing three or more units. However, General Plan policies that encourage compact, efficient infill development near existing employment centers and transit routes have resulted in a large increase of higher-density multifamily housing and a decline in the development of new single-family homes. Recent residential development has reflected a trend towards increasing density. Much of this higher density residential development has been concentrated in urban infill locations, particularly along the transit-oriented development corridors and in the downtown area. As a result, the ratio of single-family to multi-family units has seen a continuing shift toward multi-family units since 1975. This trend is expected to continue as land use policies in the General Plan support and encourage higher density development, and developers will continue to develop at higher densities in order to justify high land costs in San Jose.

Table II-10.

TENURE BY STRUCTURE TYPE : 2000

Structure Type	Owner-Occupied (OO) Housing Units	Percent of OO Total	Renter-Occupied (RO) Housing Units	Percent of RO Total	TOTAL
Single-Family Detached	133,803	78.3%	26,450	25.0%	160,253
Single-Family Attached	17,820	10.4%	9,297	8.8%	27,117
2-Unit Structure	857	0.5%	4,758	4.5%	5,615
3 or 4-Unit Structure	3,175	1.9%	13,860	13.1%	17,035
5 or more Unit Structure	5,615	3.3%	50,097	47.4%	55,712
Mobile Homes	9,277	5.4%	1,079	1.0%	10,356
Other	278	0.2%	51	0.05%	329
TOTAL	170,825	100.0%	105,592	100.0%	276,417

Source: U.S. Census Bureau, 2000 Census (SF3, Table H32.) Numbers may not sum due to rounding

Vacancy

A vacancy rate of 5% is widely considered to be the “natural” vacancy rate, which is assumed to provide adequate flexibility in the housing market. The natural vacancy rate indicates that there is sufficient choice of households seeking units and that occupancy rates are high enough to encourage new construction in response to anticipated demand.

Rapid growth in San Jose in recent decades has created a large demand for housing, and as a result, the overall vacancy rates have declined. In 1975, the U.S. Census showed a 5.6% vacancy rate in San Jose; by 1980, the vacancy rate had dropped to 3.2%. Since 1980, the overall vacancy rate remained in the range of one to four percent. 2006 ACS data show San Jose’s overall vacancy rate at 3.6%, with 10,750 vacant units of a total of 301,578 housing units.

Table II-11.

STRUCTURE TYPE BY OCCUPANCY STATUS: 2000

Structure Type	Occupied Housing Units	Vacant Housing Units	TOTAL	Vacancy Rate
Single-Family Detached	160,253	1,709	161,962	1.0%
Single-Family Attached	27,117	443	27,560	1.6%
2-Unit Structure	5,615	136	5,751	2.3%
3 or 4-Unit Structure	17,035	368	17,403	2.1%
5 or more Unit Structure	55,712	2,299	58,011	4.0%
Mobile Homes	10,356	302	10,658	2.8%
Other	329	32	361	8.9%
TOTAL	276,417	5,289	281,706	3.2%

Source: U.S. Census Bureau, 2000 Census (SF3), Tables H31, H32.

Between 2006 and 2008, the California Department of Finance estimated that the vacancy rate has decreased to 1.8% for San Jose. As a result of low vacancy rates, rents have increased significantly in the City for the last several years, and are now approaching the rental rates reached in 2001 before the post dot-com economic recession. This low vacancy rate is not unique to San Jose alone, as the tight housing market in San Jose and Santa Clara County as a whole has created vacancy rates which varied between 1.0% and 3.6% over the past several years. The average vacancy rate for Santa Clara County is 3.8% according to 2008 Department of Finance estimates.³

3. Structural Age

The age of structures in San Jose corresponds to the growth trends of the City in which 80% of all structures were built after 1960 (see Table II-12). This relatively new housing stock is dominated by single-family, ranch-style homes that give San Jose its distinctive suburban character. The older structures are more frequently found near the original core of the City, or older outlying communities that

³ State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2008, with 2000 Benchmark. May 2008.

were subsequently annexed, such as Alviso. As would be expected, such older structures are more prone to physical deterioration. Specific issues related to physical deterioration are discussed in Section 6 "Substandard Housing".

Table II-12.

AGE OF HOUSING STOCK: 2007

Year Structure Built	Number of Housing Units	Percent of Total
2000 to 2007	25,543	8.4%
1990 to 1999	28,808	9.5%
1980 to 1989	41,557	13.7%
1970 to 1979	80,156	26.5%
1960 to 1969	69,369	22.8%
1950 to 1959	33,463	11.0%
1940 to 1949	10,667	3.5%
1939 or earlier	14,778	4.9%
TOTAL	307,249	100.0%

Source: City of San Jose Building Division (2000-2007 time period only)
 U.S. Census Bureau, 2000 Census (SF3), Table H34 (all other time periods)

4. Mobile homes

Due to their lower cost, mobile homes provide an important and significant source of affordable housing in San Jose. As enumerated in the 1990 Census, there were 11,743 mobile homes in San Jose. By 2000, the number of mobile home spaces had decreased slightly to 10,658, with an estimated resident population of 23,767 persons. Table II-13 describes the number and distribution of mobile homes and permanent residents by City Council District as of 2006.

Table II-13.

MOBILE HOME HOUSING BY COUNCIL DISTRICT: 2006

Council District	Number of Parks	Number of Spaces	Number of Residents
1	1	111	248
2	7	1,831	4,083
3	5	420	937
4	11	2,676	5,967
5	4	275	613
6	5	800	1,784
7	19	2,998	6,686
8	4	745	1,661
9	0	0	0
10	2	729	1,626
TOTAL	58	10,585	23,605

Source: 2000 U.S. Census Bureau, 2006 City Survey Census, City of San Jose Department of Housing (resident data, estimated from average household size)

From 1999 to 2006, the overall number of mobile home parks decreased by one and the number of mobile home spaces decreased by 1,060. The number of residents remained approximately the same, with a slight decrease in population from 24,117 in 1999 to 23,605 in 2006. While there were increases and decreases in the number of mobile home spaces across the City in general, the most noticeable change occurred in Council District 7 as a result of new residential development. By 2004, 818 mobile home spaces were replaced with approximately 830 newly approved residential units, with approximately 200 units being affordable.

5. Substandard Housing

While San Jose’s housing stock is relatively new, approximately 25,000 housing units were built prior to 1950. Age alone, however, is not an indicator of the presence or absence of substandard housing. Structural decay, the lack of some or all plumbing facilities, and overcrowding are characteristics which provide better indicators of substandard housing.

In 2006, 693 units in San Jose (or 0.2% of total dwelling units) did not have complete plumbing facilities. (See Table II-14). Owner-occupied units comprised 207 of the total units, while rental units comprised 486 units with incomplete plumbing.

Table II-14.

COMPLETENESS OF PLUMBING BY TENURE

Status of Plumbing Facilities	Owner-Occupied Housing Units	Renter-Occupied Housing Units	TOTAL
Complete Plumbing	179,311	110,824	290,135
Lacking Complete Plumbing	207 (0.1%)	486 (0.4%)	693 (0.2%)
TOTAL	179,518	111,310	290,828

Source: U.S. Census Bureau, 2006 American Community Survey

Additionally, 1,085 units (0.4% of total dwelling units) lacked a complete kitchen, 191 of which were owner-occupied and 894 were rental units. However, many of these units are expected to overlap with those without complete plumbing facilities. Overall, the number of substandard housing units in San Jose due to incomplete plumbing and kitchen facilities comprises a relatively small percentage of the City’s total housing stock.

Table II-15.

COMPLETENESS OF KITCHEN FACILITIES BY TENURE

Status of Kitchen Facilities	Owner-Occupied Housing Units	Renter-Occupied Housing Units	TOTAL
Complete Kitchen Facilities	179,327	110,416	289,743
Lacking Kitchen Complete Facilities	191 (0.1%)	894 (0.8%)	1085 (0.4%)
TOTAL	179,518	111,310	290,828

Source: U.S. Census Bureau, 2006 American Community Survey

In addition to the Census information, the American Housing Survey and the City's Neighborhood Revitalization Strategy provide some insight regarding the physical condition of San Jose's housing stock. The information provided in Tables II-16 and II-17 below reflects results from the most recent American Housing Survey (AHS) performed in 1998, and provides detailed information on the condition of housing in San Jose. (Because the survey has not been updated since 1998, results from the AHS are the same as that provided in the City of San Jose's Housing Element adopted in 2003). The AHS includes data on severe and moderate physical problems for categories such as plumbing, electricity, and general upkeep. The survey identified 2,700 units in San Jose with severe physical problems, and 9,500 units with moderate physical problems (see Tables II-16 and II-17). The total 12,200 units represent 4% of the housing stock in San Jose.

Table II-16.

HOUSING UNITS WITH SEVERE PHYSICAL PROBLEMS

Problem Area	Units	Type of Problem
Plumbing	1,700	Lack of hot or cold piped water, flush toilets, or both bathtub and shower inside the structure for exclusive use of the unit.
Heating	500	Having been uncomfortably cold last winter for at least 24 hours because heating equipment broke down at least three times for six hours each time.
Electric	100	Having no electricity or all of the following problems: exposed wiring; a room with no working wall outlet; or three blown fuses or tripped circuit breakers in the last 90 days.
Upkeep	300	Having any of five of the following six upkeep problems: water leaks from the outside (e.g., from the roof, basement, windows, or doors); holes or open cracks in walls or ceilings; more than 8" by 11" of peeling paint or broken plaster; or signs of rats or mice in the last 90 days.
Hallways	100	Having all of the following problems in public areas: no working light fixtures; loosing or missing steps; loose or missing railings; and no elevator.
TOTAL	2,700	Total number of units with severe physical problems.

Source: American Housing Survey 1998

Table II-17.

HOUSING UNITS WITH MODERATE PHYSICAL PROBLEMS

Problem Area	Units	Type of Problem
Plumbing	1,000	All toilets have broken down at least three times in the last three months.
Heating	500	Having vented gas, oil, or kerosene heaters as the primary heating equipment.
Upkeep	5,600	Having any three or four of the Upkeep problems listed in the Severe Physical Problems list.
Hallways	1,000	Having any three or four Hallway problems listed in the Severe Physical Problems list.
Kitchen	1,400	Lacking a kitchen sink, refrigerator, or burners inside the structure for the exclusive use of the unit.
TOTAL	9,500	Total number of units with moderate physical problems.

Source: American Housing Survey 1998

In 1996, the City of San Jose conducted a citywide survey of neighborhood conditions to gather data for the Neighborhood Revitalization Strategy. Field surveys were conducted in over 400 neighborhoods in the City to assess the physical condition of the housing stock and other characteristics. While the survey did not identify the number of substandard units, it provides an idea of the location of rehabilitation needs throughout the City. The survey found that about two-thirds of the City's neighborhoods were in good to excellent condition. The main concentration of the neighborhoods with the most need for assistance is in Council Districts 3, 5, and 7. This is not surprising given that the City's oldest housing stock is located in these Council Districts.

6. Overcrowding

The Census defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding is strongly related to household size, particularly for large households and especially very large households and the availability of suitably sized housing. Overcrowding impacts both owners and renters; however, renters are generally more significantly impacted.

Overcrowding is the primary contributor to substandard housing in San Jose. Although this situation may occur voluntarily, it more often arises when families cannot find adequate housing at prices they can afford, forcing multiple families to live under one roof. Additionally, overcrowding bears a close relationship to the physical condition of a unit since it subjects the physical structure to a greater intensity of use. Thus, overcrowding is both a symptom of an inadequate supply as well as a contributory cause of substandard housing. According to the 2006 American Community Survey, 8.1 percent of all occupied housing units (23,530 units) could be classified as overcrowded (See Table II-18). This is about half the percentage found in 1990 (14.9%). About 66% of all overcrowded units in San Jose are renter occupied. Potential resources and programs to address these problems are discussed in Chapter X.

Table II-18.

PERSONS PER ROOM BY TENURE: 2006

Persons per Room	Owner-Occupied (OO) Housing Units	Percent of OO Total	Renter-Occupied (RO) Housing Units	Percent of RO Total	TOTAL
Less than 0.50	106,774	59.5%	49,868	44.8%	156,642
0.51 to 1.00	64,802	36.1%	45,854	41.2%	110,656
1.01 to 1.50	6,600	3.7%	11,143	10.0%	17,743
1.51 to 2.00	1,196	0.7%	4,172	3.7%	5,368
2.01 or More	146	0.1%	273	0.2%	419
Overcrowded Units*	7,942	5%	15,588	14%	23,530
TOTAL	179,518	100.0%	111,310	100.0%	290,828

Source: U.S. Census Bureau, 2006 American Community Survey

*Overcrowding is defined by more than 1 person per room.

D. DEMOGRAPHIC DATA CONCLUSIONS

Over the last 30 years, San Jose has been widely recognized as one of the primary growth centers in the country. The incorporated population, living in 176 square miles, makes San Jose the third largest city in California and the 10th largest city in the United States. The growth rate has stabilized since the period of rapid growth in the 1960s and 1970s and has remained stable since the 1980s. Growth is projected to continue in San Jose, with the population expected to reach the one million mark by 2010 or earlier. Long-term population projections show that San Jose will grow by at least another 400,000 people by the year 2040.

Still predominantly suburban in nature, and largely characterized by single-family detached homes, the City has also shown a trend toward a more urban form. Housing density has increased, as demonstrated by the increasing number of townhouse and condominium projects being constructed in San Jose. City policies encouraging infill development and intensification along transit corridors and near job centers promote this transition. For example, the Downtown Strategy 2000 and North San Jose Area Development Policy are efforts to add more than 40,000 new housing units in the City's major job centers and transit nodes (refer to Chapter VI - Planned Housing Supply). Together with General Plan policies that encourage high-density housing within walking distance of planned BART stations, San Jose is implementing smart growth principles and promoting a more urban living environment supported by transit, jobs, and neighborhood services.

The population and style of living have also been changing. Recent construction trends indicate a majority of new housing is in the form of multi-family units rather than single-family detached residences. Demographic data also illustrate a growing number of senior citizens and persons under 35 years of age in the population. These households are less likely to desire or be able to afford a standard, detached single-family dwelling. Overcrowding has more than doubled to 14.9% over the last 10 years and most overcrowded units are rental units. Therefore, more multi-family rental housing, including larger family apartments, will be needed to serve these needs. Assuming a finite supply of land and an

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increasing population, the result would be the continuation of a trend toward increasing density of development and the recycling of developed properties to high-density residential in mixed-use configurations. Overall, a small percentage of the City's housing stock lacks plumbing and kitchen facilities. However, the most pressing housing issue in San Jose is the insufficient supply of affordable units for households across income categories. The housing programs described in this Appendix and in the implementation section of the General Plan will be applied to address this and the City's other housing needs.

III. ASSESSMENT OF CURRENT AND PROJECTED HOUSING NEED

A. LEVEL OF PAYMENT COMPARED TO ABILITY TO PAY

1. Price of Housing

Housing prices in San Jose, as in the Bay Area generally, are among the highest in the country. However, market rate sale prices for both new and resale homes indicate that San Jose remains a provider of lower cost housing in Santa Clara County relative to other cities (see Table III-1).

Table III-1.

SINGLE-FAMILY HOUSING SALES IN SANTA CLARA COUNTY: 2008-2009

City	January 2008			January 2009			Percent Change (Sales Price)
	Number of Sales	Median Sales Price	Days on Market	Number of Sales	Median Sales Price	Days on Market	
Campbell	10	\$799,900	46	14	\$549,950	59	-31%
Cupertino	8	\$1,161,444	94	9	\$1,291,000	34	11%
Gilroy	13	\$575,000	93	48	\$350,000	62	-39%
Los Altos	13	\$1,880,000	23	7	\$1,620,000	73	-14%
Los Altos Hills	3	\$2,900,000	90	1	\$3,900,000	122	34%
Los Gatos	16	\$1,712,500	26	9	\$1,672,500	60	-2%
Morgan Hill	8	\$689,975	98	15	\$555,000	77	-20%
Milpitas	11	\$595,000	74	18	\$447,500	53	-25%
Mountain View	4	\$1,012,500	29	6	\$873,450	67	-14%
Palo Alto	13	\$1,800,000	15	12	\$1,372,500	44	-24%
Saratoga	19	\$1,486,500	62	2	\$858,100	27	-42%
Santa Clara	17	\$660,000	42	19	\$595,000	80	-10%
San Jose	182	\$664,444	62	379	\$415,000	67	-38%
Sunnyvale	16	\$766,500	30	28	\$589,500	46	-23%

Source: Santa Clara County Association of Realtors 2009

Owner Occupied

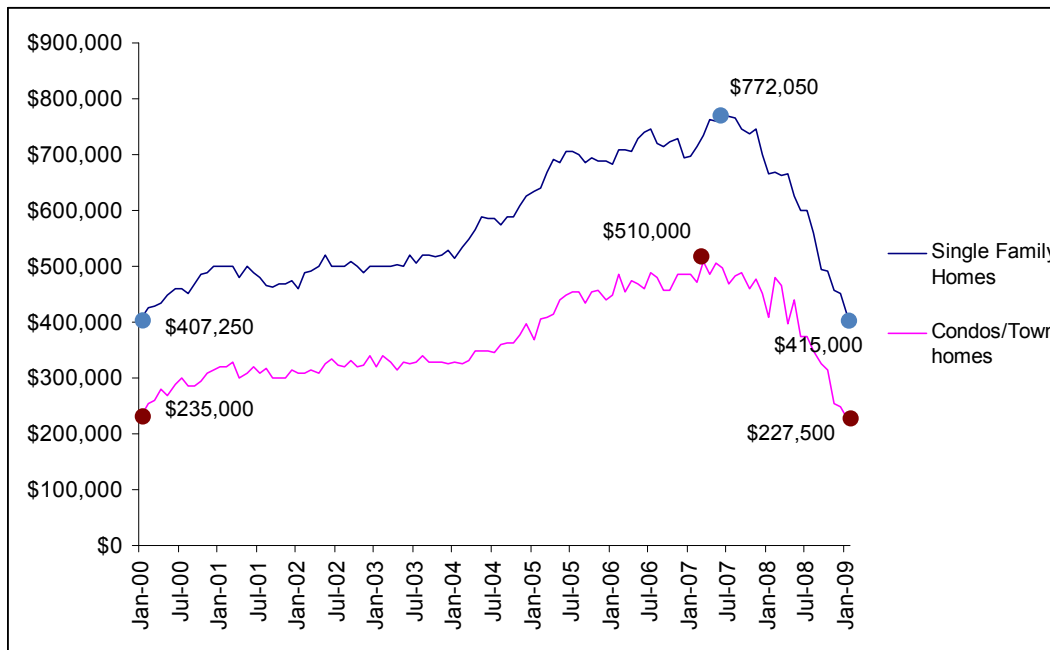
During the decade from 1997 to 2007, San Jose experienced a significant increase in housing values. From January 2000 to its peak in June 2007, the median price of a single-family home nearly doubled from \$407,250 to \$772,050, a 9 percent annual increase. The median price of condominiums experienced an even greater jump of 117 percent from January 2000 (\$235,000) to the March 2007 peak (\$510,000), an 11 percent annual increase. (See Chart III-1 below)

However, the subprime mortgage crisis began to impact housing markets across the country in 2007, and San Jose was no exception. The subsequent downturn in the housing market has been characterized by a jump in home foreclosures across the country because families and households who had adjustable rate mortgages could no longer make their monthly payments. Since their respective peaks in 2007, the median price of single-family homes in San Jose has dropped 46 percent to \$415,000, and 55 percent for condominiums/townhomes to \$227,500 as of August 2008. Condos and townhomes have not held their value as well as single-family homes in the current market downturn.

A decline in the sales price may indicate more opportunities for homebuyers to purchase a home where previously they could not afford to do so. On the other hand, the decline may falsely suggest a systemic shift in greater housing affordability in San Jose. Many of the homes recently sold in San Jose are foreclosed properties with significant neglect. These homes are purchased at a discount, often by investors. The true price of such homes for non-investors would require that the costs of repairs and rehabilitation be included into the purchase price, which could be a significant added cost. Thus, despite the apparent decrease in the prices of homes sold, a need for affordable housing persists in San Jose. It is important to note that the collapse of the housing market was caused largely by exotic mortgage products marketed under the guise of making homeownership affordable in high cost areas.

Chart III-1.

**Median Housing Prices in the City of San Jose:
January 2000 through January 2009**



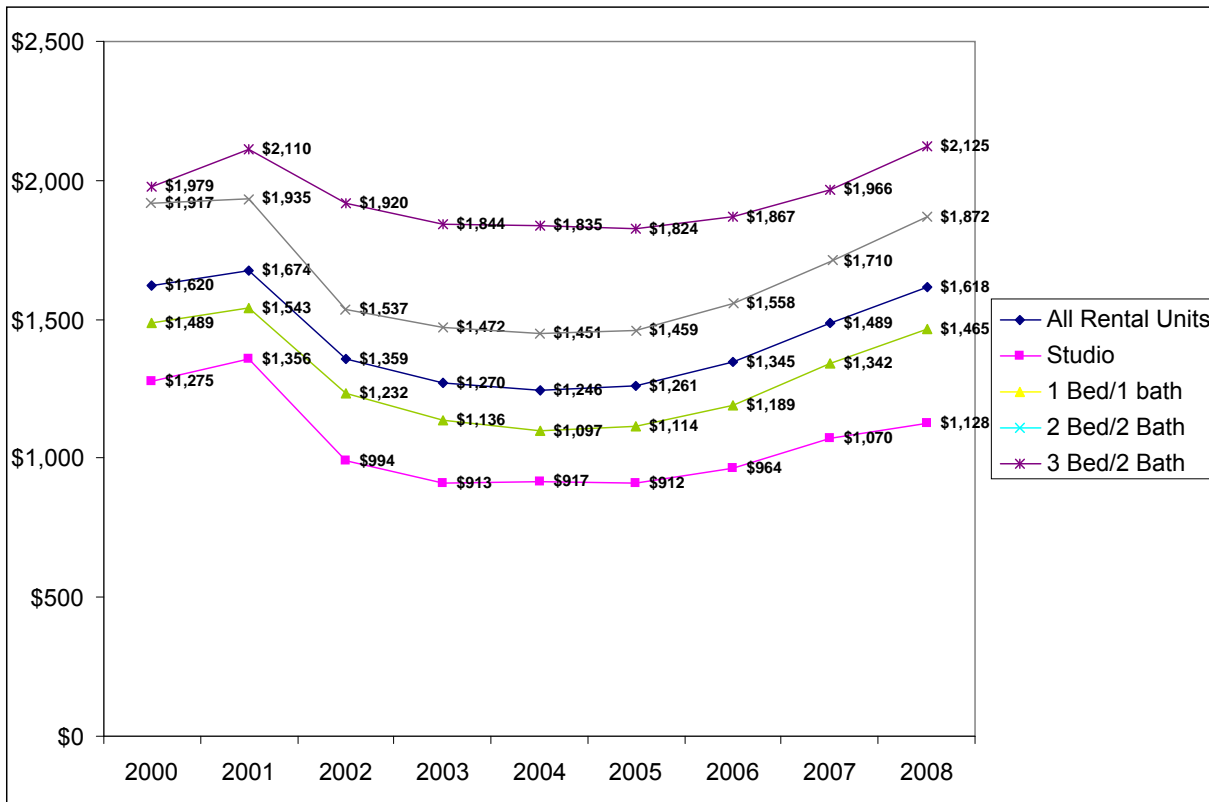
Source: Santa Clara County Association of Realtors, August 2008

Renter Occupied

Like the ownership market, the City of San Jose’s rental market has also been one of the nation’s most expensive. However, while the prices of single-family homes and condos increased steadily since 2000 and peaked in 2007, rental rates peaked in the first quarter of 2001 and subsequently experienced a significant drop that corresponded to the economic recession associated with the dot com bust. (See Chart III-2). Rents began to increase again in 2004-05 and, in the 3rd quarter of 2008, were approaching their 2001 peaks. This pattern of rental rates (peak, trough, and recovery) holds true for all rental unit sizes. Indeed, rents have continued to increase in spite of – or because of – the downturn in the owner-occupied housing market in 2007 combined with the lack of apartment construction in recent years, as households who have had their homes repossessed often turn to apartments as their next housing option. Average rental rates increased 6.6 percent in the third quarter 2008 from one year ago, and 28% overall percent in the last four years.

Chart III-2.

Rents for Single Family Homes and Condominium/Townhomes in San Jose between 2000 and 2008



Source: RealFacts. Rental rates from 2001 to the 3rd quarter, 2008

Housing Burden

The high cost of housing in San Jose has created a significant housing cost burden for both renters and homeowners. The widely accepted standard of “housing burden” is when a household spends more than 30 percent of its household income on housing costs.⁴ According to the 2006 ACS, 46 percent (81,699 households) of all San Jose homeowners experience a housing burden. (See Table III-2 below). Not surprisingly, the incidence of housing burden increases as income decreases. This is especially true for households who make less than \$75,000 annually in 2006 dollars. For example, in 2006, 60 percent of households earning between \$50,000 and \$74,999 experienced a housing burden, while 83 percent of households making less than \$20,000 had a housing burden.

Renters also experience a high rate of housing burden. Forty eight percent of all renters spend more than 30 percent of their income on rents (53,205 households). Like homeowners, lower income renters have a disproportionately higher rate of housing burden relative to all renters. For example, 78 percent of renters making less than \$20,000 have a housing burden, while 91 percent of households in the \$20,000-\$34,999 category pay excessive rent.

Table III-2.

**OWNERSHIP HOUSING AFFORDABILITY IN 2006:
PERCENT OF INCOME SPENT ON MONTHLY OWNER COSTS IN SAN JOSE**

Income Spent	Less than \$20,000		\$20,000 to \$34,999		\$35,000 to \$49,999		\$50,000 to \$74,999		\$75,000 or more		Total	
	#	%	#	%	#	%	#	%	#	%	#	%
Less than 20%	863	8.0%	2,477	20.2%	3,983	28.2%	7,091	24.2%	42,042	37.5%	56,456	31.6%
20 to 29%	955	8.9%	1,981	16.1%	1,343	9.5%	4,567	15.6%	31,414	28.0%	40,260	22.6%
30% or more	8,929	83.1%	7,810	63.7%	8,803	62.3%	17,592	60.1%	38,565	34.4%	81,699	45.8%
TOTAL	10,747	100%	12,268	100%	14,129	100%	29,250	100%	112,021	100%	178,415	100%
Median Monthly Ownership Costs												
with Mortgage			\$2,683									
without Mortgage			\$486									

Source: US Census, American Community Survey 2006

⁴ 30 percent of gross income is the level that governmental agencies often consider the limit of affordability.

Table III-3.

**RENTAL HOUSING AFFORDABILITY IN 2006:
PERCENT OF INCOME SPENT ON GROSS RENT IN SAN JOSE**

	Less than \$20,000		\$20,000 to \$34,999		\$35,000 to \$49,999		\$50,000 to \$74,999		\$75,000 to \$99,999		\$100,000 or More		Total Renters
Less than 20%	422	1.6%	99	0.6%	1,156	7.1%	4,395	22.8%	4,287	37.9%	16,302	80.3%	26,661
20 to 25%	364	1.4%	359	2.0%	1,258	7.8%	4,777	24.8%	3,685	32.6%	2,642	13.0%	13,085
25 to 30%	1,636	6.2%	655	3.7%	3,472	21.4%	3,952	20.5%	2,164	19.1%	945	4.7%	12,824
30 to 35%	997	3.8%	1,451	8.1%	3,770	23.3%	2,946	15.3%	664	5.9%	0	0.0%	9,828
35% or more	19,485	74.0%	14,839	82.7%	5,895	36.4%	2,791	14.5%	367	3.2%	0	0.0%	43,377
Not computed	3,416	13.0%	534	3.0%	653	4.0%	380	2.0%	141	1.2%	411	2.0%	5,535
TOTAL	26,320	100%	17,937	100.0%	16,204	100%	19,241	100%	11,308	100%	20,300	100%	111,310
Median Monthly Rent			\$1,190										

Source: US Census, American Community Survey 2006

As expected, the lower the income, the higher the incidence of housing burden. The fact that nearly 50 percent of all households (or 134,904 households) in the City in 2006 experienced a housing burden points to the need for homes affordable across all income categories, and especially for lower-income households.

B. HOUSING ASSISTANCE NEEDS OF LOWER INCOME HOUSEHOLDS

In addition to housing burden, substandard living conditions including overcrowding and deteriorated physical conditions add to the overall housing need. Table 20 below uses 2000 Census data specially tabulated from the Comprehensive Housing Affordability Strategy (CHAS) in order to assess impacts to households in four specific income categories: Extremely Low- (ELI), Very Low- (VLI), low- (LI), and moderate (MOD) and above-moderate (Above MOD). These income categories are set at a percentage of the Area Median Income (AMI), and are as follows: ELI (0 - 30% of AMI); VLI (31 - 50% of AMI); LI (51 - 80% of AMI); MOD (81 - 95% of AMI); and Above MOD (greater than 96% of the median). Under those standards, MOD is considered to be 81-120% of the area median and Above Moderate Income is above 120%.

Although CHAS uses an older data set than the 2006 American Community Survey used to determine housing burden in Tables III-2 and III-3 above, CHAS usefulness lies in its ability to categorize housing needs by the specific income categories used in ABAG's Regional Housing Needs Allocation. This information allows the City to further understand the families who most need housing assistance. According to CHAS (Table III-4), in 2000, 45 percent of all households in San Jose had a housing

problem (defined as housing burden, overcrowding, or incomplete kitchen or plumbing facilities). Of the total number of 124,187 households in San Jose with a housing problem in 2000, 56 percent were LI, VLI, or ELI, yet these groups constitute only 34 percent of the City’s entire population. It can therefore be concluded that lower-income households experience a significantly disproportionate number of housing problems.

Table III-4.

HOUSEHOLDS WITH HOUSING PROBLEMS IN SAN JOSE*: 2000

Income Category	Owner		Renter		Total Households	Total Households with Housing Problems
	Owner Households	Owner Households with Housing Problems	Renter Households	Renter Households with Housing Problems		
Extremely Low (0-30%)	10,755	7,808 (73%)	22,684	18,714 (83%)	33,439	26,522 (79%)
Very Low (31-50%)	12,489	7,718 (62%)	17,219	14,877 (86%)	29,708	22,595 (76%)
Low (51-80%)	15,167	9,419 (62%)	14,754	10,579 (72%)	29,921	19,998 (67%)
Moderate & Above Moderate (> 80%)	132,419	38,534 (29%)	50,887	16,538 (33%)	183,306	55,072 (30%)
TOTAL	38,411	24,945 (65%)	54,657	44,170 (81%)	276,304	124,187 (74%)

Source: Comprehensive Housing Affordability Strategy (CHAS), based on 2000 Census

* Housing problems include housing burden, overcrowding, and units with substandard physical conditions

Table III-5 shows the changes in average household income citywide between 1990 and 2006. The Citywide average income rose 23% from \$74,813 in 2000 to \$92,081 in 2006. The per capita income rose from \$26,697 to \$30,794 during the same period.

Table III-5.

INCOME TRENDS IN SAN JOSE: 1990-2006

Income	1990	2000	2006	Percent Change	
				1990-2000	2000-2006
Citywide Income	\$52,091	\$74,813	\$92,081	44%	23%
Per Capita Income	\$16,905	\$26,697	\$30,794	58%	15%

Source: U.S. Census Bureau, 1990 Census (STF3), 2000, 2006 American Community Survey

C. AFFORDABILITY LEVELS AND INCOME LIMITS

In May 2008, ABAG finalized the 2007-2014 RHNA goals for the Bay Area. As previously indicated, San Jose’s total allocation is 34,271 units, composed of 3,876 ELI units, 3,875 VLI units, 5,322 LI units,

6,198 MOD units, and 15,450 Above MOD units. Of the total allocation, 57 percent of the unit goals are affordable units. Forty (40) percent of the total need is for LI units or lower, up from 30 percent in the 1999-2006 RHNA total.

The City’s Housing Department continues to administer programs that provide assistance in facilitating the production of Very Low-, Low- and Moderate-Income housing, rehabilitation, and preservation of the existing affordable housing supply. The Housing Department uses the California Housing and Community Development’s (HCD) household income limits published annually. Table III-6 gives those income limits for 2008. These income levels are adjusted for two variables – income levels and household sizes – using a 4-person household earning a median income (i.e., 100% of area median income) as the baseline.

Table III-6.

CALIFORNIA STATE HOUSEHOLD INCOME LIMITS

Income Category	Persons Per Household					
	1	2	3	4	5	6
Extremely-Low	\$22,300	\$25,500	\$28,650	\$31,850	\$34,400	\$36,950
Very-Low	\$37,150	\$42,450	\$47,750	\$53,050	\$57,300	\$61,550
Lower-Income	\$59,400	\$67,900	\$76,400	\$84,900	\$91,650	\$98,450
Median Income	\$73,850	\$84,400	\$95,000	\$105,500	\$113,900	\$122,400
Moderate-Income	\$88,600	\$101,300	\$113,900	\$126,600	\$136,728	\$146,856

Source: 2008 State Department of Housing and Community Development (HCD)

Affordable Rental Rates

The affordability rental levels shown in Table III-7 are derived from the 2008 HCD income limits. Rents are based on 30% of monthly income, minus an allowance for basic utilities. The following table shows the maximum rents in 2008 by income level and household size. However, it should be noted that in affordable housing developments that have been operating for several years, the rents charged are often less than the maximum allowed. The City’s rental programs do not include development of moderate-income units, since those rents are equal to or exceed unrestricted market rents.

Table III-7.

AFFORDABILITY LEVELS FOR RENTAL UNITS

Income Category	Persons					
	1	2	3	4	5	6
30% AMI (ELI)	\$558	\$638	\$716	\$796	\$860	\$924
50% AMI (VLI)	\$929	\$1,061	\$1,194	\$1,326	\$1,433	\$1,539
60% AMI (LI)	\$1,109	\$1,266	\$1,425	\$1,583	\$1,709	\$1,836
80% AMI (LI)	\$1,485	\$1,698	\$1,910	\$2,123	\$2,291	\$2,461

Source: 2008 State Department of Housing and Community Development (HCD)

Affordable Home Purchase Prices

Affordable home-purchase prices for 2008 are shown below for Low- (80% of AMI) and Moderate-Income households (at 120% of AMI) based on HCD’s 2008 income limits. Extremely Low- and Very Low-Income levels are not shown since it is unlikely that households at these income levels could purchase real property in San Jose without substantial subsidy from the City or some other source. Additionally, the incomes of ELI and VLI households make it difficult to create a sustainable model of homeownership when the additional costs of home repair and maintenance are considered. The goal is not only to get families into a home but for them to be able to afford to stay there. Routine and especially unanticipated maintenance needs can be expensive and are not subsidized. These expenses may comprise a significant proportion of an ELI/VLI family’s income, rendering them either unable to upkeep their homes or to make their mortgage payments. Finally, non-home expenses or events (such as automobile maintenance, childcare, job loss etc.) may severely impact a family’s ability to afford homeownership, initially or over the long-term. The following assumptions were used to generate the maximum sales prices in Table III-8 below:

1. Buyer makes a 5% down payment.
2. Housing ratio of 35% of gross income.
3. \$300/month homeowner association dues.
4. 6.5 % interest rate.
5. The first mortgage is a 30-year fixed-rate note.
6. There is no silent-second mortgage from the City or any other source.

Table III-8.

MAXIMUM HOME PURCHASE PRICE FOR LOW- & MODERATE INCOME HOUSEHOLDS

Income Category	Persons Per Household					
	1	2	3	4	5	6
Low-Income (80% AMI)	\$225,000	\$265,000	\$300,000	\$340,000	\$370,000	\$405,000
Moderate-Income (120% AMI)	\$355,000	\$415,000	\$470,000	\$530,000	\$575,000	\$620,000

Source: City of San Jose Department of Housing 2008

To the extent that silent-second mortgages can be provided by the City or another source, or that the homebuyer can obtain a Mortgage Credit Certificate, the purchasing power shown in the table above would be increased. Chapter 10 discusses the second mortgage programs available to increase the purchasing power of LI and MOD families.

D. HOUSING ASSISTANCE NEEDS OF SPECIAL DEMOGRAPHIC GROUPS**1. Elderly**

The 2000 Census showed that there were 73,860 persons over the age of 65 living in San Jose, accounting for 8.3% of the City's population. Of those people, 33,527 were head of households (see Table III-9). Of those elderly households, 6,042 owner-occupied households and 5,688 renter households paid more than 30 percent of their income on housing. This translates into an estimated 25% of all elderly owner-occupied households and 63% of all elderly rental households paying more than 30 percent of their income on housing.

Table III-9.

**PORTION OF INCOME SPENT ON HOUSING IN 2000:
ELDERLY (65+) HOUSEHOLDS IN SAN JOSE**

Percent of Household Income	Owner-Occupied (OO) Housing Units	Percent of OO Total	Renter-Occupied (RO) Housing Units	Percent of RO Total	TOTAL
Less than 20%	14,885	60.8%	1,568	17.3%	16,453
20% to 24%	2,199	9.0%	530	5.9%	2,729
25% to 29%	1,351	5.5%	1,264	13.9%	2,615
30% to 34%	1,024	4.2%	1,094	12.1%	2,118
35% or More	5,018	20.5%	4,594	50.8%	9,612
TOTAL	24,477	100.0%	9,050	100.0%	33,527

Source: U.S. Census Bureau, 2000 Census (STF3 – Tables H96/H71)

The City is committed to facilitating the production of senior housing. These developments typically target seniors earning 40-60% of the median income. However, many senior citizens, due to their fixed income, need Extremely Low-Income housing. The City has 36 affordable senior housing developments providing 3,146 dwelling units targeted to lower-income seniors.

There is a need for shared and assisted senior housing in San Jose. Senior citizens who own their homes may have difficulty when non-housing expenses increase and their fixed income does not cover expenses. When senior homeowners find themselves in economic trouble, home maintenance is often deferred. As a result, a significant portion of the participants in the Housing Department's housing rehabilitation programs have been senior citizens.

The Housing Department is largely funded through the City's 20% tax increment dollars generated from redevelopment project areas. As a result, the Housing Department complies with the State's Health and Safety Code Section 33334.4(b) regarding the proportion of 20% funds that the Housing Department can spend on senior housing. Previously, State redevelopment law required that the allocation of 20% funds on senior housing be no greater than the proportion of seniors to the overall population, where "senior" is defined as persons of age 65 years or older. In 2005, the City of San Jose successfully amended the law to require that 20% funds be "available to all persons regardless of age in *at least the same proportion as the number of low-income households with a member under age 65 years bears to the total number of low-income households of the community* as reported in the most recent census of the United States

Census Bureau.” In other words, 20% Funds for age-restricted senior housing is now capped at the proportion of low-income seniors relative to the total low-income population.

According to the 2000 Decennial Census, low-income seniors comprised 24.2 percent of the total low-income household population. Therefore, as required by current law, a maximum of 24.2 percent of the 20% funds can be allocated to low-income senior housing. Under the previous version of the law, the City was allowed to spend only 8.3% of its 20% funds on senior housing.

As the elderly population continues to increase, it is anticipated that demand for a variety of elderly housing options will also increase. In addition to traditional facilities that offer independent living units, it is likely that demand for intermediate care and assisted living will also increase, as well as demand for facilities offering a full range of living arrangements.

2. Disabled Households

Because they often have lower incomes and special physical or developmental needs, many persons with disabilities face additional housing challenges. In the City of San Jose, the 2000 Census counted 116,437 individuals with a disability ranging in age from 16 to 64, and 45,260 households headed by a person with a disability. Of those households, 11,335 disabled renters and 16,670 disabled homeowners experienced housing problems in 2000.

Furthermore, a special tabulation of the 2000 Census by the Comprehensive Housing Affordability Strategy (CHAS) shows that 1,114 (10%) Low-Income, non-elderly renters with disabilities and 1,369 (8%) Low-Income, non-elderly homeowners with disabilities experienced housing problems in 2000. Additionally, 4,645 (41%) Very Low- and Extremely Low-Income, non-elderly renters with disabilities experienced housing problems in 2000 as well as 3,035 (18%) Very Low- and Extremely Low-Income, non-elderly homeowners with disabilities.

3. Small and Large Rental Family Households

According to the CHAS, in 2000, San Jose had 43,584 small non-elderly households (defined as four or fewer members). Of this total, 17,103 (39%) lower-income small households experienced a housing problem, of which 13,057 households were in the Extremely Low- or Very Low-Income categories and 4,046 households were in the Low-Income category. It was estimated that 14,394 of all lower-income small households paid over 30% of their income for housing costs in 2000 (see Table III-10).

The 2000 CHAS also reported 21,763 large non-elderly households in San Jose (with “large households” defined as five or more members). A total of 12,234 (56%) lower-income large households in San Jose experienced a housing problem. Of these households, 8,965 were considered Extremely-Low or Very Low-Income and 3,269 were Low-Income. It was estimated that 7,751 of these large households paid over 30% of their income for housing (see Table III-10).

Table III-10.

**SMALL AND LARGE RENTAL HOUSEHOLDS
WITH HOUSING PROBLEMS IN THE CITY OF SAN JOSE: 2000**

Income Category	Total Households	Households with any Housing Problem	Households Paying over 30% of Income on Rent
<u>Small Renter Households</u>			
Extremely Low Income	7,470 (17%)	6,708 (28%)	6,193 (37%)
Very Low Income	7,365 (17%)	6,349 (27%)	5,524 (34%)
Low Income	6,139 (14%)	4,046 (17%)	2,677 (16%)
Moderate Income and Above	22,610 (52%)	6,670 (28%)	2,238 (13%)
TOTAL	43,584	23,773	16,632
<u>Large Renter Households</u>			
Extremely Low Income	4,600 (21%)	4,476 (25%)	3,956 (49%)
Very Low Income	4,715 (22%)	4,489 (25%)	2,904 (36%)
Low Income	3,653 (17%)	3,269 (18%)	891 (11%)
Moderate Income and Above	8,795 (40%)	5,945 (32%)	334 (4%)
TOTAL	21,763	18,179	8,085

Source: Department of Housing and Urban Development Special Tabulations, 2000

4. Female-Headed Households

The 2000 Census information indicated that there were 19,768 female-headed single parent households with dependent children under 18 years of age in San Jose. Of these households, 4,226 were below the poverty level. These female-headed households may be a subset of either the small or large family components discussed above.

5. Low-Income Minority Households

CHAS tabulations from the 2000 Census provided by HUD shows that San Jose had 134,725 minority-headed households, 73,386 of whom resided in owner-occupied units and 61,339 in renter-occupied units. Of the owner-occupied minority-headed households, 49% experienced a housing problem, while 68% of the renter-occupied households also experienced a housing problem.

In 2000, 27,224 minority renter-occupied and 10,256 owner-occupied households were Extremely Low- or Very Low-Income. Approximately 9,170 minority renter-occupied and 7,310 owner-occupied households were Low-Income.

6. Homeless

Every two years, the City of San Jose conducts a point-in-time count and survey of its homeless population. During the early morning hours of January 29th and 30th 2007, the City of San Jose, in conjunction with the County of Santa Clara and consultant, Applied Survey Research (ASR), conducted its second Santa Clara County Homeless Count. The count included reports from City shelters on their occupancy and the deployment of volunteers throughout the City to count people sleeping on the streets, parks, vehicles, or in encampments. Based on the findings of both the Countywide homeless count and survey, ASR produced a report providing qualitative and quantitative information on the County’s homeless population.

In order to get a better understanding of the conditions and needs of the City’s homeless population, as well as the changes in the population since the last count, which was completed in 2004, the Housing Department contracted with ASR to canvass all 186 of San Jose’s census tracts during the count and to replicate the previous survey efforts. In all, 716 one-on-one interviews were conducted with homeless residents in San Jose. ASR prepared a second report specifically for the City of San Jose based on the count and survey results of just those homeless individuals found within the City’s boundaries.

According to ASR, the 2007 homeless survey is not a scientifically random survey of all homeless experiences. However, because of the large number of surveys that were collected, the results can be used to inform the community about homelessness in San Jose.

The following provides highlights of the census and survey findings for San Jose:

Number of Homeless People

According to the point-in-time counts, there are a total of 4,309 homeless persons living in San Jose on any given day, just over 600 persons fewer, or an approximately 12% decrease, than the number of homeless persons residing in San Jose in 2005. Based on a formula that takes into account the point-in-time count, as well as the phenomenon that people will cycle in and out of homelessness, an estimated 11,264 individuals in San Jose would be homeless at some point during 2007. We were not able to assess whether there was a change in the annual number of persons who were homeless in San Jose from 2004 to 2007 due to changes in the methodology used to determine the annual estimates and because the 2004 Santa Clara Homeless Count only provided an annual estimate for the entire County and not for individual jurisdictions.

Household Type

The majority of San Jose’s homeless are individuals (88%), while the remaining 12% are living in families. The chart below summarizes the living situation, by household type, of San Jose’s homeless population.

Table III-11.

2007 SANTA CLARA COUNTY HOMELESS SURVEY

Setting	Individuals	Persons in Families	Total Persons	Percentage of Total
Unsheltered	3,087	173	3,260	75.7%
In Emergency Shelters	409	178	587	13.6%
In Transitional Housing	298	164	462	10.7%
Total	3,794	515	4,309	100%

Source: Santa Clara County’s County Homeless Survey, 2007

Length of Homelessness

The length of homelessness represented by survey respondents pointed to a mix of new homeless episodes and long episodes of being homeless. More than one-quarter of the respondents (29%) had been homeless for 2-6 months, 13% had been homeless for 30 days or less, and 12% had been homeless for one to two years. Almost one-third (30%) of the survey respondents had been homeless for two years or longer, while 21% had been homeless for more than three years. Nationally, 30% of the homeless population has been homeless for two years or longer.

Number of Chronically Homeless

Lastly, an important finding from the survey is the portion of the respondents who can be classified as chronically homeless. A chronically homeless person is an individual with a disabling condition who has been continually homeless for one year or more, or has experienced four or more episodes of homelessness within the past three years. For this purpose, a disabling condition can be defined as a physical or mental disability (such as mental illness or Post-Traumatic Stress Disorder), alcohol or drug addiction, HIV/AIDS, chronic health conditions, or a developmental disability. Based on the criteria outlined above, approximately 28% of the respondents can be considered chronically homeless. This figure is higher than the national figure of 23% reported in 2007 Annual Homeless Assessment Report to Congress.

Recent Efforts to End Chronic Homelessness

In early 2007, Santa Clara County Supervisor Don Gage and San Jose Mayor Chuck Reed convened a group of 25 community leaders and charged them with creating a strategy designed to meet the dual challenges of homelessness and a lack of affordable housing in our community. The group of 25 leaders formed the “Blue Ribbon Commission on Ending Homelessness and Solving the Affordable Housing Crisis in Santa Clara County”, and, over the course of nine months, studied the issues and created a vibrant vision to address these important issues. At their final meeting in December, 2007 the Commissioners adopted a solid set of goals and a clear implementation strategy to end homelessness and solve the affordable housing crisis. The strategy became known as Destination: Home, and brings together government and private sector partners to implement the Commission’s recommendations.

Safe, stable places to live, along with the support needed to maintain housing, are seen as the keys to effectively ending homelessness. In order to move towards realizing a shared vision that “everyone has the home they need,” the Blue Ribbon Commission recommended these first steps to end homelessness in Santa Clara County:

- **Improve access to services by creating outreach benefit teams** - The Street Outreach program will provide a consistent and dependable presence on the streets, reach out to homeless persons, gain their trust, and ultimately get them connected to ongoing services and housing.
- **Institutional Outreach and Discharge Planning** – Persons discharged from institutions, such as health care or correctional facilities, often do not have housing facilities available to them. The Institutional Outreach and Discharge strategy will address this problem by increasing the existing intensive case management capacity; initiating immediate housing and case management services for persons leaving the health care, criminal justice, and foster care systems; and creating a method to divert homeless persons arrested for public inebriation and nuisance violations away from the criminal justice system.

- **Implement a Medical Respite Facility** – The Medical Respite Facility will provide homeless individuals who have recovered sufficiently to be discharged from a hospital or emergency room with a safe, clean place to recuperate while linking them to services and permanent housing.
- **Establish “One-Stop” Homelessness Prevention Centers** – The One-Stop centers will provide, at one location, all of the services needed by homeless persons to address issues and ultimately access permanent housing.
- **Shift to Housing First: Provide Permanent Housing with Services** – The Housing First model is based on the principle that chronically homeless individuals will achieve stability in permanent housing if that housing is good quality, affordable, and service enriched. The model is also grounded in the principle that people should be placed in permanent housing as quickly as possible because that is the most cost effective approach with the greatest chance for success.

The Commission concluded that a continued focus on the development of affordable housing will assist the City’s fight against homelessness. To this end, the Commission recommended the creation of a finance initiative to develop new and increase existing funding sources, with priorities to ensure the production of a diversity of housing types, and a land use initiative with policies that allow for increased housing production and that is sensitive to local jurisdiction policy priorities.

Table III-12.

**CITY OF SAN JOSE HOMELESS PROFILE,
2007 HOMELESS CENSUS AND SURVEY**

Race/ethnicity (710 respondents):	
White/Caucasian	34.4%
Hispanic/Latino	25.1%
Black/African American	23.8%
Asian	5.1%
American Indian/Alaskan Native	3.1%
Pacific Islander	1.8%
Other/Multi-ethnic	6.8%

Age Groups (709 respondents):	
Under 18	1.0%
Between 18 and 40	51.3%
Between 41 and 60	42.9%
More than 60 years	4.8%

Gender (700 respondents):	
Male	72.1%
Female	26.4%
Transgender	1.4%
Currently experiencing mental illness (680 respondents):	22.2% (8.5% declined to state)
Currently experiencing alcohol abuse (675 respondents):	21.5% (8.3% declined to state)
Currently experiencing drug abuse (670 respondents):	19.3% (8.8% declined to state)

Length of Current Homelessness (706 respondents):	
30 days or less	13.2%
31 days to 3 months	12.9%
3 to 6 months	16.4%
6 to 12 months	14.8%
More than a year	42.6%

Income (678 respondents):	
Less than \$501/month	80.3%
\$501-\$1,000/month	16.5%
Over \$1,000	3.2%

Highest level of education completed (702 respondents):	
Less than 6 th grade	6.7%
Less than high school diploma	26.2%
High School Diploma/GED	42.0%
Some College	18.8%
BA degree or above	5.0%
Technical certificate	1.3%
Living alone without family, partner or friends (712 respondents):	43.3%

Living with (multiple response question with 382 respondents offering 406 responses):	
Spouse or partner	15.2%
Child/Children	11.3%
Parent or legal guardian	2.1%
Other family member(s)	4.7%
Friend(s)	20.4%
Other	52.6%
Children living with respondent (706 respondents):	21.1%

In addition to Destination: Home, the City allows emergency shelters by-right in the Combined Industrial Commercial (CIC) Zoning District. Although the City's goal is to end homelessness – not merely mitigate it – based on the Housing First approach, there may still be a population of the homeless who will need and may benefit from temporary housing that emergency shelters provide.

7. Farm Workers

Farm workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

According to the City's Business License records and California Department of Employment Development Department (EDD) data for 2008, there are no active farms or agricultural uses in San Jose that would generate special needs for farm workers. All businesses identified as agricultural-related industries within the City are either offices for farm operations located in the Central Valley or industrial operations that manufacture equipment and machinery for agricultural purposes. Due to the absence of agricultural activity in the City, there are no identified special needs for this population.

E. ADDITIONAL HOUSEHOLDS EXPECTED TO RESIDE IN THE COMMUNITY

Pursuant to Federal regulations, information is provided in the Consolidated Plan and the housing element regarding the housing assistance needs of those expected to reside in the City because of employment and labor market changes. The intent of this requirement is to consider the needs of low income workers who are employed or will be employed within the City but live or would live elsewhere due to a lack of low income housing within the City.

The "expected to reside" number consists of the sum of:

- The number of low income households expected to reside as a result of planned employment
- The number of low income households already employed in the locality but residing elsewhere
- The number of elderly non-residents on waiting lists for assisted housing or the total number of elderly non-residents who use local medical facilities and who prefer to live within the City.

Based upon previous information provided by the area office of the Department of Housing and Urban Development, the expected-to-reside number for San Jose is zero. This is because the ratio of low income households to total households within the City of San Jose exceeds the corresponding ratio for the standard metropolitan statistical area (SMSA). In other words, San Jose currently houses a greater share of low income households than the proportion of all low income households to total households in Santa Clara County.

F. PROJECTED HOUSING NEEDS

1. Population and Employment Growth in Santa Clara County

Population and employment growth play a central role in determining a locality's regional housing need. Every two years the Association of Bay Area Governments produces a long-term projection of population and employment growth for the Bay Area's 9 counties and 101 cities. ABAG's projections form the basis of the regional housing needs allocation (RHNA), which identifies the housing goals that local jurisdictions must plan for in their Housing Element. Since 2003, ABAG has used a policy-based approach based on smart growth principles in its assumptions and models for projecting how much and where growth should occur. Smart growth planning emphasizes compact, mixed-use development near public transit. Development on infill sites and on underutilized parcels in existing neighborhoods is consistent with smart growth principles. A goal of smart growth is to promote development away from low-density suburban sprawl that is dependent on the automobile, and towards a more sustainable and efficient model of land use and infrastructure utilization.

As of December 2008, the most recent projections published by ABAG are *Projections 2007*. The household and employment growth estimates contained in *Projections 2007* assisted in the development of the RHNA goals for the period between January 1, 2007 and June 30, 2014. Table III-13 shows ABAG's population and job projections for the City of San Jose. The analysis estimates that the City will exceed 1 million residents by 2010, growing to 1,356,600 by 2035. This is a 35 percent increase in the total population, for an annual growth rate of 1.2 percent. The study also shows that the City will have 387,600 jobs in the study by 2010. While this figure is down 7 percent from the 2000 peak, it represents a significant rebound from the jobs lost at the beginning of the decade due to the collapse of the internet boom and the ensuing economic recession. By 2035, ABAG expects the City to add 220,000 jobs for a total of over 607,000 jobs. This represents a total growth of 57 percent, for an annual growth rate of 1.8 percent. ABAG's study indicates that over the next thirty years, the City will add jobs at a significantly faster rate (50 percent faster) than it will add residents.

Table III-13.

POPULATION, HOUSEHOLD, AND JOB PROJECTIONS FOR THE CITY OF SAN JOSE: 2010-2035

Year	Population	Absolute Change	Percent Change	Households	Absolute Change	Percent Change	Jobs	Absolute Change	Percent Change
2010	1,005,300	---	---	312,560	---	---	387,600	---	---
2015	1,074,200	68,900	6.9%	335,510	22,950	7.3%	425,640	38,040	9.8%
2020	1,150,900	76,700	7.1%	359,130	23,620	7.0%	464,940	39,300	9.2%
2025	1,210,300	59,400	5.2%	378,120	18,990	5.3%	508,145	43,205	9.3%
2030	1,282,700	72,400	6.0%	402,160	24,040	6.4%	554,490	46,345	9.1%
2035	1,356,600	73,900	5.8%	427,230	25,070	6.2%	607,360	52,870	9.5%

Source: Association of Bay Area Governments (ABAG), *Projections 2007*

Historically, San Jose has served as the bedroom community for Santa Clara County, as other cities within the County have not met their share of regional housing needs. Additionally, while San Jose is the principal driver of the South Bay Area's economy, there are an insufficient number of jobs relative to the

number of housing units and employed residents in the City. The converse is true for the rest of the County, which has under-produced housing relative to the number of jobs that it has created.

Table III-14 shows this relationship between San Jose and the other 14 cities that comprise the county (unincorporated areas are excluded for the purpose of this analysis). In 2000, San Jose had 57 percent of the county’s population with 895,000 residents, translating into 52 percent of the County’s households. Assuming that one household occupies one housing unit, San Jose therefore had 52 percent of the housing stock with roughly 277,000 units. By 2035, San Jose is expected to add 150,600 units (i.e., represented by the same increase in households) for a total housing stock of 427,230 units. This total represents 56 percent of the County’s housing stock in 2035 – up from 52 percent in 2000 – indicating that San Jose will produce housing at a faster rate relative to the County.

Table III-14.

COMPARISON OF POPULATION, HOUSEHOLD, AND JOB PROJECTIONS WITH SANTA CLARA COUNTY*

	Population			Households			Jobs		
	San Jose	County	% of County	San Jose	County	% of County	San Jose	County	% of County
2000	894,943	1,582,285	57%	276,598	534,943	52%	417,500	992,230	42%
2005	943,300	1,659,600	57%	293,930	563,890	52%	348,960	824,200	42%
2010	1,005,300	1,755,400	57%	312,560	594,500	53%	387,600	883,900	44%
2015	1,074,200	1,854,800	58%	335,510	629,180	53%	425,640	953,060	45%
2020	1,150,900	1,963,900	59%	359,130	664,030	54%	464,940	1,026,890	45%
2025	1,210,300	2,051,700	59%	378,120	693,890	54%	508,145	1,105,320	46%
2030	1,282,700	2,147,400	60%	402,160	729,050	55%	554,490	1,188,530	47%
2035	1,356,600	2,248,600	60%	427,230	765,450	56%	607,360	1,281,340	47%

Source: Association of Bay Area Governments (ABAG), *Projections 2007*

* Includes the fifteen cities that comprise Santa Clara County but does not include unincorporated areas.

However, San Jose will also experience economic and job growth at a faster rate than the County. In 2000, San Jose had 417,500 jobs. However, since 2001, the San Jose metropolitan area has lost more than 200,000 jobs. From this low point, ABAG expects San Jose to add 258,400 jobs by 2035. This growth implies that San Jose will have 47 percent of the County’s jobs by 2035, up from 42 percent in 2000 and 2005. In turn, this means that the rate of job growth in San Jose is projected to exceed the rate of its household growth through 2035. This represents an unconstrained forecast, assuming no barriers to economic expansion and growth. This situation has raised a tremendous amount of concern about the region’s ability to regenerate jobs.

It is not known what proportion of the County’s employment growth will develop in San Jose. The location of employment growth can be directly affected by public policy incentives such as infrastructure expansion and housing production. For example, San Jose has been more successful in attracting economic development since the establishment of redevelopment projects in the mid-1970s. San Jose has been proactive in preserving land and identifying new opportunities to accommodate future employment. San Jose has adopted various policy strategies to encourage employment uses and job growth in the City to achieve a one-to-one jobs/housing balance. In 2007, the City Council adopted the Green Vision, a 15-year plan to transform San Jose into a world center of Clean Technology innovation, promote cutting-edge sustainable practices, and demonstrate that the goals of economic growth, environmental stewardship, and fiscal responsibility are inextricably linked. The Green Vision goals include creating

25,000 new clean technology jobs in San Jose. Vision North San Jose is another initiative to improve the City's economic base through the development of an addition 27 million square feet of new office/R&D along with 32,000 new residential units.

These sectors of the County's economy that are expected to continue to show the highest rates of growth are services, wholesale trade, and manufacturing. In each of these sectors, high technology products and services should predominate. It is expected that local employment expansion by high technology manufacturing firms will be primarily in the administrative headquarters and research and development functions, with expansion of fabrication and assembly operations occurring in other regions. As in the past decade, agriculture and food processing will continue to show actual declines in numbers of jobs. The service sector is expected to grow and support the high-tech industries. All other sectors should experience growth, but at rates slower than overall employment growth.

The faster rates of growth in the high technology sectors and the fact that high technology employment growth in Santa Clara County will be largely white collar imply a continuing demand for a well-educated and highly skilled labor force.

The nature of employment projections, occupational outlook, and changes in household economic strategies add to the difficulty of quantifying the changes in the housing market stemming from employment growth; however, moderate increases in the need for assistance in securing affordable housing are expected in response to a trend of increasing income stratification. While many households are better off, lower-income households are increasing as well, resulting in a diminishing proportion in the middle of the income spectrum.

2. Share of Regional Housing Need for 2007-2014

Projections 2007 is part of a broader methodology that forms the basis of the 2007-2014 regional housing needs allocation (RHNA) for the Bay Area's nine counties and 101 cities under ABAG's purview. The broader methodology comprises a multi-step process that begins with the California Department of Housing and Community Development's (HCD) determining the overall Statewide housing need, then sub-allocating the Bay Area's specific needs to ABAG. Finally, ABAG determines each city's projected housing needs based on the total housing need for the nine-county Bay Area region. This regional need is allocated to cities and counties according to their share of the region's household and job growth during the planning period. *Projections 2007* assists in this final round of housing needs sub-allocation by identifying where household and job growth is expected to occur in the Bay Area, then allocating the housing needs by income category to the various jurisdictions.

ABAG's housing needs determination cannot consider local policies or growth ordinances that limit housing production, and it must consider the potential for higher levels of residential development than contemplated by local land use policies and Zoning Ordinances. For the purposes of ABAG's 2007-2014 allocation, the RHNA methodology weights four factors in determining where housing should go: household growth (45%), existing employment (22.5%), employment growth (22.5%), household growth near existing transit (5%), and employment growth near existing transit (5%). Estimates for household and employment growth come from *Projections 2007*, while the factors for the proximity of growth to transit reflect the smart-growth emphasis of *Projections* and the RHNA methodology. To promote smart growth development, including a regional jobs and housing balance, the methodology attempts to shift housing responsibilities toward transit-accessible. In addition, the methodology emphasized cities assuming a greater share of housing growth within their spheres of influence in order to focus growth in urbanized areas. Progress toward meeting the housing need and income distribution is discussed in Chapter X.

In addition to the locality’s total share of the regional housing need, ABAG also projects a determination of household need by income category (see Table III-15). State law implies that the projected determination for household need by income category should result in movement toward the distribution of households by income category within the region. ABAG calculates San Jose’s share of the regional housing need to be 34,721 dwelling units across income categories for the 2007-2014 RHNA period. Of this total, 57 percent must be affordable (19,271 units). As shown in Table III-15 below, these figures represent significant increases over the last RHNA period from 1999-2006. The current total need has increased 33 percent over the last RHNA cycle, with substantial increases in the Very Low- (including Extremely Low-), Low-, and Above Moderate-Income categories. The only decrease comes in the Moderate-Income category. Although the City of San Jose exceeded its housing goals in the last RHNA cycle, the substantial increase for the 2007-2014 cycle represents a significant challenge for the City in terms of housing production. Despite the consideration given to the jobs and housing balance in the methodology, the projections do not consider the context of City goals for employment growth versus housing and do not consider the historical role of San Jose in providing the vast majority of lower priced housing in Santa Clara County. While there are steps the City could take to improve the housing situation, other cities in Santa Clara County must also take similar steps to achieve a jobs and housing balance.

Table III-15.

**SAN JOSE’S 2007-2014
REGIONAL HOUSING NEEDS ALLOCATION (RHNA)**

Income Category	1999-2006 RHNA	2007-2014 RHNA	Percent Change
Extremely Low-Income	N/A	3,876	-
Very Low-Income	5,337	3,875	+ 45%
Low-Income	2,364	5,322	+ 125%
Moderate-Income	7,086	6,198	- 12%
Above Moderate-Income	11,327	15,450	+ 36%
TOTAL	26,114	34,721	+ 33%

Source: 2007-2014 Regional Housing Needs Allocation, ABAG

G. EQUAL HOUSING OPPORTUNITIES

The City of San Jose is committed to affirmatively furthering equal housing opportunities. San Jose is a diverse community, with housing needs across income categories and special needs groups as indicated in this chapter. In order to ensure equal access to housing, the Housing Department implements a fair housing strategy in three main areas:

- Fair Housing Services
 - Coordination of Fair Housing Services
 - Outreach and Education Efforts
 - Record keeping for Monitoring Purposes
 - Public Input

- Lending Practices
 - Work to maintain access to financing
 - Provide home purchase and credit counseling education
 - Promote anti-predatory lending efforts

- Advocacy
 - Advocate and support legislation that promotes equal housing opportunities

A detailed description of the City’s fair housing strategy, policies, and programs can be found in San Jose’s 2005-2010 Consolidated Plan and its Analysis of Impediments to Fair Housing.

H. CONCLUSION

As shown in the above analyses, the housing need across all income categories – and especially for lower-income households – in the City of San Jose is significant. This is represented by the significant allocation of housing units to San Jose by ABAG, as well as by the substantial percentage increase in units during this current RHNA cycle versus the last cycle. If measured by housing burden, more than 22,000 lower-income households need more affordable housing. If overcrowding and incomplete kitchen or plumbing facilities are included in the estimate, the housing need jumps to nearly 30,000 units for lower-income households. Additionally, these figures do not include those families and households that would live in San Jose but do not because they cannot afford the available housing options.

By any measure, San Jose continues to have a significant need for market rate and affordable housing. The ability to meet the RHNA goals are significantly constrained by the current economic recession and housing market downturn, as discussed in Chapter V. However, the policies and programs discussed later in this Appendix are intended to facilitate the production of residential units to meet the City’s true needs.

IV. OVERVIEW OF GOVERNMENTAL REGULATIONS AND CONSTRAINTS

State Housing Element law requires jurisdictions to discuss the local land use policies and regulations in the Housing Element and describe those policies and regulations that may potentially constrain the ability to construct more housing. The ability to satisfy housing needs is affected by two types of constraints:

- Governmental (including fees, taxes, land supply, local land use controls and development standards, local Building Codes, on-site/off-site improvements, and local processing procedures)
- Non-governmental (including availability of financing, price of land, and costs of construction as discussed in Chapter V)

This chapter discusses the governmental policies, processes, and regulations in San Jose. Policies and requirements imposed by the City can affect the cost and availability of housing. To comply with State law, this analysis conservatively identifies items as possible constraints even though in many cases they actually facilitate housing construction, rehabilitation and community revitalization. It is also important to recognize that governmental policies or regulations that may impact development exist to achieve other important public goals. An example of this is the City's Urban Growth Boundary/Urban Service Area, which prohibits the amount of new development beyond the City's urban area in order to promote orderly development of the City's Urban Service Area, to preserve scenic hillsides and open space, and to maximize the efficient use of existing public services. Furthermore, these hillside lands would not be appropriate locations for housing given their significant existing geologic hazards.

The chapter also discusses City actions to reduce government constraints to housing development, which includes the City's discretionary alternate use policies to facilitate development and other improvements to streamline the development review process.

A. SAN JOSE 2020 GENERAL PLAN

California State Law requires every city and county to adopt a comprehensive General Plan to guide each jurisdiction's future development. The San Jose 2020 General Plan is a comprehensive document that includes strategies, goals and policies, and land use designations to promote the development and preservation of housing in San Jose. Such strategies include the Housing Major Strategy, which seeks to provide housing opportunities to meet all economic segments of the community. Additionally, the Housing Goals and Policies address housing distribution, discrimination, conservation and rehabilitation, low/moderate income housing, rental housing, design review, and administration. While the Housing Goals and Policies section of the San Jose 2020 General Plan speaks most directly about housing issues, it is important to note that the San Jose 2020 General Plan is fully integrated and internally consistent so that each of the seven mandatory elements complements and supports each element. San Jose's approach to providing housing opportunities is included in other goals and policies, including the City Concept, Community Development, and Residential Land Use.

Evaluation

Overly-restrictive land use controls and policies in the General Plan can add to the cost and processing time for housing development. However, San Jose's General Plan land use policies are not unreasonable and do not substantially constrain development of low-cost housing units in San Jose. For instance, the residential land use goals and policies in the General Plan has demonstrably increased the supply of housing by specifically designating land for residential development at minimum densities and allowing

residential density increases broadly in urban infill sites throughout the City. The subsequent sections further explain the General Plan's balanced approach to facilitating housing development in San Jose.

1. Greenline/Urban Growth Boundary and Urban Service Area

The Greenline/Urban Growth Boundary is a strategy to define the ultimate perimeter of urbanization in San Jose. Besides setting limits to urban development as described in the Growth Management Strategy, the Greenline/Urban Growth Boundary is intended to preserve valuable open space resources. The Urban Growth Boundary (UGB) generally follows the 15% slope line of the hillsides surrounding San Jose and excludes lands that are subject to geologic or seismic hazards that are inappropriate for urban development. The natural environment and resources surrounding the area within the Greenline/Urban Growth Boundary are the inspiration for this strategy.

Related to a city's supply of vacant land is that city's defined area of service, which in San Jose is the Urban Service Area. The Urban Service Area (USA) is an area defined in conjunction with the City of San Jose and the Santa Clara County Local Agency Formation Commission. The USA consists of lands that are served by existing urban facilities, utilities, and services or are expected to be served within the next five years. The UGB is generally coterminous with the USA; however, the UGB includes the Coyote Valley Urban Reserve and South Almaden Valley Urban Reserve. The Urban Reserves are planned for future residential growth when the fiscal stability of the City allows the extension of urban services. The combination of the UGB/USA policies governs the timing and location of future urban development and the extension of urban services to ensure that both occur in a timely manner. A more detailed description of the UGB/USA is available in Chapter 2 of the General Plan.

By the City's defining an area for urban services and development, the housing developers are informed as to the development potential of lands relative to available services. For areas that lie within the City's USA but are not yet within the City limits, the process of rezoning and annexation are required prior to consideration of any substantial development proposal. These processes can be considered concurrently to minimize the processing time for new development within the USA. The USA is the key limit to urban development in San Jose, rather than zoning; it is relatively easier to rezone land already in the USA for residential development than it is to bring new land into the USA through the Local Agency Formation Commission (LAFCO) process. It is General Plan policy to encourage annexation of lands within the USA.

The Urban Service Area (USA) designates the area where urban development requiring services and facilities should be located for purposes of maximizing efficient use of infrastructure consistent with San Jose's Sustainable City Major Strategy. The General Plan Urban Service Area Goals and Policies encourage the future growth of San Jose to proceed in an orderly and planned manner in order to provide public services efficiently and to maximize the utilization of existing and proposed public facilities. Expansion of the Urban Service Area should only occur when it can be demonstrated that either existing facilities are able to serve the expansion area or adequate facilities will be planned and funded to accommodate new development. Additionally, the USA should not be expanded unless it can be determined that adequate public resources are available for maintenance and operation in the long term. Future development will be primarily concentrated in lands designated for urban development capable of providing services and facilities within the planning horizon of the General Plan.

Evaluation

While the USA and the UGB reduce the supply of land, developing within the growth boundary is necessary to achieve other important planning goals. These goals include promoting orderly development of the City's Urban Service Area, to preserve scenic hillsides and open space, and to maximize the

efficient use of existing public services. These hillside lands would not be appropriate locations for housing given their significant existing geologic hazards. To offset the higher land costs due to the boundary, the General Plan incorporates Discretionary Alternate Use policies and required minimum densities to facilitate increased residential densities to facilitate economic feasibility in higher-density development. Additionally, City staff has undertaken housing opportunity studies to identify locations within the UGB and USA that would best accommodate residential development. These locations, such as the Downtown Core and North San Jose, are intended to facilitate residential/commercial mixed-use development in job centers where public infrastructure, neighborhood services and amenities are readily available.

2. Residential Land Use Designations

As of December 2008, the San Jose 2020 General Plan has twelve residential land use designations (see Table IV-1) excluding Planned Communities. Many of these designations have both a minimum density and maximum density to ensure that development occurs in an appropriate density range. For example, the minimum number of units per acre that could be constructed under the Medium High Density Residential designation is 12 DU/AC and the maximum is 25 DU/AC. Establishing a minimum and maximum density promotes efficient use of lands designated for higher density residential uses. The Residential Support for the Core Area (25+ DU/AC), the Transit Corridor Residential (20+ DU/AC), and Transit Employment Residential Overlay (55+ DU/AC) designations do not have upper density limits (as indicated by the "+" symbol after the minimum density permitted) to encourage higher densities the Downtown Core area and along transit oriented development corridors in the City. These residential designations ensure that a minimum density will be achieved while allowing flexibility to develop denser projects that are compatible with surrounding land uses.

The residential designations are distributed throughout the City, as displayed in the Land Use/Transportation Diagram of the General Plan. Generally, the Urban Hillside, Rural Residential (0.2 DU/AC), and the Very Low Density Residential (2 DU/AC) land use designations are found in the hillside areas surrounding the City of San Jose. The Medium High (12-25 DU/AC) and High Density Residential (25-50 DU/AC) land use designations are more appropriate either near the Downtown Core or along arterials and transit corridors. Sites within a Transit-Oriented Development Corridor or near transit facilities can be designated Transit Corridor Residential (20+ DU/AC) to promote high-density residential development in close proximity to transit facilities.

Evaluation

General Plan residential land use designations, by nature, are intended to facilitate residential development in the City. The residential land use designations in the San Jose 2020 General Plan encompass full range of typologies to facilitate the development of all residential development types. The General Plan further encourages residential development along existing and planned transit by allowing development with no upper-limit on density. Many residential/commercial mixed-use development projects have occurred on sites with these land use designations. Therefore, the residential land use designations in the General Plan do not put a constraint on residential development in San Jose.

Table IV-1.

RESIDENTIAL GENERAL PLAN LAND USE DESIGNATIONS

Land Use Designation	Density
Urban Hillside (1 per 5 Acres)	1 Unit per 5 Acres
Rural Residential (0.2 DU/AC)	0.2 Units/Acre
Estate Residential (1 DU/AC)	1 Unit/Acre
Very Low Density Residential (2 DU/AC)	2 Units/Acre
Low Density Residential (5 DU/AC)	5 Units/Acre
Medium Low Density Residential (8 DU/AC)	8 Units/Acre
Medium Density Residential (8-16 DU/AC)	8-16 Units/Acre
Medium High Density Residential (12-25 DU/AC)	12-25 Units/Acre
High Density Residential (25-50 DU/AC)	25-50 Units/Acre
Residential Support for the Core (25+ DU/AC)	Minimum 25 Units/Acre
Transit Corridor Residential (20+ DU/AC)	Minimum 20 Units/Acre
Transit Employment Residential Overlay (55+ DU/AC)	Minimum 55 Units/Acre

Source: City of San Jose Planning Division, December 2008

3. Airport Land Use Plans

The Santa Clara County Airport Land Use Commission serves as the state-mandated Airport Land Use Commission (ALUC) for public use and military airports in Santa Clara County. The purpose of the ALUC is to protect public health, safety, and welfare by adopting Comprehensive Land Use Plans (CLUP). The intent of these compatibility plans is to minimize the public's exposure to excessive noise and safety hazards in Airport Influence Areas (AIAs) near public airports to the extent that these areas are not already devoted to incompatible uses. The compatibility plans do not require any changes to existing land uses. Compatibility plans contain policies and recommendations addressing land use compatibility in terms of noise, overflight, safety, and airspace protection for properties located in adopted AIAs. The AIA for each airport serves as the boundaries for the adopted compatibility plan.

The Norman Mineta San Jose International Airport (SJC) and Reid Hillview Airport are the two airports located within the San Jose's jurisdictional boundary. Currently, the Santa Clara County Comprehensive Airport Land Use Plan serves as the compatibility plan for SJC and the Reid Hillview Comprehensive Land Use Plan covers the Reid Hillview Airport. The City has adopted these plans by reference in the General Plan.

Within an AIA, State law requires the local jurisdictions to modify their general plans and specific plans to be consistent with the compatibility plans or to take special steps to overrule the ALUC with a two-thirds vote. The intent is to ensure that future land use development within an adopted AIA is consistent with compatibility criteria included in the compatibility plans.

Consistency with Adopted Airport Land Use Plan

The City reviews with the ALUC any General Plan amendment or rezoning for proposed residential development located within an AIA prior to granting project approval. The ALUC referral process is intended to ensure project consistency with all the policies and recommendations in the adopted compatibility plans. Based on an analysis of the identified housing sites and the adopted compatibility plans, the adopted compatibility plans should not preclude the development of housing units on any of the identified sites contained in the General Plan.

Building heights in the Downtown and within the AIA in North San Jose and near the Reid Hillview Airports are subject to Federal Aviation Regulations (FAR) Part 77, imaginary surface standard. Development projects that would exceed the PART 77 height surfaces must obtain a “Determination of No Hazard” from the Federal Aviation Administration (FAA). In those cases, the City will coordinate with the developer, ALUC, and FAA on identifying maximum buildable height limits and include project measures consistent with adopted ALUC and FAA standards as conditions of approval.

Evaluation

Airport regulations and land use controls applicable to sites located near or around airports limit the potential for such sites to be developed with residential uses. These regulations are intended to protect public health and safety and are necessary to maintain land use compatibility between airports and surrounding land uses. However, these regulations do not significantly constrain residential development needed to achieve the 2007-2014 RHNA goals, because the residential sites identified in the Adequate Sites Inventory are generally not subject to the land use restrictions of the Airport Land Use Plans. The planned residential areas in the General Plan and sites identified in the Adequate Sites Inventory are consistent with the adopted Airport Land Use Plans.

B. ZONING REGULATIONS

The City’s Zoning Ordinance provides for conventional zoning districts and Planned Development zoning districts. As of December 2008, there are eight conventional zoning districts established for residential uses. The Planned Development zoning process establishes a separate, unique zoning for a site, including use, density, and development standards, which may not be allowed in a conventional zoning district.

1. Conventional Residential Zoning Districts

The uses allowed in the conventional residential zoning districts range from single-family detached to multi-family attached, including provisions for mobile home parks, sororities and fraternities, group homes, and single-room occupancy residential uses. Although there is a conventional zoning district to accommodate mobile home parks, there is no restriction on locating mobile homes or manufactured housing in any other single-family residential zoning district as long as it is on a permanent foundation. In residential zones, residential uses that require approval of a Conditional Use Permit include Guesthouses, Residential Care/Service Facilities serving seven persons or more, Sorority and Fraternity dormitories, and Single Room Occupancy Living Units.

The R-1 Single Family Residence zoning districts allow primarily single-family residences. The suffix (i.e., 5 or 8) indicates the minimum lot area in square feet or acreage. For example, the R-1-8 zoning district permits one single-family residence, has a minimum lot size of 5,445 square feet and allows approximately 8 dwelling units per acre. Most single-family residential neighborhoods in San Jose are zoned R-1-8. Other single-family zoning districts such as R-1-5, R-1-2, and R-1-1 require larger minimum lot sizes for each single-family residence. Sites with these zoning districts are often located on

hillsides or outlying areas of the City where hazardous conditions or preservation of open space on the urban fringe may warrant larger lots.

The R-2 Two Family Residence Zoning District is typified by duplexes on lots with a minimum area of 6,000 square feet. The R-M Multiple Residence Zoning District is typified by multi-family residential developments with a maximum of 25 dwelling units per acre. Residential development with densities above 25 dwelling units per acre is accommodated through the Planned Development Zoning process.

Through the 1970s, the majority of housing constructed in San Jose was built on land zoned R-1 with single-family detached homes on 6,000 square-foot lots. This resulted in a typical density of 6.5 dwelling units per net acre. Since 1980, the majority of residential development, including single-family development, has occurred through Planned Development Zonings. Table IV-2 lists the conventional zoning districts established for residential uses (San Jose Zoning Ordinance). Mobile home parks are treated like other residential developments (except as State law preempts the City’s ability to regulate the placement of mobile homes) and are regulated by the standards set forth in the R-MH zoning district.

Table IV-2.

**CONVENTIONAL RESIDENTIAL ZONING DISTRICTS
IN THE CITY OF SAN JOSE**

Zoning District	Bldg Height (feet)	Minimum Yard Setback (feet)			Minimum Lot Area (sq. ft)	Lot Area Per DU (sq. ft)	Maximum Net Density
		Front	Side	Rear			
R-1-RR	35	50	20	30	5 acres	n/a	0.2 DU/Acre
R-1-1	35	30	20	25	1 acre	n/a	1 DU/Acre
R-1-2	35	30	15	25	20,000	n/a	2 DU/Acre
R-1-5	35	25	5	20	8,000	n/a	5 DU/Acre
R-1-8	35	25	5	20	5,445	n/a	8 DU/Acre
R-2	35	20	5	25	5,445	n/a	14.5 DU/Acre
R-M	45	15	5	25	6,000	1,750	25 DU/Acre
R-MH	45	15	5	25	6,000	n/a	n/a

Source: City of San Jose Planning Division, December 2008

Evaluation

The conventional residential zoning districts in the current Zoning Ordinance does not facilitate residential development above 25 DU/AC. Development above 25 DU/AC would require the Planned Development process, which has been used frequently to provide custom development standards for many higher-density and affordable housing projects in the City. To comply with State law requirements for the 30 DU/AC default density, the City will create a higher-density multi-family conventional zoning district requiring development to occur at a minimum density of 30 DU/AC as part of the 2007-2014 Housing Element implementation program.

2. Residential Uses in Non-residential Zoning Districts

Residential development may also be allowed in commercial and industrial zoning districts. In the Downtown Primary Commercial (DC) zone, multifamily residential is allowed by right as a stand-alone use or when mixed with other commercial uses. The DC zoning district is the least restrictive for residential development in the City, as no minimum setbacks are required and maximum allowable building height is only limited by the Federal Aviation Administration, as necessary, for the safe operation of the San Jose International Airport located north of Downtown. Other commercial zoning districts allow various types of residential uses through a Special Use Permit or Conditional Use Permit. The following table displays the zoning districts other than residential zoning districts where residential development can occur and the density that is allowed.

Table IV-3.

**RESIDENTIAL USES IN NON-RESIDENTIAL ZONING DISTRICTS
IN THE CITY OF SAN JOSE**

Residential Use	Commercial				Downtown		Industrial			
	CO	CP	CN	CG	DC	DC-NT1	CIC	IP	LI	HI
Residential multiple dwelling	-	-	-	-	P	P	-	-	-	-
Mixed Use/Ground Floor commercial with residential above	-	C	C	C	P	P	-	-	-	-
Live/Work	-	S	S	S	P	S	-	-	-	-
Residential Care Facility for 7 or more persons	C	C	C	C	C	C	-	-	-	-
Residential Service Facility for 7 or more persons	C	C	C	C	C	C	-	-	-	-
Single Room Occupancy Living Unit	-	C	C	C	S	S	-	-	-	-
Single Room Occupancy Hotel	-	C	C	C	S	S	-	CM	-	-
Emergency Residential Shelter	C	C	C	C	C	-	P ¹	CM	C	CM
Living quarters, custodian, caretakers	-	-	-	-	-	-	-	-	-	C

Source: City of San Jose Zoning Ordinance, 2008

Key: -, Not permitted; S, Special Use Permit; C, Conditional Use Permit; P, Permitted by right; CM, Conditional Use Permit with a General Plan designation of Combined Industrial Commercial or Mixed Industrial Overlay

¹ Emergency Residential Shelters with 50 beds or fewer

In commercial zones, live/work units are allowed with approval of a Special Use Permit, while Conditional Use Permits are required for Emergency Residential Shelters, Mixed Use/Ground floor commercial with residential above, Residential Care/Service Facilities serving seven persons or more, and Single Room Occupancy Hotels and Living Units. Residential uses are generally incompatible with industrial uses, and are not permitted in industrial zones except for Emergency Residential Shelters that meet certain criteria and custodian/caretaker living quarters, which require approval of a Conditional Use Permit.

Evaluation

Current Zoning Ordinance provisions that facilitate residential uses in non-residential zoning districts further expand housing possibilities Citywide. Specifically, the Downtown Core zoning district allows high density residential uses by right, and several high-rise residential towers have been constructed in the Downtown Core zoning district in recent years, adding nearly 1,000 units to the housing stock. Outside the Downtown Core zoning district, live/work units are allowed with approval of a Special Use Permit in commercial zones and residential/commercial mixed-use development is allowed with approval of a Conditional Use Permit. Overall, these provisions are not constraints to residential development in the City.

3. Site Development Permit Process

A Site Development Permit, which is approved by the Director of Planning, Building and Code Enforcement through a public hearing process, is necessary prior to construction for property located within one of the above-mentioned multi-family Residence Zoning Districts. A Site Development Permit is required to construct, enlarge, or install a building or structure, except individual detached single family homes that do not exceed two stories tall and under 0.45 FAR and not listed on the City's Historic Resources Inventory. Also, minor alterations to a detached single family home do not require issuance of a Site Development Permit. Otherwise, any exterior alteration, pavement of a lot, or underground installation, requires a Site Development Permit approval. The Site Development Permit process includes discretionary review of the site design, landscaping, architecture, parking, environmental impacts, and the project's compatibility with adjacent development. The Residential Design Guidelines are used in the consideration of a project during the Site Development review process.

On average, a site development permit is processed in approximately 90 days. The Director of Planning makes the decision and can approve, conditionally approve, or deny the Permit; this action is taken at the Director's Hearing. This public hearing gives the applicant, or neighboring citizens, an opportunity to voice their opinion. Director's Hearings are usually held weekly every Wednesday at 9:00 a.m. except for the first Wednesday of the month. The decision of the Director may be appealed to the Planning Commission. The decision of the Commission is final.

Evaluation

The primary objective of the Site Development Permit process is to ensure that the proposed project is functionally and architecturally compatible with adjacent structures. A Site Development Permit certifies that a project meets San Jose's development standards and allows an applicant to develop their project accordingly. The process is typical of development review processes implemented by local governments throughout California, and it does not unduly burden or constrain residential development in San Jose.

4. Special Use Permit/Conditional Use Permit

Special or Conditional uses in the Zoning Ordinance require approval of a use permit. There are two types of use permits: Special Use Permits and Conditional Use Permits. Special Use Permits are approved by the Director of Planning at a Director's Hearing usually held every Wednesday of the month. The Director's decision on a Special Use Permit may be appealed to the Planning Commission, and the Commission's decision on the appeal is final. Conditional Use Permits are approved by the Planning Commission at a public hearing held every second and fourth Wednesday of the month. Decisions made by the Planning Commission on a Conditional Use Permit are appealable to the City Council.

Approval of the any use permit requires substantiating the following findings:

1. The proposed use at the location requested will not:
 - a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
 - b. Impair the utility or value of property of other persons located in the vicinity of the site; or
 - c. Be detrimental to public health, safety or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the Zoning Ordinance, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
3. The proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; or by other forms of transit adequate to carry the kind and quantity of individuals such use would generate; and
 - b. By other public or private service facilities as are required.

Conditions of approval may be imposed on the development project, as necessary, to protect public health, safety and welfare in accordance with these findings.

Evaluation

The primary objective of the use permit process is to ensure that the proposed project is functionally and compatible with adjacent land uses. The process is typical of development review processes implemented by local governments throughout California, and it does not unduly burden or constrain residential development in San Jose.

5. Planned Development Zoning and Permit

The Planned Development (PD) District is a zoning district in which customized zoning standards for a property are adopted by City Council ordinance. This approach can facilitate innovative residential development responsive to changing housing trends by allowing for development standards unique to each site.

The Planned Development process has two steps: the PD zoning approved by the City Council and the PD Permit approved by the Director of Planning. The PD Zoning actually incorporates all the typical elements of a conventional zoning district and conceptual architecture and site design, a full review of the project for conformance with City policies, the Residential Design Guidelines and CEQA. This provides staff, the City Council, and the community with a conceptual picture of a project at the zoning stage and upon approval, provides the developer assurances as to the ability to proceed with the project. Most of the development review occurs at the zoning stage, and the PD Permit process refines the use conditions, site design, landscape, and architectural details.

Table IV-4 provides a comparison of the key elements of the conventional zoning, Site Development Permit and PD Processes. The two processes include similar steps but at different stages. For example, with an existing conventional residential zoning (or City-initiated rezoning), thorough review of a development project is required at the Site Development stage. Through the PD process, comprehensive project review is completed at the PD zoning stage. Timing of the zoning and permit processes are discussed later in this chapter.

Table IV-4.

COMPARISON OF PLANNING PERMIT PROCESSES IN THE CITY OF SAN JOSE

Process Component	Process Type (Permit No.)					
	Both	Conventional Permit Process			Planned Development Process	
	Permit Adjustment (AD)	Site Development Permit (H)	Special/ Conditional Use Permit (SP/CP)	Conventional Zoning (C)	PD Permit (PD)	PD Zoning (PDC)
Decision-Making Body	Director	Director	Director (SP)/ Planning Commission(CP)	Planning Commission*/ City Council	Planning Director	Planning Commission/ City Council
Conduct environmental review		•	•	•		•
Apply Discretionary Alternate Use Policy (as required)		•	•			•
Establish maximum development density				•		•
Approve actual number of dwelling units		•	•		•	
Identify infrastructure requirements		•	•	•		•
Final architectural design and finishes		•	•		•	
Final grading and drainage design		•	•		•	
Final landscape design		•	•		•	
Minor modifications to approved permit	•					
Final discretionary approval prior to Building Permit		•	•		•	

Source: City of San Jose Department of Planning, Building and Code Enforcement, December 2008

* Rezoning that conform to the General Plan may be heard directly before City Council in lieu of a Planning Commission hearing (SJMC Section 20.120.100).

Planned Development (PD) Zoning Districts have, for many years, been utilized to zone and develop the majority of San Jose’s new residential development. The reliance on the PD process has occurred primarily because it allows density and development standard customization not found in conventional zoning districts consistent with minimum General Plan density requirements.

While the PD zoning process can provide greater site design opportunities and density, it also limits flexibility to meet market changes. For example, if a PD zoning and permit have been approved for a multi-family residential development and actual market conditions indicate that single-family attached residential development would be more profitable, then the property may need to be rezoned, resulting in time delays. However, the customized development standards of the PD zoning process can allow developers to respond to changing market trends that could not be accommodated through conventional zoning districts. For example, higher density small-lot single-family homes that could not meet the regulations of a conventional zoning district could be developed through the PD process.

Evaluation

The Planned Development zoning process has facilitated housing production in San Jose primarily because it offers customizable development standards often desired by developers to accommodate affordable housing projects. The PD process can facilitate the development of lands planned for residential use, both vacant and non-vacant. As a result, San Jose’s future housing production is not constrained by the lack of City-initiated rezoning of land to conventional residential zones.

6. Residential Parking Requirements

As part of the development standards for residential units, minimum off-street parking is required. For one-family dwellings, two covered parking spaces are required. For two-family dwelling units and multiple family units, required parking spaces may be uncovered, and the number of required parking spaces is derived from the living unit size (number of bedrooms) and the type of parking facility, as indicated below. The type of parking facility and configuration of spaces used to meet the parking requirements is determined by the applicant.

Table IV-5.

**TWO FAMILY AND MULTIPLE DWELLING PARKING REQUIREMENTS
IN CONVENTIONAL ZONING DISTRICTS IN SAN JOSE**

Living Unit Size	All Open Parking (TF/MF)*	One-Car Garage (TF/MF)*	Two-Car Garage (TF/MF)*
0 Bedroom (Studio)	1.5/1.5	1.5/1.6	2.0/2.2
1 Bedroom	1.5/1.5	2.0/1.7	2.0/2.3
2 Bedrooms	2.0/1.8	2.0/2.0	2.0/2.5
3 Bedrooms	2.0/2.0	2.0/2.2	2.0/2.6
Each Additional Bedroom	0.25/0.15	0.25/0.15	0.25/0.15

*TF = Two-family dwelling

*MF = Multiple family dwelling

Source: City of San Jose Zoning Ordinance, 2008

The requirements provide flexibility in choosing the type of parking facility and how that parking should be allocated, but set standards to help ensure that needs of residents are met. Table IV-6 lists the parking requirements for residential uses in San Jose.

Table IV-6.

**RESIDENTIAL PARKING REQUIREMENT SUMMARY
FOR CONVENTIONAL ZONING DISTRICTS IN SAN JOSE**

Type of Residential Use	Minimum Parking Required
Emergency Residential Shelter	1 per 4 beds, 1 per 250 square feet of floor area which is used for office purposes
Residential Shelter in Downtown zoning	1 per 4 beds
Guesthouse	1 per guest room, plus 1 per each employee
Live/Work	No additional parking required above what is required for commercial use parking
Living quarters, custodian, caretakers	1 per living unit
Mixed Use/Ground floor commercial with residential above	Respective commercial and residential parking requirements combined
Multiple dwelling	Required parking is determined by the type of parking facility and the number of bedrooms
Multiple dwelling in Downtown zoning districts	1 per dwelling unit
One family dwelling	2 covered spaces
Residential Care or Service Facility	1 per first 6 client beds, plus 1 additional space for up to 4 client beds (or portion thereof) above the first six, plus 1 additional space for each additional four client beds (or portion thereof), plus 1 space for each employee or staff member
Servants quarters attached to a one-family dwelling or attached to a garage structure	1 additional parking space
Sororities, fraternities and dormitories occupied exclusively (except for administrators thereof) by students attending college or other educational institutions	1 per guest room, plus 1 per employee
Temporary farm labor camps necessary to the gathering of crops grown on the site	1 per dwelling unit
Travel Trailer Parks	1 per employee
Two family dwelling	Required parking is determined by the type of parking facility and the number of bedrooms

Source: City of San Jose Zoning Ordinance (Municipal Code Chapter 20.90) Table 20-190.

The Zoning Ordinance sets minimum off-street parking requirements for Single-Room Occupancy (SRO) facilities and recognizes reduced parking standards for this type of use and also its location with respect to public transportation. The following are the minimum parking spaces required.

Table IV-7.

PARKING REQUIREMENTS FOR SINGLE ROOM OCCUPANCY (SRO) FACILITIES IN CONVENTIONAL ZONING DISTRICTS IN SAN JOSE

SRO Facility Type	Parking Requirement
<u>SRO Facilities within two thousand (2000) feet of public transportation:</u>	
SRO Residential Hotel	.25 for each SRO unit
SRO Living Unit Facility with shared kitchen and bathroom facilities	.25 for each SRO unit
SRO Living Unit Facilities with partial or full kitchen and bathroom facilities	1 for each SRO unit
<u>SRO Facilities not within two thousand (2000) feet of public transportation:</u>	
SRO Living Unit Facilities and SRO Residential Hotels	1 for each SRO unit

Source: City of San Jose Zoning Ordinance, 2008

Opportunities for Parking Reduction

A reduction in parking standards could be appropriate upon finding that a reduced number of spaces will be adequate to meet parking demand generated by a project. A reduction in parking requirements may be granted through a Development Permit if a parking demand analysis indicates a reduction is appropriate. The parking demand analysis may include shared parking, proximity to public transit, transit pass subsidies, availability of public transit van/carpool parking and drop-offs, and alternate peak use of parking spaces. The provisions for reductions in the required parking are applicable to SROs, emergency residential shelters, residential care/service facilities and convalescent hospitals, as well as senior housing uses. Additionally, the Planned Development Zoning process provides the opportunity to determine parking space requirements according to the proposed development.

In the Downtown Zoning Districts, the Director of Planning may grant up to a 15% reduction in the required parking spaces as part of the issuance of a development permit. Projects that may qualify for this parking reduction must incorporate Travel Demand Management (TDM) program elements such as free transit passes, parking cash-out, alternate work schedules, ride sharing, Carpool/Vanpools, shared parking, or other reasonable measures.

For mixed use projects in the Downtown, the Director of Planning may reduce the required parking spaces by up to 50%, provided that the project implements TDM measures described above, and that the reduction in parking will not adversely affect other projects or the surrounding public parking supply.

Evaluation

The Zoning Ordinance provides for a number of parking exceptions for residential development. These exceptions allow reduced parking for SROs, emergency residential shelters, residential care/service facilities, convalescent hospitals, senior housing, and single-family homes with a detached garage. A

reduction in parking requirements of up to 10% is also available for all housing located within 2,000 feet of a Light Rail Transit station or within a Neighborhood Business District. In the Downtown Zoning Districts, there may be up to a 50% reduction in required parking. Therefore, the City’s parking requirements do not pose a significant constraint on housing development.

7. Secondary Unit Ordinance

The City’s Secondary Unit Ordinance provides for approval of secondary units through a building permit that includes review by Planning staff for conformance with the requirements of the Zoning Ordinance. The adoption of a Secondary Unit Ordinance is required under State law. The following table shows the development standards applicable to secondary units.

Table IV-8.

**SECONDARY UNIT DEVELOPMENT STANDARDS
IN CONVENTIONAL ZONING DISTRICTS IN SAN JOSE**

Development Standards							
Applicable Zoning	All R-1 Districts and PD Districts with R-1 standards						
Minimum Lot Size	Attached unit - 6,000 sq. ft. Detached unit - 8,000 sq. ft.						
Maximum Unit Size	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">≤ 9,000 sq.ft. lot</td> <td style="width: 50%;">600 sq.ft.</td> </tr> <tr> <td>9,001 to 10,000 lot</td> <td>650 sq.ft.</td> </tr> <tr> <td>≥10,000 lot</td> <td>700 sq.ft.</td> </tr> </table>	≤ 9,000 sq.ft. lot	600 sq.ft.	9,001 to 10,000 lot	650 sq.ft.	≥10,000 lot	700 sq.ft.
≤ 9,000 sq.ft. lot	600 sq.ft.						
9,001 to 10,000 lot	650 sq.ft.						
≥10,000 lot	700 sq.ft.						
Bedrooms No. and Size	One bedroom required and maximum allowed. 400 sq. ft. maximum						
Storage	60 sq. ft. maximum						
Required Parking	One space (outside front and side setbacks)						
Setbacks Attached Unit	Same as primary dwelling, except the rear setback may be reduced from 20 to 15 feet for a single-story unit.						
Setbacks Detached Unit	Same as primary dwelling except that façade of secondary unit must be set behind that of primary residence. Units not attached to the house must be separated from any other structure by 6 feet, except that a unit may be attached to a detached garage.						
Height	18 feet maximum 14 feet average						
Design Criteria	Exterior materials and roof pitch to match existing house. Front door cannot be on same façade as that of primary residence. Windows cannot have views of adjacent properties with existing or planned residential uses.						
Ownership	Property owner must certify that he/she occupies existing house at the time of application and final inspection.						

Source: City of San Jose Zoning Ordinance, 2008

Prior to adoption of the Secondary Unit Ordinance, the City Council initiated a Secondary Unit Pilot Program to evaluate the appropriateness of the development standards. The pilot program enabled staff to complete a thorough analysis that included (1) an analysis of program data, (2) a phone survey of property owners with approved or constructed secondary living units, (3) a survey of neighbors living adjacent to

completed secondary units, and (4) a series of community meetings to discuss the secondary unit program.

Excluding any parkland fees, City permit fees and development taxes for secondary units have totaled approximately \$5,000 to \$6,000 per unit. Secondary units are also subject to school impact fees of up to \$1,500 collected by the applicable school district/s. The processing time for secondary unit permits has ranged from one day to several months, depending on the quality of the plans and complexity of the project. As of January 2008, staff had accepted a total of 83 applications for new secondary units and had approved building permits for 61 secondary units. Applications have been submitted at a relatively steady rate over the past two years, averaging three to four per month. The distribution of secondary unit applications Citywide does not appear to be closely related to the number of lots that meet the minimum lot area requirements for an attached secondary unit (6,000 square feet or greater). Secondary unit applications have been filed in all Council Districts.

It is notable that lot sizes for applications submitted under the pilot program are significantly larger than the required minimum lot sizes. This is true for both attached and detached units, although the trend is more pronounced for lots with detached units. Ninety-five percent of the lots proposed for detached units exceed the minimum lot size by 1,000 square feet or more. Lot sizes for attached units are significantly smaller than for detached units, but with an average area of 8,806 square feet, and a median of 7,841 square feet, they remain well above the required minimum lot area of 6,000 square feet. These findings suggest that minimum lot size has not been a primary constraint for the production of secondary units.

Evaluation

Staff's experience in assisting customers in the preliminary review and application processes and the results of the property owner survey, suggest that the parking space and setback requirements are greater constraints in achieving conformance with secondary unit requirements than lot size. Providing the required parking space is not feasible for a large number of existing lots where placement of the existing house blocks vehicular access to the rear yard and allows insufficient room for a parking space in front of the house, outside of the front setback. The most frequent response to the question about what, if any, aspect of the secondary unit requirements they would like to see changed, was allowing larger secondary units. Another frequent response proposed elimination of the parking requirement or proposed that the required parking be allowed in the front setback. In response to these comments received during the pilot program, the adopted Secondary Unit Ordinance incorporates larger units and a reduction of the rear setback from 20 to 15 feet. The permanent ordinance also allows secondary units to be attached to existing detached garages. Staff is monitoring the production of Secondary Units and requirements periodically to determine if modifications are appropriate. In summary, the Secondary Unit Ordinance has facilitated construction of secondary units in compliance with State law and does not pose a constraint on facilitating development of secondary units.

C. DESIGN GUIDELINES

The City has adopted design guidelines to assist those persons involved in the design, construction, review and approval of residential development in San Jose. By defining criteria for new residential development occurring within the City, the design guidelines benefit the development community and reduce soft costs of producing housing. Developers can incorporate standards from the guidelines into a project during the early stages of design rather than having to revise plans significantly later during the review process. The Residential Design Guidelines and the Single Family House Design Guidelines provide a common understanding of the minimum design standards to be applied to various land uses, development types, and locations to facilitate efficient design. The intent of the Guidelines is to define the City's expectations for the design of new residential development. Design quality focuses on the

functional aspects of a development (e.g., buildings, parking, setbacks, etc.) rather than requirements for expensive materials. The Guidelines are primarily concerned with the relationship of new residential development to its surroundings. The Guidelines also address specific issues within a project itself, such as internal circulation and common open space, to establish standards of livability for the residential development. In 2007, the Residential Design Guidelines were updated to reflect new trends in housing type and design, including transit-oriented development and high-rise residential construction.

Evaluation

The development standards used in the design guidelines are intended to allow residential projects to achieve the maximum densities permitted in the various density ranges of the General Plan residential land use designations. The setback and landscaping requirements are not excessive and do not require inordinate development expenditures, and they can contribute to a quality living environment. Affordable and market rate housing are subject to the guidelines, resulting in high quality affordable housing acceptable to neighborhoods throughout the City. Therefore, the design guidelines do not constrain housing development in San Jose

D. PROCESSING TIME

Processing times for zonings and development permits can increase the carrying costs of a property under consideration for development. Generally, the longer the processing time, the higher the carrying costs for developers. Processing time is dependent on a number of factors, including the enforcement of State laws and City ordinances to protect the public health and welfare, the ability of the applicant to coordinate with City staff and community members to address project issues, and to ensure that the general public is fully informed.

The City of San Jose, understanding the need to minimize the length of time needed to process zonings and development permits, has developed a system for review that satisfies both the development community's need for reasonable review periods and the City's need to conduct a complete review while attaining the desired quality of construction. Beginning in 1992, the City Council initiated Business Climate Studies to evaluate the Department's development review process and identify ways to further expedite development projects. The Department has since implemented many recommendations from these studies.

As previously discussed, the City has developed Residential Design Guidelines that help architects and developers understand the City's expectations regarding site and architectural design of residential projects. In addition, the Planning Department has developed a Preliminary Review process through which the development community, during the initial stages of project conception, can have their projects reviewed by staff for conformance with the City's goals and policies. This process, which varies from two weeks for a basic review to one month for a comprehensive, inter-department analysis of a project, enables developers to have input from the City on projects during the initial planning stages thus reducing the need for time-consuming revisions after a project application is submitted for formal review by the City. Furthermore, a Preliminary Review application does not require the consent of the property owner, so a developer can receive feedback regarding a potential project prior to the purchase of the property.

Aside from the Preliminary Review process, the Department of Planning, Building, and Code Enforcement developed an extensive public information system. A public information counter staffed by professional planners is open daily to address planning related inquiries posed by developers and the general public. The Department has produced information brochures covering the various processes administered by the Department and maintains an extensive web site providing information on Department operations. A wide range of information can be accessed through the web site, including the

Zoning Ordinance, General Plan amendments and all development applications. The applications for development permits include detailed instructions on what is required for submittal, and how to schedule an appointment to submit the application. This has been done to accommodate the public’s need for information and guidance, and to make the development process run efficiently.

Inter-departmental coordination is critical to the timely processing of development applications. To assure that a project application receives a thorough review by all necessary City departments, the project review process includes weekly joint meetings with the City’s Public Works, Fire, Police, Transportation, Parks, Recreation, and Neighborhood Services, and Environmental Services Departments to gather comments on each project application. After application submittal, copies of project plans are routed to each department and appropriate outside agencies, and the project is scheduled for a review meeting typically within two weeks of submittal. After this meeting has occurred, the assigned project manager is able to transmit full comments on the project to the applicant within 30 days of submittal. This review process occurs for all project applications including zonings, development permits, and tentative maps. Once the applicant responds to the project comments to the satisfaction of the Director of Planning, the project then goes before the appropriate decision-making body.

Table IV-9.

RESIDENTIAL PROJECT PROCESSING TIMELINE GOALS

	30 Days or Less	60 Days or Less	90 Days or Less	120 Days or Less	180 Days or Less	180 Days or More
CEQA Assumption	Exempt or Reuse	Exempt or Reuse	Exempt or Reuse	Exempt, Reuse, or Neg. Dec.	Negative Declaration	Neg. Dec. or EIR
PROJECT TYPE (PERMIT)						
Single-Family House Permit, Category I (SF)	●	-	-	-	-	-
Single-Family House Permit, Category II (SF)	●	-	-	-	-	-
Residential addition or conversion (CP)	-	●	-	-	-	-
Conventional Rezoning (C)	-	-	●	●	●	●
Single-Family Detached permit and subdivision (PD, PT, T)	-	-	●	●	●	●
Planned Development Zoning less than 200 units (PDC)	-	-	-	●	●	●
Residential development less than 200 units (H)	-	-	-	●	●	●
High Density Residential (3 stories or less) permit and subdivision (PD, PT, T)	-	-	-	●	●	●
High Density Residential (>3 stories) permit and subdivision (PD, PT, T)	-	-	-	-	●	●
Hillside development (PDC, PD)	-	-	-	-	●	●
Residential zoning for more than 200 units (PDC)	-	-	-	-	-	●
Any project requiring preparation of an EIR	-	-	-	-	-	●
Permit Types: SF = Single Family House Permit; H = Site Development Permit; CP = Conditional Use Permit; C = Conventional Rezoning; PDC = Planned Development Zoning; PD = Planned Development Permit; PT = Planned Development Tentative Map; T = Tentative Map						
CEQA Assumptions: Exempt = Categorical Exemption; Reuse = Reuse of existing environmental document; Neg. Dec. = Negative Declaration/Mitigated Negative Declaration; EIR = Environmental Impact Report						

Source: City of San Jose Department of Planning, Building and Code Enforcement, 2008

Processing-Time Goals

The City of San Jose, through its commitment to serving the development community by way of expeditious processing of development applications, has established processing-time goals. The majority of residential development is processed through the Planned Development Zoning and Permit processes. The processing-time goal for Planned Development (PD) zonings is to process 80% of the complete applications in less than 180 days. This six-month time goal is designed to accommodate a detailed review process, a community meeting, and two public hearings. The subsequent PD Permit processing time goals are to process 65% of the complete applications in less than 90 days and 95% in less than 180 days.

Development permits are issued for new construction, erection, placement, paving or installation, and these include Site Development Permits, Conditional Use Permits, Planned Development Permits, and Special Use Permits. The purpose of these permits is to promote orderly development, enhance the character and integrity of neighborhoods and secure the general purposes of the Zoning Ordinance and San Jose General Plan. If a conventional rezoning is necessary (not Planned Development zoning), the processing time goals are to process complete applications within 120 days for projects that have 200 dwelling units or fewer and within 180 days for projects with more than 200 dwelling units. Larger-scale projects, which are more complex, will likely be subject to a longer environmental review process under the California Environmental Quality Act. A subsequent Site Development Permit typically is processed in approximately 90 days with a complete application.

To facilitate streamlining of the development review process, the City has implemented the following project milestone goals:

- Project Manager assignment within 3 days of project submittal
- Project Manager to contact applicant by the 3rd day of project assignment
- Initial Project Meeting with applicant within 14 days of project assignment
- 95% of all major project should receive project comments within 30 days
- 70% of all applications should receive project comments within 30 days
- 75% of all major projects should receive 2nd Round Comments within 2 weeks
- 95% of all applicants should receive a copy of the Draft Permit 1 week prior to the public hearing
- 95% of all Approved Permits should be signed within 3 days after the public hearing
- 90% of all projects should be set for public hearing within 2 or fewer rounds of review

Evaluation

In a continuing effort to further streamline the review process, the Department concurrently reviews applications that are closely related to each other, such as development permits and tentative maps, or annexations and prezonings. The review periods for these applications overlap and decisions on both are made within the same general time frame. These permit applications are accepted and processed on an ongoing basis. The City also implements streamlining provisions to reduce time and costs associated with residential development on a continuing basis; these efforts are discussed in further detail at the end of this chapter.

E. FEES AND TAXES

The fees and taxes applicable to a development project include Entitlement Fees, Construction Fees, Impact/Capacity Fees, and Development Taxes. Entitlement fees include fees for land use approval and environmental clearance. Construction fees include the various building permit, plan check, and public

improvement fees related to the construction process. Impact/Capacity fees are charged to mitigate the costs that new development imposes on community infrastructure or to fund quality of life improvements. Examples of Impact/Capacity fees include fees for increased sewer volume, parks, libraries, and street trees. Development Taxes are tax assessments on development projects commonly based on project valuation.

1. Entitlement Fees

The Department of Planning, Building, and Code Enforcement establishes fees based on cost recovery for the processing of development permits as enabled by State law. The fees cover City staff time necessary to process the various permits. Included in the processing time are internal review and processing, public hearings, and inspections required to implement the City’s General Plan, Zoning Ordinance, Building Code and other applicable State laws such as the California Environmental Quality Act (CEQA). The table below is an example of the planning entitlement fees for a residential development of 26 to 100 units under the Planned Development (PD) process:

TABLE IV-10.

**CITY OF SAN JOSE PLANNING FEES FOR RESIDENTIAL PROJECTS
REQUIRING A PLANNED DEVELOPMENT ZONING**

Activity	Fees		
	PD Zoning (PDC)	PD Permit (PD)	Tentative Map (PT)
Residential Planned Development proposing 26-100 dwelling units	\$7,045 plus \$100 per unit	\$4,205 plus \$64 per unit	\$4,470 plus \$58 per lot
Additional units/lots beyond the first 100	\$100/DU	\$64/DU	\$19 per lot
Environmental Review*	Negative Declaration \$3,366 plus \$187 per hour over 14 hours	Environment Impact Report \$11,875 plus \$187 per hour over 45 hours	

*Environmental Review at zoning stage is designed to cover all subsequent permitting processes.

Source: City of San Jose Planning Division 2008-2009 Fee Schedule

As discussed previously, at the PD Zoning stage an intensive evaluation occurs including environmental review. The PD Permit stage is the process that implements the zoning and finalizes the project design according to the approved development standards and any required environmental mitigation. The processing time spent at the permit stage is less than at the zoning stage which is reflected in the fee structure for a PD Permit. At the zoning stage, staff conducts a detailed review of the project for conformance with City policies, guidelines, and CEQA.

2. Construction Fees

Construction fees are in addition to cost-recovery fees charged for processing and reviewing applications for development approvals and permits. The current fee structure for building permits and plan check is one in which the initial fees are charged based on a historic analysis of the average plan review time and number of inspections for the various project types. When the value of the services provided (based on an hourly rate) exceeds the initial fee, additional service time must be purchased. Construction fees cover Building, Fire, and Public Works plan check and inspections as applicable. The largest construction-related tax revenue sources are described below.

The taxes and fees increase the per-dwelling unit cost. For example, in 2000 an infill project proposing 14 dwelling units on less than two acres would pay from approximately \$3,293 per 1000 square-foot dwelling unit to \$4,777 per 1,500 square foot dwelling unit. For a development proposing 150 dwelling units on five acres, the fees would range between approximately \$2,352 per 700 square foot dwelling unit to \$3,832 per 1,200 square-foot dwelling unit.

In addition, there are several fees that the City requires as a condition of development in lieu of requiring construction of certain public improvement projects. Developers may be asked to contribute their fair share in lieu of their development project. In-lieu fees are collected for the following five separate improvement programs:

Underground Fee Program - Developers seeking development approval on sites adjacent to streets designated on the General Plan Land Use/Transportation Diagram as major collectors or arterials that have overhead distribution utilities are required to pay a fee in lieu of converting the utilities to an underground system. This fee is collected pursuant to Chapter 15.26 of the San Jose Municipal Code.

Landscaped Median Islands – Developers may be required to pay an in lieu fee for the future construction of a landscaped median island in the street abutting their property.

Traffic Signals – Developers may be required to pay a fee for the future construction of a traffic signal at an intersection that is impacted by their development.

Flood Control Improvements – Developers may be required to pay a fee for the future construction of flood control improvements to solve an area-wide drainage problem.

Street Improvements – Developers may be required to pay a fee for the future construction of street improvements that are an area-wide concern or that cannot be physically constructed at the time of the development.

Information regarding the fees and their applicability may be obtained from the City’s Department of Public Works in the Annual Development In-Lieu Fee Report.

3. Impact/Capacity Fees

Impact/Capacity fees are established to provide essential public improvements necessary to support new residential development. For example, the City’s Public Works Department collects a fee related to fund anticipated improvement needs to the Water Pollution Control Plant based on current capacity and projected future expansion requirements. Other examples include fees for parks, libraries, and street trees. The most significant of the Impact/Capacity Fees is park fees, as discussed below:

Parkland Dedication Ordinance/Park Impact Ordinance

Another impact fee imposed is associated with the amount of parkland necessary to serve increased development. The City of San Jose has adopted the Parkland Dedication Ordinance (PDO) (Municipal Code Chapter 19.38) in 1988 per the 1975 State Quimby Act and the Park Impact Ordinance (PIO) (Municipal Code Chapter 14.25) in 1992. Both of these Ordinances require residential development to dedicate land or pay in-lieu fees, or both, toward the acquisition and development of parks to offset the demand for neighborhood parkland created by new residential development. The standard dedication is three acres of raw parkland for an increase of 1,000 residents. The PDO and PIO recognize some private recreational amenities in new residential development and assign a pro-rated credit based on the square footage of private recreational facilities. Private recreational credits may be used toward up to 50% of the total parkland obligation. Such credits may consist of active recreation areas such as tot lots, group picnic areas, game court areas, as well as turf-playing fields. In-lieu fees may be paid for new subdivisions with 50 or fewer parcels, or apartments with 50 or fewer units. The fees vary based on the location of the development in the City and the type of development (i.e., single-family detached, single-family attached, multi-family, and SROs or secondary unit). The fees are lowest in six Multiple Listing Service districts (Almaden Valley, Berryessa, Blossom Valley, Evergreen, Santa Teresa, and South San Jose) (\$10,450 per unit for multi-family with five or more units to \$15,850 per unit for single family detached) and highest fees are in the West San Jose and Willow Glen districts (\$25,350 per unit for multi-family with five or more units to \$38,550 per unit for single family detached). The PDO and PIO fees are waived for: 1) assisted housing projects and 2) for developments constructing new rental units that are affordable to households earning less than 60 percent of the area median income (AMI). Affordable moderate units are subject to either the PDO or PIO. The PDO and PIO fees were last revised in February 2008. The revisions were necessary to keep pace with the parkland needs and the cost of land throughout the City. As of December 2008, approximately 100 acres have been dedicated to the City for public park purposes by developers. Another 60 acres is in the works to be dedicated to the City under the PDO and PIO.

4. Development Taxes

The City of San Jose imposes a series of construction-related taxes that are generally used to finance the construction and improvement of facilities and infrastructure systems. Except in the case of Very Low-Income housing, the taxes levied by the City cannot be eliminated because they are essential for facilities and services that support residential neighborhoods (e.g., parks, libraries, etc.). All of San Jose's fees and taxes are comparable to other local cities; therefore, the fees and taxes are not constraints to development in San Jose. The City also collects taxes imposed by the State for various State programs. These taxes are collected by the Building Division at the time of building permit issuance.

Strong Motion Instrumentation Program Assessment

California State law established a Strong-Motion Instrumentation Program for the purpose of acquiring strong-motion instruments and installing and maintaining such instruments as needed in representative geologic environments and structures throughout the State. Fees collected by the City as part of the building permit process are transmitted to the State to offset costs of this program. The fee does not create an undue burden for residential development in San Jose because all local jurisdictions in California are required to collect this fee.

Building Standard Administration Special Revolving Fund (BSASRF)

In September 2008, the Governor of California signed SB 1473 into law. SB 1473 requires every city and county to assess a building permit fee to support the education and promotion of Green Building practices in California as well as to provide consistency and stability to the Building Code adoption process. The fee is assessed at a rate of \$1 per \$25,000 in valuation from every applicant for a building permit for the purpose of funding the development of building standards. The funds generated are transmitted to the

California Building Standards Commission to fund personnel positions to work on the creation of building standards, particularly green regulations, in addition to training programs. SB 1473 provides that local governments may retain up to ten percent of the fees collected for related administrative costs and for code enforcement education. The fee does not create an undue burden for residential development in San Jose because all local jurisdictions in California are required to collect this fee.

Building and Structure Construction Tax

The Building and Structure Construction Tax is imposed upon the construction, repair, or improvement of any building or structure where a building permit is required (except for authorized exemptions- see below). The proceeds from this tax are restricted in use to the provision of traffic capital improvements on major arterials and collectors, the acquisition of lands and interest in land, and the construction, reconstruction, replacement, widening, modification and alteration (but not maintenance) of City streets.

Construction Excise Tax

The Construction Excise Tax is imposed upon construction, alteration, repair, or improvement of any residential or commercial structure (except for authorized exemptions- see below). The tax does not apply to industrial development. This is a general-purpose tax that may be used for any “usual current expenses” of the City. The City Council has historically used the majority of these funds for traffic infrastructure improvements.

Residential Construction Tax

The Residential Construction Tax is imposed upon any construction of a one-family dwelling unit or multi-family units or any mobile home lot in the City. This tax is collected and placed in a fund used to reimburse private entities that have constructed a portion of an arterial street that is wider than what is normally required in connection with residential development. The funds are also used to construct median landscaping and other street improvements.

Exemptions

The City’s Municipal Code does provide for exemptions from development taxes for housing developments within certain Redevelopment Areas, Incentive Zones, housing developments supported by government funding and for Very Low-Income households. These exemption provisions reflect the City’s sensitivity to the economic constraints experienced by developers supporting housing in higher-risk areas and housing for Very-Low Income households. These exemptions are designed to accomplish one of the following objectives:

1. Reduce the economic constraints involved in the development of housing in high risk areas or housing for Very Low-Income households;
2. Implement a separately administered funding arrangement that finances infrastructure and public service needs in an area only with revenue generated by development in such area (e.g., Evergreen Specific Plan Area); and,
3. Provide exemptions required by State or Federal law (e.g., hospitals, churches).

School Fees

State law grants authority to school districts to raise revenue from all new development. School fees are required for all new dwellings and for residential additions greater than 499 square feet, and the fees are paid to the school districts in the governing area where the construction occurs. The impact fee is determined by each individual school district and is based on the new building’s square footage (assessments of up to \$2.97 per square foot of residential development and up to \$0.50 per square foot of commercial development as of 2008). These fees are collected by the school districts prior to issuance of

a building permit. The City requires a proof of payment for school fees as part of building permit issuance process. State law preempts the City from altering these fees.

School districts continue to seek new legislation at the State or local level to increase the funds they receive from residential development to offset the costs of new school or classroom construction. School districts have also asked local governments to require developers to negotiate with them regarding these facilities prior to project approval. These events imply that the worsening financial picture for the State's schools could have a significant impact on the cost of new residential development.

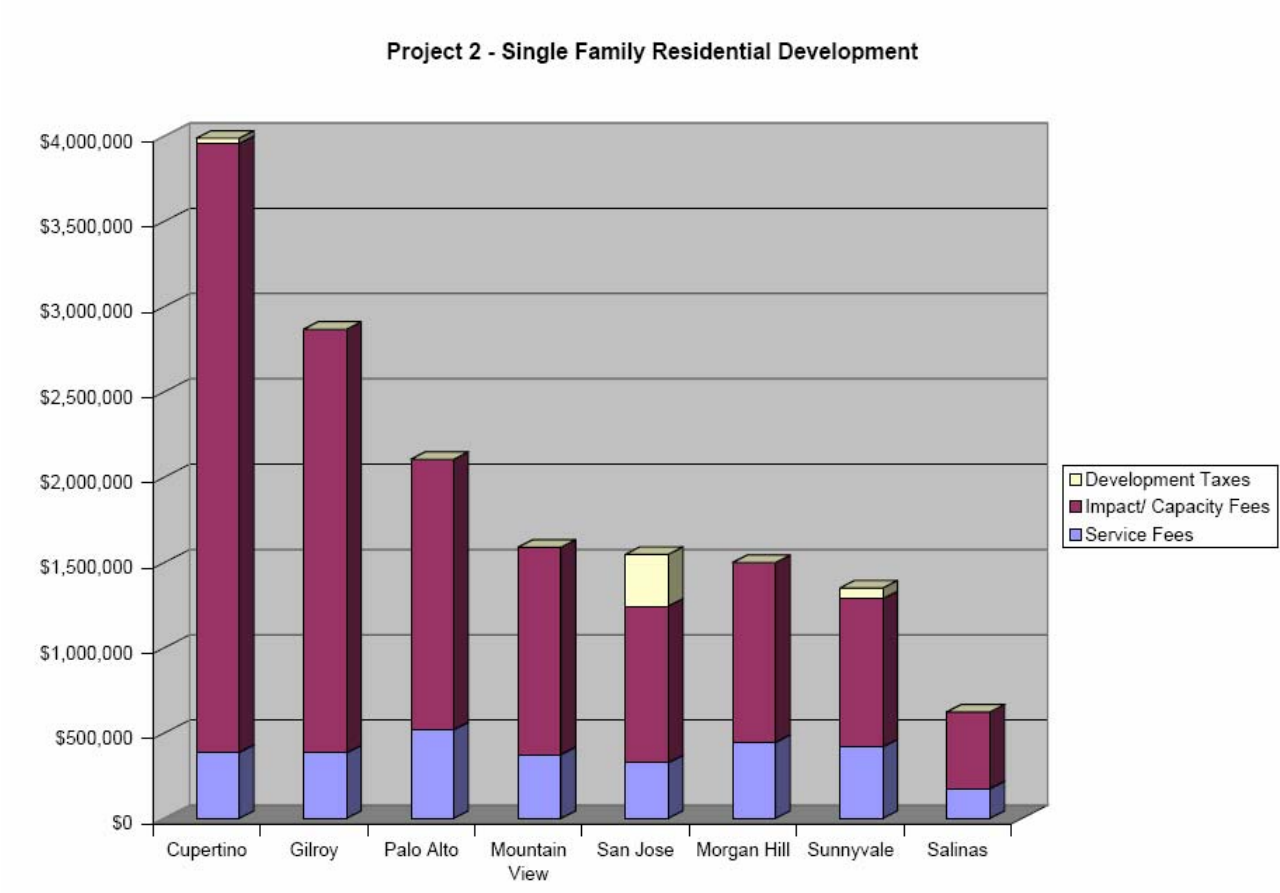
5. 2006-2007 South Bay Area Cost of Development Survey

Since 2003, the City of San Jose has participated in the South Bay Area Cost of Development, a study of development fees across eight cities in the South Bay, including Cupertino, Gilroy, Morgan Hill, Mountain View, Palo Alto, San Jose, Sunnyvale, and Salinas. All study cities are located within Santa Clara County with the exception of Salinas, which is located in Monterey County. The most recent survey was completed for fiscal year 2006-2007. Each city calculated development fees, impact/capacity fees, and development taxes on five sample projects. The sample projects are 1) a residential addition/alteration, 2) a 50-unit single-family residential tract development, 3) a 96-unit multi-family (townhouse) residential project, 4) a commercial tenant improvement project, and 5) an industrial research and development facility. For the second time in this survey, two cities also calculated costs on an optional sixth sample project – a high-rise residential development with ground-level commercial uses.

Single Family Detached Residential – The following chart compares San Jose's development fees on Project 2, a typical single-family residential development scenario in the survey, with the fees from other nearby jurisdictions. This scenario assumes construction of 50 single family detached units on 8 acres of land. In terms of the entitlement process, the project scenario was assumed to require a Planned Development Zoning, Planned Development Permit, and Tentative Map all assuming Medium Complexity. The results show that San Jose's development fees are near the median of the jurisdictions despite having the highest development taxes in all study cities. The cost per unit ranges from a high of \$79,766 in Cupertino to a low of \$12,477 in Salinas (Monterey County); the lowest per unit cost in Santa Clara County is Sunnyvale at \$27,014 per unit. The average cost per unit for single-family detached residential development across the eight study cities is \$38,936, and at \$30,955, the cost per unit to develop in San Jose is significantly lower than the average cost of the eight cities.

Chart IV-1.

COMPARISON OF DEVELOPMENT COSTS FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT IN SELECTED CITIES IN THE SOUTH BAY AREA AND MONTEREY COUNTY



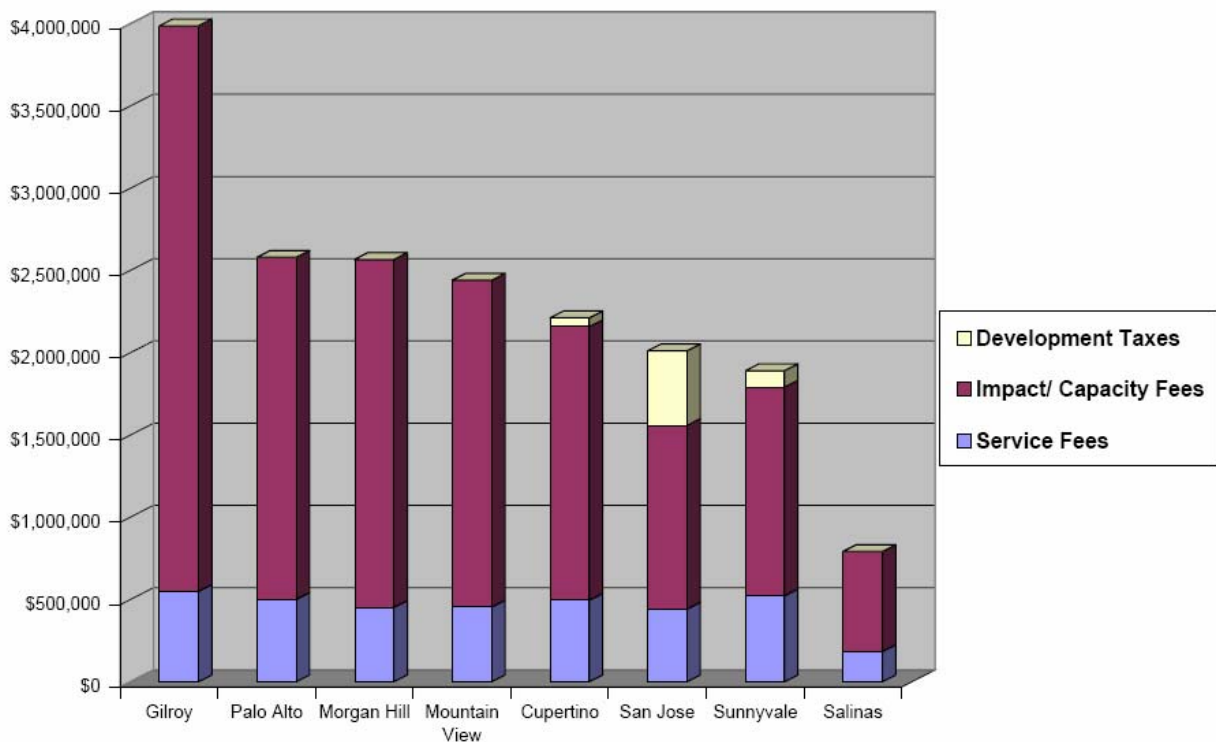
Source: 2006-2007 South Bay Area Cost of Development Survey

Multi-Family Residential – Fees for multi-family residential development in San Jose are comparable to other cities in the survey. The Project 3 scenario assumes 96 units in 16 buildings on 6 acres of land and a Planned Development Zoning, Planned Development Permit, and Tentative Map at High Complexity. The cost per unit for multi-family development ranges from a high of \$41,542 in Gilroy to a low of \$8,252 in Salinas (Monterey County); the lowest cost in Santa Clara County is Sunnyvale at \$19,712 per unit. San Jose’s per unit cost is \$20,960, which is lower than the average of \$24,072 across the eight study cities.

Chart IV-2.

COMPARISON OF DEVELOPMENT COSTS FOR MULTIFAMILY RESIDENTIAL DEVELOPMENT IN SELECTED CITIES IN THE SOUTH BAY AREA AND MONTEREY COUNTY

Project 3 - Multi-Family Residential Development



Source: 2006-2007 South Bay Area Cost of Development Survey

Evaluation

In summary, the residential development costs in San Jose are comparable, and on average lower, than other cities within the South Bay region. The City’s fees do not create a constraint on residential development in San Jose. This is particularly true for affordable housing because they are exempt from certain development fees. Development fees for processing development permits, plan check fees, and building permit fees compensate City costs for processing development application and permits. Without them, the City would not be able to process development application and issue permits for new development.

F. ON-SITE AND OFF-SITE IMPROVEMENTS

As is standard practice with most cities since the passage of Proposition 13 (1978), new residential development is responsible for both public and private improvements directly associated with the development. The City has established both public and private infrastructure standards so that developers can factor in those costs during the development design stage. Occasionally, an off-site improvement may be required of a certain development. In these cases, the off-site improvement has to be directly related to an impact created by the development. These improvement requirements are identified in the early stages of the development review process and the costs can be factored in early on. Because the City maintains a consistent record relative to the off-site improvement requirements, the development community in many cases has already anticipated said improvements and factored them into the project before submitting it to the City for review.

On-site improvement requirements in San Jose are comparable to other nearby cities. Such on-site improvements include landscaping and private open space, quality building materials, requirements for covered parking, etc. These are private improvements required by the Zoning Ordinance or as conditions of development permits.

Off-site improvements include streets, street lighting, curbs, sidewalks, sanitary sewer/storm, landscape median islands, and underground utilities. These improvements are considered to be public improvements. Such improvements may be required not only for the frontage of the specific property to be developed but also at some distance from the development site (i.e., to mitigate a traffic congestion problem or construct off-site sanitary and storm sewer).

Evaluation

Requirements for off-site improvements in San Jose are comparable to other cities of similar size and character. San Jose requires developers to pay for such improvements, following the City's policy that development should pay its own way. Without this policy, considerably fewer homes would be built in San Jose because the City simply does not have the funding or tax base to provide the infrastructure necessary for all the residential development proposed in the City.

G. LEVEL OF SERVICE ("LOS") POLICIES

Through the zoning and subdivision processes, the City seeks to guide the development of compatible, appropriate residential development. Beyond addressing site-specific concerns, the City also strives to maintain orderly, balanced, and appropriate development for the City as a whole. Unique among many localities, the City of San Jose has developed several Level of Service (LOS) policies with the goal to maintain, as the name implies, certain levels of service throughout the City. Because these policies are part of the General Plan, development projects must meet the Level of Service policies in order to be found consistent with the Plan. The General Plan includes LOS policies for transportation, sanitary sewers, storm drainage, flood control, police, fire protection, and parks. Development proposals are also reviewed to ensure that the Water Pollution Control Plant (WPCP) capacity is not exceeded. The level of service policies cannot be eliminated because they are mechanisms that manage growth in the community. As a growth management tool, they apply to all development, thereby preserving neighborhoods and maintaining the community's quality of life.

1. Traffic Level of Service Policies

The Traffic Level of Service Policy states that the minimum overall performance of City streets having peak travel periods should typically be Level Of Service “D” or better. Level of Service “D” represents conditions that approach unstable traffic flow, with tolerable driving speeds generally maintained, though subject to alteration by changing driving conditions, which may cause substantial reductions in driving speeds. The LOS policy is applicable to all intersections for which the traffic from a development proposal would constitute at least 1% of the peak hour, critical movement trips through the intersection. The LOS policy applies to City streets, to County expressways, and to State highways not designated as “State Transportation Corridor” (i.e., freeways) on the City’s General Plan Land Use/Transportation Diagram. Development that has the potential to reduce the LOS below “D” (i.e., worse traffic) is normally required to provide and pay for mitigation measures to maintain a LOS of “D”. Some exceptions to this standard are discussed below.

The transportation LOS policy exempts “small” infill residential, commercial, and industrial projects based on the size of the proposed developments. The following residential exemptions reduce governmental constraints on the production of affordable housing:

- Single-family detached residential projects of 15 or fewer units
- Single-family attached or multiple-family residential projects of 25 or fewer dwelling units

The LOS D policy may be superseded by an Area Development Policy for an area with unique traffic conditions. San Jose currently has three Area Development Policies: the Evergreen Development Policy, the North San Jose Area Development Policy, and the Edenvale Area Development Policy; and has established the US-101/Oakland/Mabury Transportation Development Policy, which serves the same purpose as an Area Development Policy..

Downtown Core Policy Exemption

In recognition of the unique position of the Downtown Core as the primary transit hub of Santa Clara County, and as the center for business, institutional, and cultural activities, and due to its character as an urban center, development within the Downtown Core is exempted from LOS standard traffic mitigation requirements. Intersections within and on the boundary of this area are also exempted from the Level of Service “D” performance criterion.

Evergreen Area Development Policy

In place of the Citywide LOS D Standard, the Evergreen Development Policy, revised in 2008 and re-named the Evergreen-East Hills Development Policy provides traffic capacity for a Development Pool of 500 residential units, 500,000 square feet of retail, and 75,000 square feet of commercial office within the Evergreen-East Hills Area (defined as the land within San Jose’s Urban Service Area Boundary, south of Story Road, east of U.S. Highway 101, and the area generally north of the intersection of U.S. Highway 101 and Hellyer Avenue, where the northern boundary of the Edenvale Development Policy Area ends) and the corresponding transportation infrastructure improvements. The Evergreen-East Hills Development Policy utilizes the previously adopted Evergreen Area Development Policy’s traffic impact criteria but allows some decreased vehicular traffic Level Of Service, while maintaining an average of LOS D or better when vehicular traffic improvements unacceptably conflict with other modes of travel or biological resources. A project is considered to create a significant adverse impact on traffic conditions at a signalized intersection located in the Development Policy Area if during peak hours the LOS at the intersection degrades to a worse letter grade level of service, or: a) for non-residential projects, the level of service at the intersection is an unacceptable Level of Service E or F and the addition of project traffic creates an increase in critical delay value by 2 seconds or more and an increase in critical V/C ratio of

0.005 or more; or b) for residential projects, one or more added trips to an intersection operating at an unacceptable Level of Service E or F.

Intersections functioning at Level of Service E or F under background conditions are unacceptable. Background conditions are the traffic conditions that take into account the build-out of already approved trips through the original Evergreen Development Policy, existing buildings, and projects with existing entitlements. A significant impact can be satisfactorily mitigated when measures are implemented that would restore intersection LOS to background conditions or better.

North San Jose Area Development Policy

The North San Jose (NSJ) Policy area boundaries generally match the boundaries of the Rincon de Los Esteros Redevelopment Area, including the area within San Jose north and west of Interstate 880 or Coyote Creek, east of the Guadalupe River and south of State Route 237. The NSJ Policy area also includes an area east of Interstate 880 along Murphy Avenue as far as Lundy Avenue. This policy seeks to improve the balance of employment densities, housing supply and transportation infrastructure in this predominantly industrial area. The NSJ Policy was revised in 2005 to address the potential impacts of developing an additional 26.7 million square feet of industrial use, 1.7 million square feet of supporting commercial use, and 32,000 residential units within the Policy area. This policy change increased the NSJ Policy area's residential capacity by 24,700 units. The Policy also includes a requirement to build specific transportation improvements to mitigate the potential impacts of new development.

In place of a single LOS standard, the NSJ Policy establishes traffic conditions that result from the allowed amount of development, as mitigated by the planned infrastructure improvements, as the acceptable LOS standard for North San Jose. Typically, any new development in the NSJ Development Policy area that falls within the parameters of the Policy should not require additional review of traffic impacts, but may require additional analysis to address site-operational issues. To be consistent with the traffic analysis included within the Policy, new projects must include design features and programs that support multi-modal commute choices including provision of bicycle and pedestrian facilities and incorporation of transportation demand management (TDM) measures. The City collects a Traffic Impact Fee (TIF) to fund transportation mitigation measures needed to accommodate future traffic conditions resulting from implementation of the Policy. The TIF is assessed on all new residential and industrial development within the Policy area and is collected at issuance of Building Permits. Fees are charged for new development beyond existing development rights. The TIF equitably distributes the cost of the necessary infrastructure improvements on a cost per trip-generated basis among the total development addressed through the Policy (e.g., 26.7 million square feet of office/industrial/ supporting retail development and 32,000 residential units). The fee initially was set at \$10.44 per square foot for all new industrial/office/R&D development, at \$6,994 per unit for new single-family residences, and at \$5,596 per unit for new multi-family residences. These fees are adjusted automatically every two years according to the policy and are intended to be reviewed every five years to account for changes in construction costs and inflation.

Edenvale Area Development Policy

The City of San Jose adopted an Area Development Policy for the Edenvale Redevelopment Area to manage the traffic congestion associated with near-term non-residential development in the Edenvale Redevelopment Area and to support transit-oriented, mixed-use residential and commercial development to promote transit ridership. To the north of State Route 85, mixed-use residential and commercial development is planned on the Hitachi campus plus the residual portion of the IBM campus, in addition to existing entitlements of industrial development. Development in this area will be up to a maximum of 3.6 million square feet of R&D industrial/office, 682,000 square feet of commercial uses, and 2,930 attached dwelling units adjacent to existing CalTrain and Light Rail Transit stations.

This Policy requires that specific infrastructure improvements be constructed at specific levels of development, and describes how and when the infrastructure will be constructed. The policy allows the LOS of some nearby intersections to temporarily deteriorate to levels in excess of the City's standard transportation LOS policy. The length of time traffic will operate below the standards of the citywide policy depends on the rate at which industrial projects are developed, and the timing required for regional infrastructure improvements to be designed and constructed.

US-101/Oakland/Mabury Transportation Development Policy

The Jackson-Taylor and Berryessa areas of San Jose are planned for future transit-oriented development consistent with the General Plan. However, near term development is constrained due to a lack of traffic capacity for access at US-101 and is expected to have LOS impacts at key intersections. The required interchange improvements are expensive and require years to build out. To address this issue, the City adopted a Transportation Development Policy to manage traffic congestion associated with near-term new development in the US-101 corridor near the US-101/Oakland interchange. The Policy provides enough development potential for the equivalent of approximately 6,000 new housing units in the area.

The Policy identifies the reconstruction of the US-101/Oakland Road interchange and the construction of US-101/Mabury Road interchange as the required infrastructure improvements to accommodate future growth in the corridor. The Policy has no specific boundary and applies to all new development projects generating vehicular trips for the US-101/Oakland Road interchange, or the US-101/Mabury Road interchange upon construction. To ensure the construction of the required infrastructure improvements, one of the key provisions of the Policy is to establish a traffic impact fee program. The traffic impact fee program requires fair share financial contribution from new development in the corridor toward the overall cost of improvements in addition to other funding sources already identified. The impact fee of a development is based on the number of interchange trips generated by that project as determined in the traffic impact analysis of that project. The impact fee per interchange trip is \$30,000 in 2008 and is adjusted annually thereafter per the Construction Cost Index published by the Engineering News Record (ENR). The US-101/Oakland/Mabury Transportation Development Policy and Transportation Impact Fee will facilitate near term development projects in the Jackson-Taylor and Berryessa areas and provide fair share funding for the implementation of US-101 freeway access improvements at US-101/Oakland Road and US-101/Mabury Road.

Protected Intersection Provision

The City's Transportation Impact Policy includes a provision of "Protected Intersections." That to continue to expand some local intersections in order to increase their vehicular capacity would, under certain circumstances, result in a deterioration of environmental conditions near those intersections, and an erosion of the City's ability to both encourage infill development in designated Special Strategy Areas, and to support a variety of multi-modal transportation systems. The Protected Intersections provision establishes a threshold for environmental impact and addresses the specific methods for implementing the General Plan LOS Policy for Traffic.

Under the provision, the City has identified certain local intersections for which no further physical improvements are planned. These specific intersections, because of the presence of substantial transit improvements, adjacent private development, or a combination of both circumstances, cannot be reasonably modified to accommodate additional traffic and operate at LOS D or better, in conformance with all relevant General Plan policies. As a result, this provision provides a process for allowing exceptions to the City's policy of maintaining LOS D at local intersections. Development projects that impact protected intersections may either: 1) reduce size to not result in significant impacts at the protected intersections; or 2) propose physical improvements to other segments of the citywide transportation system, in order to improve system capacity or enhance non-auto travel modes. In

summary, this system of protected intersections allows development to proceed despite short-term impacts to existing transportation infrastructure.

Evaluation

In summary, the transportation LOS policies were created specifically to resolve development constraints resulting from limited capacity on transportation facilities. Rather than waiting for large capital improvements to be completed before approving new residential development, these policies allow development to proceed under a programmatic approach to address larger, area-wide traffic improvements. Under such an approach, developers are only required to pay traffic impact fees that represent a fair share contribution to the capital improvements necessary to serve the project area. The fee that each development is required to pay is generally comparable to the cost of building traffic mitigation for an individual project, as would be the case under a typical development scenario. Therefore, these LOS policies generally do not constrain residential development.

2. Sanitary Sewer Level of Service Policy

The sanitary sewer LOS policy is LOS D, defined as restricted sewage flow during peak flow conditions. Development which will have the potential to lower the downstream level of service below “D” or development which would be served by downstream lines already operating at a level of service below “D” is required to provide mitigation measures to improve the level of service to “D” or better. Existing sewer capacity is anticipated to accommodate the full build-out of the San Jose 2020 General Plan, including the 34,721 dwelling units under the City’s Regional Housing Needs Allocation.

The Cities of San Jose and Santa Clara jointly own the San Jose/Santa Clara Water Pollution Control Plant (WPCP) which serves the cities of San Jose, Santa Clara, Milpitas, Cupertino, Los Gatos, Monte Sereno, Campbell and Saratoga. Future improvements in WPCP capacity are monitored to show the relationship between demand and capacity over time. San Jose applies a standard condition to all development approvals so that the capacity of the WPCP will not be exceeded.

Currently, the funding for increased capacity of the Water Pollution Control Plant comes from sewer service and use fees paid by all users and from connection fees paid by new development. Capacity improvement will be examined in the WPCP Master Plan, which is expected to recommend programs and improvements within the same timeframe as the Envision San Jose 2040 General Plan.

Evaluation

The sanitary sewer LOS policy has not significantly hampered residential development in San Jose. There have been no constraints on residential development related to sewage treatment capacity since the adoption of the San Jose 2020 General Plan.

H. BUILDING CODE REQUIREMENTS

The City of San Jose uses the California Building Code (CBC) as the standard for all new construction. San Jose also encourages the use of the State Historic Building Code for designated historic properties to facilitate the rehabilitation and reuse of important historic resources. On January 30, 2007, California adopted and approved the 2007 edition of the California Building Standard Codes. The 2007 California Building Standard Codes applies to any building or structure for which application for a building permit is made on or after January 1, 2008. While the 2007 CBC is based on the 2006 International Building Code, the 2007 CMC and 2007 California Plumbing Code (CPC) are still based on the 2006 Uniform Mechanical Code and the 2006 Uniform Plumbing Code respectively. San Jose adopted the 2007

California Building Code and other building related codes in November 2007. The following is a list of the adopted codes:

- 2007 California Building Code -CCR Title 24 Part 2
- 2007 California Electrical Code -CCR Title 24 Part 3
- 2007 California Mechanical Code -CCR Title 24 Part 4
- 2007 California Plumbing Code -CCR Title 24 Part 5
- 2007 California Historical Building -CCR Title 24 Part 8
- 2007 California Existing Building Code -CCR Title 24 Part 10
- 2006 International Existing Building Code, Appendix Chapters A2 and A3

The City also adopted local amendments regarding certain structural design requirements, compliance with FEMA regulations, fire sprinkler regulations, and other building and plumbing requirements. Such amendments specifically address special climatic, geological, and topographical conditions unique to the San Francisco Bay Area region that can affect the health, welfare, and safety of local residents.

Evaluation

The latest adoption of the Building Code does not include any amendments that diminish the ability to accommodate persons with disabilities. In fact, the Building Code contains universal design elements that address limited lifting or flexibility (i.e., roll-in showers and grab bars), limited mobility (i.e., push/pull lever faucets, wide swing hinges) and limited vision (i.e., additional stairwell and task lighting) that are consistent with the Americans with Disabilities Act standards, as implemented under Title 24 of the California Code. Single Room Occupancy units are required to comply with all applicable accessibility and adaptability requirements. Therefore, the Code does not constrain residential development or special needs housing in San Jose.

I. PRIVATE SECTOR GREEN BUILDING POLICY

On October 7, 2008, the San Jose City Council adopted the Private Sector Green Building Policy. This policy requires new construction projects of 10 or more residential units to either score at least 50 points using the Build It Green rating system or obtain certification using the U.S. Green Building Council LEED rating system. Certification with one of these green building rating systems will yield energy and water savings, as well as numerous other environmental and health benefits. Green buildings have proven to enhance residential buildings by reducing lifecycle costs, improving living quality, increasing property values, and attracting higher rents. This policy is consistent with the State of California's goals to reduce greenhouse gas emissions and respond to global climate change, as evidenced in *The California Warming Solutions Act of 2006 (AB32)* and the adoption of a Green Building Standards Code by the State's Building Standards Commission. The City is currently working with the public and the development community to establish details for implementing the Private Sector Green Building Policy. The goal of this subsequent public outreach effort is to establish procedural guidelines and details for processing development applications subject to the Policy. Part of this process includes exploring incentives for projects that comply with the Policy such as implementing a fee rebate program for projects that achieve certain performance standards.

Evaluation

In addition to providing energy and water savings to residential development, the City's adoption of a Green Building Policy establishes a consistent citywide standard and process for how green development occurs within the City. Moreover, the Policy provides an effective marketing tool for residential developers. Overall, the Policy does not constrain residential development, but rather provides an

opportunity to enhance the construction, efficiency, and durability of future housing stock. The City's efforts to encourage energy conservation are discussed in Chapter IX.

J. RENT RELIEF/STABILIZATION

Substantial pressure to increase rents is due to housing demand, inflation, rising costs of new housing construction, foreclosures and other factors. The increase in housing prices results in a greater demand for rental housing, as more households are forced out of the ownership market and need to seek less expensive housing. In particular, there is a shortage of rental housing that is affordable to households of low and moderate income.

This is especially true in San Jose. As noted in earlier in this appendix, the City's rents have recovered from a multi-year dip after 2001 and, as of December 2008, have now approached their peaks. The rise in rental rates can be attributed to two factors. First, the recession at the beginning of the decade led to a significant loss of jobs and therefore increased demand for rental housing. Second, in spite of the recession, prices for ownership units continued to rise. This provided the market incentive for developers to build ownership rather than rental projects. As San Jose's job market began to recover, and people began to turn to rental units due to high ownership costs, the demand for rental units began to increase in an environment of constrained supply. With vacancy rates low, rents high, and the ownership market down, there has been an increase in rental developments in the last couple of years. Although the City's supply of rental units has increased, it is unlikely housing supply will meet rising demand, so rents will remain high in the foreseeable future.

Presently, two separate rent stabilization ordinances are in effect, one for apartments containing three or more units and one for mobile home park spaces. The ordinances establish a maximum percentage (8% for apartments built prior September 7, 1979 (tri-plex, four-plex and larger) and for mobile homes. The Maximum Annual Percentage Increase (MAPI) for mobile homes may range 3% to 7% it is set by the City of San Jose, based on the San Francisco-Oakland-San Jose All-Items Consumer Price Index (CPI) for mobile homes. In accordance with the requirements of SJMC Chapter 17.22, the MAPI for October 1, 2008, through September 30, 2009, is set at 3%, by which the rents may be raised, no more frequently than once every twelve months, without justification on the part of the landlord. The ordinance applies to units constructed prior to September 1979. Apartment landlords who believe their rents provide less than a fair and reasonable return on their investment and mobile home landlords who perceive that an insufficient margin of profit exists when compared to a designated base year profit may justify rents in excess of the established percentages after a public hearing. The ordinances prescribe detailed financial criteria and a format for the presentation of such an argument to an Administrative Hearing Officer who will make a binding decision based upon such evidence. Through a similar hearing process, apartment tenants and mobile home residents may seek relief from rent increases stemming from a decrease in services without a corresponding decrease in rent.

Evaluation

These rent control measures help maintain affordable housing stock in San Jose. Additionally, because these measures apply only to rental units older than September 1979, they do not constrain the development of new apartments.

K. INCLUSIONARY HOUSING

As required by State law, the City has an inclusionary affordable housing requirement on all new residential development located within the City's redevelopment areas. The areas comprise approximately

18% of the City and one-third of the population. Since 1999, more than 10,000 affordable units have been built. In addition, City Policy requires that market rate projects located in redevelopment areas established after 1976 include 20 percent of the units as affordable, with 12% for low-income and 8% for very low-income units in rental projects, or 20% for moderate income units in for-sale projects.

San Jose's inclusionary housing program is jointly administered by the City's Redevelopment Agency (RDA), Department of Housing, and Department of Planning, Building, and Code Enforcement. The RDA's Housing and Real Estate division prepares the Affordability Agreement and is charged with assisting developers with understanding the Inclusionary Housing Policy, and options available to satisfy the inclusionary requirements. The Planning Division of the Department of Planning, Building and Code Enforcement administers the entitlement process for all private development and ensures that development permits for housing proposals include a condition of approval to require compliance with the City's Inclusionary Housing program. The Housing Department monitors developer compliance with the inclusionary requirements, certifies proposed buyers for the designated inclusionary units, establishes and approves the pricing of inclusionary units and reviews annual re-certifications of renters by the property managers. The Housing Department also assists buyers in obtaining primary and secondary financing for the inclusionary units when such funds are available. Developers are also offered the option of paying a fee, in lieu of providing the units. Many developers have elected to pay the fee, as it is less costly than building the units. It remains to be seen if this will continue to be the case, however, as the fee is continually adjusted.

In 2007, the City updated its inclusionary housing policy for redevelopment areas to reflect new requirements, a revised in-lieu fee schedule, and an expanded menu of options for developers to meet the inclusionary requirements. That same year, the City began a process to study the economic feasibility of expanding the existing RDA inclusionary housing ordinance citywide. The entire inclusionary study process has been accompanied by significant outreach to the community, stakeholder groups, and at City Council, Committee, and Commission meetings. In total, the City held nearly 25 outreach and education meetings and more than 30 one-on-one meetings with developers. In December 2008, the City Council adopted a policy to create a citywide inclusionary ordinance. City staff expects to bring an inclusionary ordinance to Council in Fall 2009.

Evaluation

San Jose's existing inclusionary housing requirement facilitates the City's ability to disperse affordable units through San Jose to prevent overconcentration of lower-income housing. There is no clear evidence that housing prices in Santa Clara County areas with inclusionary requirements are higher than those in areas without such requirements. Evidence is also lacking that construction has been reduced in areas with inclusionary requirements. Over the past nine years, 41% of total building permits issued for housing in San Jose occurred within RDA areas, which comprises 18% of the City.

As indicated above, the City is currently drafting a citywide inclusionary ordinance for Council consideration in Fall 2009. San Jose is one of the only cities in Santa Clara County and the Bay Area to not have a citywide inclusionary program. During the extensive public outreach process, a wide variety of issues were addressed with stakeholders in order to develop an ordinance that meets the City's inclusionary goals while ensuring that the measures would mitigate constraints to residential development. The City is considering offsets in the inclusionary ordinance to ease compliance, potential offsets being explored include: in-lieu fees option, allowance of off-site construction, hardship waivers, credit trading or transfers, land dedication, lesser parking requirements, and the flexibility with certain development standards. The City is also exploring the ability to meet the inclusionary requirements through acquisition rehabilitation and preservation. If adopted, it is anticipated that the Citywide inclusionary ordinance will assist in the production of housing across income categories units, based on the fact that a substantial amount of housing construction in the recent past has occurred in RDA areas

that are subject to existing inclusionary requirements. Thus, the City does not expect a citywide inclusionary ordinance to be a constraint on residential development. The present slowdown in residential development has to do with the overall housing and economic downturn, not with the City's existing inclusionary policy. However, San Jose's future citywide inclusionary ordinance is expected to include a deferred operative date to allow for the housing market to stabilize and/or recover.

L. FRAMEWORK FOR PRESERVATION OF EMPLOYMENT LANDS

On October 23, 2007, the City Council adopted the *Framework for Preservation of Employment Lands* (Framework) to preserve San Jose's remaining commercial and industrial employment lands. The primary objective of the Framework is to achieve no net loss of total employment capacity as the result of any amendment to the San José 2020 General Plan and no net loss from non-employment land use conversions of Light Industrial or Heavy Industrial acreage or building area square footage on land that has the General Plan land use designation of Light Industrial or Heavy Industrial. One of the Framework's requirements is "no net loss" of employment land if a residential land use is proposed using a Discretionary Alternate Use Policy for General Plan conformance. For example, if a site designated Light Industrial on the General Plan Land Use/Transportation Diagram is proposed for Planned Development Rezoning to allow 100% affordable housing, the Framework requires that a separate site or sites of comparable acreage be converted to an employment land use designation through a General Plan amendment to implement the "no net loss" provision of the policy.

Evaluation

Previously, the "no net loss" provision was not required for Planned Development projects that required a change from employment land uses to residential land uses. However, the Framework does not apply to rezonings that conform to the General Plan land use designations, so sites that are already identified in the General Plan for residential uses would not be affected by the Framework requirements. Furthermore, the sites identified in the Adequate Sites Inventory (discussed in Chapter VI) are all residential lands in the General Plan. Therefore, the Framework does not inhibit residential development on planned residential sites intended for development during 2007-2014 RHNA planning period, and it supports the retention of industrial and commercially zoned land to provide employment opportunities for San Jose households of all incomes.

M. CITY ACTIONS TO REDUCE GOVERNMENT CONSTRAINTS

In the preceding sections (specifically those concerning the development review process), a number of actions by the City to reduce constraints have been noted. Additionally, policies and programs that reduce governmental constraints are listed within the General Plan text as part of the Housing Goals and Policies and program sections. The following discussion identifies various policies, programs, and procedural improvements adopted by the City to reduce constraints to residential development.

1. General Plan Special Strategy Areas

The San Jose 2020 General Plan contains Special Strategy Areas to increase residential densities along major transit routes. The Transit-Oriented Development Corridor Special Strategy Area and the BART Station Area Nodes are described in detail in Chapter V of the General Plan. The Strategy Areas encourage high density and mixed high density/commercial uses to locate near light rail lines or major bus routes. Such development would encourage transit use, pedestrian-oriented activities, efficient use of

urbanized lands, and more affordable housing opportunities. Intensification of land uses within these corridors is expected to occur through a series of stages as planning and construction of light rail facilities progresses.

San Jose also has a variety of mixed-use designations and overlays that allow combinations of industrial, commercial and multi-family residential uses. As an example, some sites located near transit within the North San Jose Development Policy Area have a Transit Employment Residential Overlay designation that allows the site to be developed with residential uses at a minimum density of 55 DU/AC. These mixed-use designations are described in Chapter V of the General Plan text.

2. Discretionary Alternate Use Policies

In addition to the lands designated for residential uses, the San Jose 2020 General Plan contains Discretionary Alternate Use Policies (DAUP) that specify conditions under which an alternative to uses otherwise allowed in a particular Land Use/Transportation Diagram designation may be determined to be in conformance with the General Plan. The alternate use would be permitted without a Land Use Diagram Amendment. These are limited alternatives designed to meet the following objectives:

- Foster and encourage the implementation of such General Plan goals and policies as the production of affordable housing, the preservation of historic structures, or the development of high quality projects of exceptional design.
- Provide the flexibility to most appropriately apply policies in achieving the true intent of the General Plan which might be undermined by an overly rigid application of land use designations
- Streamline the development review process by avoiding, in those cases where appropriate, the time consuming process of amending the General Plan.

The application of the DAUP is intended to be used infrequently in any one neighborhood to avoid disrupting the neighborhood character. The alternate use should be compatible with surrounding land uses. All applicable General Plan policies, including those intended to protect existing residential neighborhoods or exclusively industrial areas from encroachment of incompatible land uses, should be taken into consideration. Also, the DAUP should only be applied if they are consistent with Area Development Policies or Specific Plan policies. In certain instances, the DAUP may be used more than once in a particular neighborhood if such use will further the City's goal of providing an adequate housing supply for all economic segments of the community and the proposed residential or mixed residential/commercial development is compatible with neighborhood character.

For purposes of this section, affordable housing is defined as housing that is affordable to one of the four income groups as defined below:

- Extremely Low-Income (ELI) households – household income is 0-30% of County median household income.
- Very Low-Income (VLI) households – household income is 31-50% of County median household income.
- Low-Income (LI) households – household income is 51-80% of County median household income.
- Moderate-Income (MI) households – household income is 80-120% of County median household income.

The Discretionary Alternate Use Policies are generally implemented through either the Planned Development zoning process or through a Development Permit process, when a specific development is proposed. These policies provide flexibility in increasing the City's ability to provide additional housing opportunities. The DAUP related to residential development are listed below; the DAUP that are most frequently used are highlighted in **Bold**. Refer to Chapter V, Discretionary Alternate Use Policies section of the General Plan text for the actual policy language.

- **Discretionary Alternate Use (DAU) Policy No. 1 (The Two-Acre Rule)** allows parcels less than two acres in size which have a nonresidential designation to be developed residentially if such development would be compatible with the neighborhood. However, if the site consists of employment land (i.e. a site designated for commercial or industrial uses on the General Plan) the job capacity must be retained on-site by way of a mixed-use development. If on-site retention of jobs is infeasible, the loss of job capacity may be offset through a separate General Plan Amendment to redesignate residentially designated land with existing employment uses to a commercial or industrial land use designation. It also allows parcels with a residential designation to be developed at a higher or lower residential density range. Development should result in no net loss of employment capacity, and no net loss of acreage in San Jose that has an exclusively Light Industrial or Heavy Industrial land use designation. Parcels with an industrial land use designation may be developed with commercial uses with a preference for mixed industrial and commercial uses. Parcels with a commercial land use designation may be developed with residential uses with a majority of the units affordable, and a significant portion of the affordable units eligible to Extremely Low-Income households if they are (1) adjacent on at least two sides or by at least 50% to land with a residential land use designation, and (2) either within 2,000 feet of an existing or planned Light Rail Transit Station or within 3,000 feet of an existing or planned BART Station. Development is strongly encouraged with a mix of commercial and residential uses with a preference for retention of employment capacity to the maximum extent feasible. The appropriate density for a given site is based on compatibility with surrounding land uses. The intent of this policy is to encourage the development of small, residential infill projects, which take advantage of existing urban infrastructure. Many affordable housing projects have been approved through the use of this policy. In 2008, the City Council approved a General Plan text amendment that removed the requirement for a Planned Development rezoning associated with the use of the Two Acre Rule. The revised policy also facilitates affordable housing projects with significant portions made available to Extremely-Low Income households located within 2,000 feet of existing or planned light rail stations or within 3,000 feet of planned BART stations.
- DAU Policy No. 2 (Surplus Public/Quasi-Public and Public Parks/Open Space) allows surplus properties with a Public/Quasi-Public land use designation to be developed with any land use without a General Plan amendment. To use this policy, the proposed land use must be compatible with existing land uses and consistent with General Plan goals and policies.
- DAU Policy No. 3 (Structures of Historical or Architectural Merit) allows residential uses on sites with structures of significant historical or architectural merit if to do so would enhance the likelihood that the historic/architectural qualities would be preserved, and the use would not otherwise be incompatible with the surrounding area. Such alternate uses should only be allowed under Planned Development Zoning or with a use permit.
- DAU Policy No. 4 (Live/Work Policy) is intended to encourage mixed uses in appropriate non-residential or existing mixed-use areas. Combined studio/workshop and living quarters are allowed to provide an integrated working/living environment.

- **DAU Policy No. 5 (Residential Uses on Commercially Designated Parcels)** allows higher density residential development at a minimum 17 DU/AC or mixed use commercial/residential development on properties located on major thoroughfares and designated for commercial uses under a Planned Development Zoning or use permit. Criteria to use this policy include facilitating transit ridership, neighborhood compatibility, and high-quality architectural design. Development under this DAU Policy may achieve a density of up to 65 DU/AC. As an implementation item of the 2007-2014 Housing Element Update, the City proposes increasing the minimum density requirement to 30 dwelling units per acre to encourage development of housing for all economic segments of the community.
- DAU Policy No. 6 (Density Bonuses for Rental Housing) encourages the production of rental housing by allowing proposed rental housing projects on sites greater than two acres to develop at the next higher density range under a Planned Development Zoning or use permit in conformance with the Zoning Ordinance.
- DAU Policy No. 7 (Density Bonus for Affordable Housing) allows a density bonus for any residential development containing five or more units on a residentially designated site. The percentage of density bonus should not exceed the percentage of proposed units affordable to very low-, low-, or moderate-income households except that a density bonus of 50% would be allowed for a project with at least 10% of the units affordable to households of extremely low or very low income, or 20% affordable for households of low income.
- **DAU Policy No. 8 (Location of Project Proposing 100% Affordable Housing)** allows flexibility as to use and density for a residential project that proposes 100% affordable housing for Low or Moderate-Income households on any site designated Residential, Commercial, Industrial with the Mixed Industrial Overlay, Mixed Use, or Public/Quasi-Public use on the Land Use/Transportation Diagram. Development of housing at any density may be allowed under Planned Development zoning or use permit in conformance with the Zoning Ordinance if it is (1) rental housing affordable to very-low, low, or moderate income households (2) proposed for a site and density compatible with its surroundings, and (3) located on a site consistent with the housing distribution policies of the General Plan. If located within 2,000 feet of a rail station, the development may also include a mixed-use component such as neighborhood-serving retail or childcare facilities. Mixed-use components are particularly encouraged for larger projects.
- DAU Policy No. 9 (Use of Surplus City Owned Properties for Affordable Housing) was adopted by the City Council in November 2000 and allows surplus properties owned by the City of San Jose to be used for the development of affordable housing at any density, regardless of land use designation if (1) the proposed project provides rental or ownership housing affordable to extremely low-, very low-, or low-income households as certified by the Housing Department, (2) the units are reserved as affordable housing for a period of at least 30 years and this reservation is recorded, or the property will be owned or managed by the City or the County Housing Authority for an equivalent period of time, (3) the design of the proposed project contributes positively to the surrounding neighborhood and that adjacent or nearby uses will not adversely affect the proposed project, and (4) the proposed project is developed under a Planned Development Zoning or use permit in conformance with the Zoning Ordinance.
- DAU Policy No. 10 (Population-Dwelling Unit Equivalency) allows for a relaxation in density limits for alternative senior citizen and housing for people with disabilities which reflects an anticipated lower population per household and allows alternate types of living quarters for these populations.

- DAU Policy No. 12 (Reuse of Non-Conforming Residential Properties) allows the reuse of existing structures for residential uses on sites not conforming to the General Plan land use designation if certain criteria are met.
- **DAU Policy No. 13 (Residential Density Increases Along Major Transportation Arterials or Corridors)** allows higher density residential, at a minimum of 17 DU/AC and a maximum of 65 DU/AC, for residentially designated parcels within (1) 2,000 feet of a light rail station, (2) the Downtown Frame Area, (3) 500 feet of The Alameda (north to Shasta/Lenzen Avenues) or (4) a Transit-Oriented Development Corridor or Station Area Node. The project must also (1) include an attached residential product, (2) exceed minimum City design standards and be of exceptional quality, (3) be designed to integrate with the existing neighborhood and not impair the viability or character of the neighborhood. Neighborhood serving commercial uses, if any, must be well integrated into the residential development, with vertical mixed use encouraged. The project must also comply with the Transportation Level of Service Policy.

The above policies have been used to increase the amount of land available for residential development within the City's Urban Service Area. DAUP implemented during the 1999 and 2006 Housing Element planning period resulted in the approval or construction of nearly 5,700 units. Details on these policies can be found in Chapter V, Land Use/Transportation Diagram, of the San Jose 2020 General Plan. Furthermore, DAUP Policies No. 6 and 7 provide density bonuses that comply with State Density Bonus Law. In considering the density bonuses and concessions in development standards, the City chooses the option that provides a greater amount of affordable housing or the deepest affordability.

3. Facilitating Housing for Persons with Disabilities and Special Needs

San Jose's Zoning Ordinance (Municipal Code Title 20) defines family as being "one or more persons occupying a premise and living as a single housekeeping unit." This definition is very broad and does not constrain development of specialized housing types for special needs populations and unrelated individuals. The Zoning Ordinance facilitates housing opportunities for Very-Low and Extremely-Low Income persons and the special needs population through various types of specialized housing including residential care/service facilities, live/work units, emergency residential shelters, as well as Single Room Occupancy (SRO) living units.

Single Room Occupancy (SRO) Hotels and Living Units

SROs offer a housing option to the Extremely-Low and Very-Low Income segments of the population, filling a gap between traditional apartments and homeless shelters, as well as an alternative to those who prefer the flexibility and dormitory lifestyle that can be found in SROs. Since 1987, the City has strengthened the General Plan, other City policies, and the Zoning Ordinance to facilitate the development of SROs and other special needs facilities within the City. General Plan policies also encourage SROs to be dispersed throughout the City.

The Zoning Ordinance defines two types of SROs; the SRO Residential Hotel, which is allowed in all Commercial Zoning Districts, and the SRO Living Unit, which is allowed in the R-M Multiple Residence Zoning District and in commercial zoning districts subject to a Conditional Use Permit. SRO Living Units require a minimum of 150 square feet and a maximum of 400 square feet of floor area excluding the closet and bathroom area. These units must be designed to accommodate a maximum of two persons. The provisions in the Zoning Ordinance also require partial or complete kitchen and laundry facilities in common areas if they are not provided as part of the unit. Every SRO Living Unit Facility must provide at least 200 square feet of interior common space. Requirements for SRO Residential Hotels are similar, except that each unit must have a minimum of 70 square feet and a maximum of 219 square feet of floor area. SRO Residential Hotels units must be designed to accommodate two persons except those units

119 square feet or smaller may be designed for single occupancy. Standards for kitchen, bath, and laundry facilities are the same as SRO Living Units. All SRO Living Unit and SRO Residential Hotel facilities must have a management plan approved by the City's Department of Housing.

Emergency Residential Shelters

Emergency shelters are allowed in the City upon approval of a conditional use permit, with the exception of one Planned Development zoning district, for which the new San Jose Family Shelter was approved as a permitted use in 2007. To facilitate compliance with requirements of SB 2, the City established a new Combined Industrial/Commercial Zoning District that allows Emergency Residential Shelters with 50 beds or fewer by right. The Combined Industrial/Commercial (CIC) zoning district is a conventional zoning district conforming to the Combined Industrial/Commercial General Plan land use designation. To identify the land capacity available for the by right emergency shelters, the City conducted an analysis of sites designated Combined Industrial/Commercial on the General Plan Land Use/Transportation Diagram. There are approximately 400 parcels on 1,010 acres of land in the City where the CIC zoning can be applied. By nature of the CIC designation to encourage a mixture of big box commercial, office, or industrial uses, areas designated Combined/Industrial Commercial in the General Plan typically consist of sites already developed with large buildings and warehouses that can accommodate the space requirements for a fifty-bed emergency shelter. While the development capacity of Emergency Residential Shelters on these sites would accommodate San Jose's homeless needs, the City has taken a more progressive approach to meeting the diverse needs of its growing population. Recognizing that housing is an important priority everyone, the City strives to create opportunities to assist those with special needs to find housing. In recent years, the City's Housing Department has supported development of transitional first-step housing, as opposed to emergency shelters, intended to help homeless and special needs individuals break the cycle of poverty, criminal activity, violence, abuse and dependence on public assistance. These developments provide a supportive environment where individuals can continue their education, further their personal development, and gain the skills required to thrive as independent individuals. Examples of such housing programs are discussed in Chapter VI. However, as mentioned in Chapter III, the Housing Department is focusing on the "housing first" strategy that combines permanent housing with supportive services.

In terms of requirements for Emergency Residential Shelters, the Zoning Ordinance defines Emergency Residential Shelters as a building where emergency temporary lodging is provided to persons who are homeless, and where on-site supervision is provided whenever such shelter is occupied. Existing regulations on Emergency Residential Shelters allow such facilities to be year-round as well as medical assistance, training, counseling, and personal services essential to enable homeless persons to make the transition to permanent shelter as an incidental uses to the operation of an emergency residential shelter. Parking is required at a rate of 1 space per 4 beds and 1 per 250 square feet of area which is used for office purposes. The Zoning Ordinance provides opportunities for a reduction in the parking requirement upon substantiating the following findings:

1. The number of off-street parking spaces provided in such parking facilities adequately meets the parking requirements of the individual buildings and uses as specified in the Zoning Ordinance;
2. It is reasonably certain that the parking facility shall continue to be provided and maintained at the same location for the service of the building or use for which such facility is required, during the life of the building or use; and
3. The parking facility is reasonably convenient and accessible to the buildings or uses to be served.

Emergency Residential Shelters with more than 50 beds are subject to a Conditional Use Permit. A mandatory condition of approval is the submittal of a Shelter Management Plan to address issues including good neighbor issues, transportation issues, client supervision, client services, and food services.

Transitional and Supportive Housing

Transitional housing is not explicitly described in the Zoning Ordinance, but in practice, it is considered a residential use as part of the development review process. Supportive housing in the form of residential care and residential service facilities serving six people or fewer is allowed by right in all residential zoning districts; these include senior-assisted living facilities and institutions that provide medical assistance, training, counseling, and personal services for special needs populations. The residential Planned Development Zoning Districts also allow such uses by right for fewer than six persons and by Planned Development Permit for facilities serving seven or more. The City's Zoning Ordinance has not been a constraint to the production of special needs housing because of these opportunities. As part of the implementation programs for this Housing Element, the City will amend the Zoning Ordinance to include Transitional and Supportive housing, as defined in Section 50675 of the Health and Safety Code, as residential uses and be subject to the same development standards and permit requirements as other residential uses in the same zoning district.

Mobile Homes:

Mobile home parks have been a source of affordable housing in San Jose. Title 20 of the San Jose Municipal Code (Zoning Ordinance) provides a chapter pertaining to mobile home park conversions to resident ownership or to any other use. The intent is to treat mobile home park conversion projects differently from other projects, to establish rules and standards for regulating such projects in San Jose, and to ensure that approval of conversions is consistent with policies and objectives of San Jose, including:

- To make adequate provision for the housing needs of all economic segments of the community;
- To facilitate resident ownership of mobile home parks, while recognizing the need for maintaining an adequate inventory of rental space within mobile home parks;
- To provide a reasonable balance between mobile homes and other types of housing;
- To inform prospective conversion purchasers regarding the physical conditions of the structures and land offered for purchase; and
- To reduce and avoid the displacement of long-term residents, particularly senior citizens the disabled, those who are of low income, and families with school-age children, who may be required to move from the community due to a shortage of replacement mobile home housing.

Manufactured Housing:

The City's Zoning Ordinance does not differentiate manufactured housing from other types of housing. Similar to other residential uses and construction, manufactured housing must meet the requirements of adopted health and safety codes.

Reasonable Accommodation:

Under State and Federal Fair Housing laws, local governments are required to provide "reasonable accommodation" to persons with disabilities seeking fair access to housing when exercising planning and zoning powers. The Zoning Ordinance (Section 20.160) clearly describes the process for making a request for reasonable accommodation. The intent is to accommodate the housing needs of disabled persons to the greatest extent feasible consistent with the broad purposes of the Zoning Ordinance and to evaluate individual requests for reasonable accommodation on a case-by-case basis. The process involves filing an application. Deviations from any Zoning Ordinance provision, regulation or policy can be sought through this process. This process was designed to be consistent with the Federal Fair Housing Act and the California Fair Employment and Housing Act. In making a determination regarding about the reasonableness of a requested accommodation, the following factors are considered:

1. Special need created by the disability;

2. Potential benefit that can be accomplished by the requested modification;
3. Potential impact on surrounding uses;
4. Physical attributes of the property and structures;
5. Alternative accommodations which may provide an equivalent level of benefit;
6. In the case of a determination involving a one-family dwelling, whether the household would be considered a single housekeeping unit if it were not using special services that are required because of the disabilities of the residents;
7. Whether the requested accommodation would impose an undue financial or administrative burden on the City; and
8. Whether the requested accommodation would require a fundamental alteration in the nature of a program.

The Reasonable Accommodation process requires distribution of a public notice, and a hearing before the Planning Director is held only if it is requested by a member of the public. Decisions made by the Planning Director may be appealed to the Planning Commission. Reasonable accommodation requests typically involve allowing more than six persons to be served in residential care/service facilities, exemption from parking requirements, and setbacks for handicapped access ramps.

3. Code Enforcement Programs

As the City's health officers, Code Enforcement Inspectors are responsible for enforcing State and Municipal codes requiring safe and sanitary conditions for all residents. As health officers, Code Enforcement Inspectors ensure safe handling, storage transportation and disposal of solid waste to reduce fire hazards, vector propagation, blighted conditions, and prevent contamination of creeks and waterways.

Code Enforcement responds to requests for services and provides proactive services. The highest priority response is for immediate life safety violations. Code Enforcement Inspectors work with property owners to achieve voluntary compliance through education and private investment. Code Enforcement utilizes a holistic approach to identify and coordinate responses to resolve any violations and address ancillary issues. Code Enforcement Inspectors provide information and referrals to property owners and residents. Property owners are encouraged to apply for assistance programs to improve and rehabilitate existing properties through the Housing Department. Code enforcement protects all citizens by maintaining the health, safety, and welfare of the community. Some notable proactive efforts by the City to address health and safety issues in housing include:

Vacant Neglected Building Program

The Vacant Neglected Building Program monitors all identified vacant or neglected buildings and structures so that they remain safe and secure until they are rehabilitated and reoccupied. This proactive program reduces the risk of loitering, occupancy of neglected buildings and structures, and fire hazards.

Multiple Housing Inspection Program

The Multiple Housing Inspection Program issues permits of occupancy for all apartment units, hotels, motels, guesthouses, residential care facilities, and fraternity and sorority houses. Code Enforcement Inspectors are responsible for investigating complaints about substandard housing and for conducting systematic inspections of all apartment complexes. They enforce both the California State Housing Code and the San Jose Municipal Housing Code.

Community Improvement Program

Proactive inspection services are provided to multi-family rental properties to meet Federal requirements for Community Development Block Grant (CDBG) funding. The purpose of the enhanced inspections is

to arrest the decline and further deterioration in aging housing stock and reduce the blighted conditions within the low/moderate neighborhoods located within the project area.

Project Blossom

Project Blossom is an innovative public/private cooperative effort of the Code Enforcement Division of the Department of Planning, Building and Code Enforcement, the California Apartment Association, Tri-County Division and other similar agencies. Property owners and managers attend classes over a period of four weeks in an effort to highlight the importance of maintaining an active role in the management of their rental properties. The purpose of the Multiple Housing Rental Training Program is to educate rental property owners on how to manage their properties effectively to improve the value of their investment. In addition, the training emphasizes the benefits of forming interactive owner and tenant associations to combine efforts to improve the value of their rental properties, and ultimately decrease management problems and increase profits. The program provides over nine hours of training in four sessions. Training segments are conducted by a professional Property Manager, a Crime Prevention Specialist, an attorney, Green Team staff, and staff from the Rental Mediation program.

4. Process Improvements

The following is a summary of the City's efforts to improve the development review process to remove constraints to housing development.

- a. **Housing Department NOFA Process and Underwriting Guidelines** – As of February 2004, the City uses a Notice of Funding Availability (NOFA) process for awarding funds for affordable housing that makes Underwriting Guidelines available to for-profit and non-profit affordable housing developers interested in receiving funding from the City. The public noticing of these documents has provided additional stability to the development community and through Developer Roundtable discussions; the Housing Department continues to make process improvements in an effort to remove constraints to developing new affordable housing in San Jose.
- b. **Adoption of Secondary Unit Ordinance** – In 2008, the City Council permanently adopted the Secondary Unit Ordinance. The Secondary Unit Ordinance began as a pilot program on January 2, 2006 and ended on October 30, 2007. The ordinance represents a major change in the City's policies towards any secondary units, coming after a 20-year prohibition. The pilot program was a means of collecting data on secondary unit production and location, to determine whether second units have adverse impacts on surrounding neighborhoods. The ordinance allows property owners with existing unpermitted units the ability to legalize their secondary unit, provided that the unit can meet the secondary unit ordinance criteria.
- c. **Planning in San Jose: A Community Guide** – In 2005, Planning staff collaborated with the San Jose State University Department of Urban and Regional Planning to produce a community guide to the planning process in the City of San Jose. It is a technical resource that explains the planning process for residents, business owners and property owners, as well as developers interested in building in San Jose. The Guide clearly identifies specific ways for the community to access information and to participate in the planning and development process. In 2007, the Guide was translated into Spanish and Vietnamese versions.
- d. **Preliminary Review Application Process** – The Preliminary Review application process is a service that was created to provide guidance about the Planning process in the City of San Jose with a focus on providing initial feedback at the earliest stage of a development or use proposal. Preliminary Review can also help reduce the amount of time and money spent revising plans to meet City

standards. When filing for Preliminary Review, applicants are encouraged to provide as much detail as possible to help staff conduct analysis and provide thorough feedback. The Preliminary Review application process includes three different levels of review, ranging from a basic site plan review under the Focused Preliminary Application submittal to the Comprehensive submittal that includes a meeting with representatives from various City departments. The timelines for City responses for are as follows:

- Focused Review – 14 calendar days from submittal;
- Enhanced Review - 21 calendar days from submittal; and
- Comprehensive Review – 30 calendar days from submittal.

The preliminary review process has generally received positive feedback from the development community. The process provides an important tool to assess the merit of a development proposal at a very early stage allowing developers to access critical information and staff feedback prior to investing large resources on formal application submittals. As of August 2008, the fees for a preliminary review range from \$77 to \$3,350 depending on the complexity of the proposal and level of review.

Several successful programs and procedures initiated in 2007 facilitate of housing production in San Jose. They include the following:

- e. **Live Telephone Customer Service** – Beginning in 2007, the City expanded its Public Information Counter service and public inquiry tracking database to include live telephone call service for development-related public inquiries. This new service allows staff to track the time and nature of public inquiry calls using the existing permit tracking system and addresses parcel-specific frequently asked questions. The new service also monitors customer response time and improves staff's ability to track customer inquiries for subsequent follow-up. The Live Telephone Customer Service is effective in allowing customers to gain quick access to information on development in San Jose. Over 90% of all calls are answered within 30 minutes or less.
- f. **Early Contact Protocol** – To enhance communication with project applicants and to improve customer service delivery, Planning Division staff began implementing the Early Contact Protocol in 2007. The Protocol is that the project manager calls the applicant within three days of application submittal and offer to meet with the applicant within 14 days. The project manager will often satisfy these requirements by meeting the applicant at application intake. Early contact with applicants helps establish a good working relationship and provides an open dialogue throughout the application process.
- g. **City Council Public Outreach Policy** – In 2005, the City Council adopted a Public Outreach Policy to establish formal procedures in coordinating public outreach on development projects. Generally, developers are required to erect public notification signage on the project site while a development proposal is pending. In addition, for larger development proposals, a community meeting is required to gather public comments early in the development review process. The Public Outreach Policy has been effective in helping developers and the City engage the community early in the development review processes, which provide opportunities for all parties to achieve general consensus and resolve concerns.
- h. **Green Building Planner** – In 2007, San Jose introduced its Green Vision, which identified a list of 15-year goals that involve reducing energy use, creating clean technology jobs and promoting green development. To support the Green Vision, the Planning Division created a LEED-accredited Green Building Planner position to aid in the review of environmentally friendly projects. The position is

also intended to assist in the development of Citywide policies that promote environmentally-friendly development while educating the public on the benefits of incorporating green standards, such as use of renewable resources and energy conservation, as well as long term cost savings, as part of residential and other development projects.

- i. 2007 California Standards Code Outreach and Training** – In response to the introduction of the new 2007 edition of the California Standards Code and the City’s anticipated adoption of the new code, City staff provided extensive outreach to the public and the development community about important code updates. These Codes establish the Statewide codes for building construction and fire safety, and the City Council adopted the new state codes with local amendments that came into effect on January 1, 2008. The public outreach included a series of trainings for City staff and the public on various topics in the new code. Such trainings occurred in November and December 2007 and were intended to facilitate a smooth transition to the use of new code standards.
- j. Public Participation in the 2007 California Standards Code Adoption Process** – San Jose played a proactive role in the Building Code adoption process to establish uniformity with local jurisdictions and to build consensus from the building industry on new requirements. The City’s Chief Building Official and Fire Marshal were key members of the State Fire Marshal’s Core Committee that reviewed all proposed state amendments to the 2006 International Building and Fire Codes. Additionally, Building and Fire staff members were significant contributors in the State’s various working groups that reviewed the 2006 International Codes and recommended State amendments to the Core Committee. To establish uniformity in adopting Code amendments in the Bay area, City staff worked with other local jurisdictions by participating in the Tri-Chapter Uniform Code Program. The cities and counties that participate in this program stretch from Contra Costa County in the north to San Benito County in the south. The success of the program resulted in eight technical amendments that were adopted uniformly in the neighboring cities and counties with some local variations. Therefore, its implementation is predictable for developers and its effects on housing costs in San Jose should not significantly differ from other cities.
- k. Enhanced High-Rise Design Review Process** – To support the intensification of the Downtown and transit corridors, the City began in 2007 to administer the Enhanced High-Rise Design Review Process as part of the development review process for projects involving buildings 100 feet or greater in height. The Enhanced High-Rise Design Review Process is a public process that allows staff and decision makers to (1) apply relevant sections of the Downtown Design Guidelines developed for downtown high-rise housing to high-rise development throughout the City, (2) be advised by the City’s Architectural Review Committee (ARC) regarding consistency with relevant sections of the applicable Design Guidelines, and (3) receive community input on proposed high-rise development during both the Preliminary Review and entitlement phases. The process primarily serves as a forum where developers, design professionals, community members and City staff can work together to ensure that new developments contribute positively to the community and issues identified can be addressed effectively.
- l. Transit-Oriented Development/Mid-Rise and High-Rise Residential Design Guidelines** – To assist in streamlining the development review process, the City adopted design guidelines for transit-oriented development and mid-rise and high-rise residential projects in September 2007. The design guidelines provide specific parameters to promote compact, urban development along major transit corridors and key employment areas. These guidelines seek to provide a common understanding of the minimum design standards so the review process can be conducted efficiently.
- m. Exemption to the Parkland Dedication Ordinance/Park Impact Ordinance (PDO/PIO) for Affordable Housing** – The City of San Jose enacted the PDO in 1988 and the PIO in 1992 to help

meet the demand for new neighborhoods and community parkland generated by the development of new residential subdivisions. Under the PDO and PIO, housing developers are required to dedicate land, pay a parkland fee in-lieu of dedication, or both, for neighborhood and community parks or recreational purposes. Amendments to the PDO/PIO in December 2006 adjusted outdated in-lieu fees, which were based on 70% of land values in 2001, to current land values. By adjusting the in-lieu fees to the current land values, the City improved its ability to more quickly acquire and develop parklands. The amendments also updated the parkland requirements based on Census 2000 demographic data and increased the types of recreational amenities in residential projects that are eligible as credit toward a project's parkland obligation. Affordable housing units are exempted from the payment of fees and dedications. Overall, these changes facilitate the provision of parks that benefit all types of housing.

n. Improvements in the Building Division to facilitate streamlining of the permitting process include:

- Reassigning staff positions in the Permit Center to create a “project facilitator” concept, which has helped developers obtain permits more expeditiously by keeping them informed of plan check status and by identifying specific issues that need attention throughout the permitting process.
- Readjusting fees to align more closely with actual Building Division costs. The revised fee structure was endorsed by industry and community groups and approved by the Council on July 1, 2007.
- Encouraging Online Permitting – The City now processes approximately 10% of all permits over the Internet. Two awards were received for this effort, the Best of the Web and the Civic 50 Award.
- The Integrated Development Tracking System (AMANDA) has been enhanced this past year to include improved efficiency in the scheduling of inspections. Development is underway to make the AMANDA system web-enabled.
- Developing and implementing the Plumbing, Mechanical & Electrical Express Plan Check process for certain residential, commercial, and industrial projects, for over-the counter project approval.
- Continued consolidation of the Building, Plumbing, Mechanical, Electrical, and Fire plan check functions to allow concurrent review of all trades.
- Streamlined plan checking processes by coordinating the Building Division and Fire Department plan check sections.
- Expanding the Express Plan Check process for certain residential, commercial, and industrial projects, substantially increasing same-day, over-the-counter project approval.
- Initiating the Intermediate Plan Check Process of building plan checks for qualified residential projects, for a maximum turn-around-time of three (3) days.
- Expanding the inspector of record assignments to improve quality and consistency in field inspections.

- Maintaining support for customers utilizing the self-help lobby computer for on-line permit searches.
- Continuing to lead and facilitate the Tri-chapter Uniform Codes Amendment and Interpretation Program to create uniformity of codes and regulations in the Bay Region.
- Maintaining over 70 informational handouts that were utilized by customers accessing the Permit Center, the Infoline system and the new Call Center.
- Providing on-going training of staff on relevant code changes and hosting several seminars, which were made available to staff and the public for the education and advancement of those interested in construction processes and code development.

The following General Plan text amendments were approved by the City Council in January 2008. These amendments involve procedural improvements that streamline the zoning process for high-density affordable housing and mixed-use development projects and promote energy efficiency in mid and high-rise development.

- o. Elimination of the Planned Development Zoning process requirement for certain Mixed-Use Development projects** – This General Plan text amendment streamlines the development review process for some housing and mixed-use proposals by eliminating the requirement for a Planned Development Zoning. In many situations, the City’s Zoning Ordinance already allows for mixed-use development with a development permit or use permit in a conventional zoning district. The General Plan text amendment updates the San Jose 2020 General Plan to allow development proposals to utilize more of the permit process options available in the Zoning Ordinance instead of requiring projects to undergo Planned Development Zoning process.
- p. Option to Use Discretionary Alternate Use Policies through a Use Permit** – In 2007, the City Council approved a General Plan text amendment that added the ability to apply Discretionary Alternate Use Policies through a use permit. Prior to approval of this streamlining measure, the use of DAU policies often required a Planned Development Zoning.
- q. Height Limit Increase to Facilitate Use of Renewable Energy Resources** – This General Plan text amendment is intended to encourage utilization of renewable energy resources in the physical development of the City by making the incorporation of these resources into development more feasible to developers and property owners. By amending the text of the General Plan to allow additional height for certain structures, such as solar panels, other energy-saving devices, and roof landscaping, the text amendment better aligns the General Plan policy for building heights with the existing language of the Zoning Ordinance and streamlines efforts to implement green building measures in proposed development projects.
- r. 2008 Zoning Ordinance Streamlining Amendments** – In November 2008, the City approved several amendments to the Zoning Ordinance that simplified the process for permitting small additions to existing two-family dwellings. Previously, any sized addition or enlargement of two-family dwellings requires issuance of a Site Development Permit. The new provisions allow minor additions (up to 200 square feet or 10% of the existing building area, whichever is less) to two-family dwellings within the issuance of an over-the-counter Permit Adjustment. This measure streamlines the ability to add bedrooms to existing homes to accommodate a larger living area.

V. NON-GOVERNMENTAL CONSTRAINTS

Non-governmental constraints to residential development are primarily related to economic and market factors such as the availability of financing, price of land, and costs of construction. Other non-economic factors that constrain housing production are challenges presented by the natural environment, such as risks of flooding and geologic hazards.

A. PRODUCTION

Housing production in San Jose has fluctuated since 1990 (see Table V-1). After a period of slow growth in the early 1990s, production increased sharply in 1996 and remained steady through 2003. During the 1999-2006 planning period, housing production averaged approximately 3,300 units a year. Overall, building permits were issued for an average of 3,040 dwelling units each year from 1990-2007, with a high in 1998 of 4,860 permits. A significant decrease in housing production occurred in 2007, when economic conditions caused a major downturn in the housing market and production of units fell 27% from the previous year of 2,973 units to 2,170 units. Building permits issued for new residential construction in 2008 fell below the 2,000-unit mark to 1,970 permits. Given economic events in 2008, the downward trend in housing production is likely to continue for the next several years.

Table V-1.

NEW HOUSING CONSTRUCTION BY UNIT TYPE IN THE CITY OF SAN JOSE: 1990-2008

Year	Single-Family Units	Percent of Year Total	Multi-Family Units	Percent of Year Total	TOTAL
1990	315	15%	1,772	85%	2,087
1991	689	35%	1,290	65%	1,979
1992	913	60%	621	41%	1,534
1993	780	30%	1,846	70%	2,626
1994	912	45%	1,129	55%	2,041
1995	836	44%	1,085	57%	1,921
1996	2,237	54%	1,912	46%	4,149
1997	2,332	53%	2,041	47%	4,373
1998	1,972	41%	2,888	59%	4,860
1999	1,598	44%	2,008	56%	3,606
2000	1,328	30%	3,131	70%	4,459
2001	659	20%	2,710	80%	3,369
2002	621	25%	1,863	75%	2,484
2003	887	20%	3,442	80%	4,329
2004	960	32%	2,017	68%	2,977
2005	831	30%	1,951	70%	2,782
2006	611	21%	2,362	79%	2,973
2007	462	21%	1,708	79%	2,170
2008	254	13%	1,716	87%	1,970
TOTAL	19,197	33.9%	37,492	66.1%	56,689
Average	1,010	30.1%	2,345	69.9%	3,355

Source: City of San Jose Building Division, December 2008

While large single-family subdivisions typify much of the existing housing in San Jose, the City has experienced a recent trend towards smaller developments and higher densities. In 1980, traditional single-family detached homes comprised 62% of the City’s housing stock. As the price of single-family detached homes increased, buyers turned to single-family attached homes as an alternative. By 2000, single-family units (attached and detached) comprised only 30% of new housing construction. The number of these types of dwellings also increased significantly between 1990 and 2000 (see Table V-2). Development of multi-family housing has also increased, indicating more efficient use of residential land. Since 1990, approximately 80% of new housing units were multi-family units. The trend toward higher density housing is expected to continue as development is focused on infill sites in urban areas. Meanwhile, very few subdivisions for detached single-family residential development are expected in the future given the depletion of vacant residential land within the City’s Urban Service Area.

Table V-2.

HOUSING STOCK BY STRUCTURE TYPE IN THE CITY OF SAN JOSE: 1990-2000

Structure Type	1990 Housing Units	Percent of Total	2000 Housing Units	Percent of Total	Absolute Change	Percent Change
Single-Family Detached	147,164	58.8%	161,962	56.8%	14,798	10.1%
Single-Family Attached	23,883	9.5%	27,560	9.7%	3,677	15.4%
Subtotal (Single-Family)	171,047	68.4%	189,522	66.5%	18,475	10.8%
2-Unit Structure	5,213	2.1%	5,751	2.0%	538	10.3%
3 or 4-Unit Structure	14,623	5.8%	17,403	6.1%	2,780	19.0%
5 or more Unit Structure	45,572	18.2%	58,011	20.4%	12,439	27.3%
Subtotal (Multi-Family)	65,408	26.1%	81,165	28.5%	15,757	24.1%
Mobile Homes	11,307	4.5%	10,658	3.7%	-649	-5.7%
Other	2,456	1.0%	3,610	1.3%	1,154	
TOTAL	250,218	100.0%	284,955	100.0%	34,737	13.9%

Source: U.S. Census Bureau, 1990 and 2000 Census

Single-family development densities have also increased. A distinct trend began in the mid-1980s with development proposals for small lot single-family houses on narrow private streets. This trend has increased as land costs continue to rise. These small lot single-family projects yield about 10 units per net acre. Also, the small lot single-family developments are being developed on lands designated Medium Density Residential (8-16 DU/AC) or Medium High Density Residential (12-25 DU/AC).

While buyers have been willing to accept smaller homes, increases in density, particularly in infill areas with established single-family residences, have sometimes met with neighborhood opposition. Generally, this opposition is limited to traditional neighborhoods with single-family detached units. The General Plan contains policies to guide infill development to minimize the impacts of new development on

existing neighborhoods. The Residential Design Guidelines, referenced earlier, have helped to make higher density infill projects more acceptable to receiving neighborhoods by providing standards for high quality design and appropriate relationships with surrounding uses.

Development Forecast

As of December 2008, development activity levels are undergoing a sharp reversal of the trends that had held throughout this decade. Residential construction levels, which remained steady during and beyond the last recession in 2001, are faltering in the face of economic challenges more specific to the housing sector and potentially more severe and widespread than those experienced during the dot-com bust. New housing production in San Jose exceeded 4,000 dwelling units per year during the late-1990s, and then declined to an average of 3,000 units per year from 2001-2007. The City forecasts that residential construction activity will rapidly decelerate in the near term, as declining home prices, rising unsold inventory, the ongoing credit crunch, and a growing threat of recession all weigh heavily on the housing industry. The number of new dwelling units is expected to reach just 1,545 units in fiscal year 2007/08—a 52% year-over-year decline and a 15-year low.

Following a short-term slowdown, the City anticipates that residential construction activity in San Jose will return to more normal, long-term levels. However, the City forecasts that the average number of permits issued annually between 2008-09 and 2012-14 will be 2042 permits, significantly below the City's historical average.

B. PRODUCTION COSTS

Production costs can be divided into three groups: the price of land, costs of construction, and financing.

1. Price of Land

The price of land is a significant factor in the financial feasibility of housing development. This is especially true for affordable housing, where rents or for-sale prices are restricted below market prices. In San Jose, as it is in Santa Clara County and throughout the Bay Area, the cost of land is high and comprises a significant component of the overall cost of development. However, the cost of land is determined by numerous factors, including supply and demand, location, topography, soil conditions, whether or not remediation is needed, the availability of existing infrastructure, proximity to surrounding amenities such as schools, open space, retail, jobs, or public transit, and many other variables. Thus, it is difficult to determine what land costs because it must be determined on a parcel-by-parcel basis and by taking into account a constellation of factors. In general, however, the cost of land is more expensive in San Jose relative to other regions in California and in the nation, making housing more expensive to develop and rent or purchase in the City.

2. Costs of Construction

In recent years, the costs of construction have increased significantly, particularly the price of raw materials, land, and labor. The availability of these resources and their corresponding costs are affected by local factors as well as national and global events. Material costs for housing production vary widely depending on the type of construction (wood frame, wood frame over concrete parking, modified wood-steel frame over concrete parking, steel frame, and concrete frame). Due to the combination of offshore demand for construction materials and a strong construction market, construction material costs have increased substantially. However, the housing market downturn and the slump in the economy have eased the demand on raw materials; therefore, a slight moderation in the rate of increase can be anticipated over

the next three to five years. Labor costs vary with the construction method and the complexity of construction. High-rise and large-podium construction involves the most complex and the most expensive skilled labor. These larger development projects tend to use predominantly unionized labor while low-rise and low-density development may use a combination of union and non-union labor. Affordable housing projects in San Jose that receive public funding are required to use prevailing wage rates.

Costs involved in the rehabilitation of existing housing vary depending of the age and condition of the structure. Older buildings will typically require more components or that entire systems be replaced. If any hazardous materials are present, such as lead paint or asbestos, costs of rehabilitation can increase substantially. Costs are also added when rehabilitation of older buildings triggers requirements to meet current Building Code standards. Furthermore, additional cost is often incurred from unknown conditions discovered after the work has begun.

3. Financing

Financing costs for multi-family development typically include the interest rate for construction loans and permanent loans, loan points or fees, and legal costs associated with loan documentation. Financing costs for new construction and rehabilitation of multifamily structures have been in flux since 2009 due to the broad credit and liquidity crisis in the national and global financial markets. The cost of funds through the Federal Reserve Bank, to which lenders add 1 to 2 points in lending funds to residential developers fluctuated from 5.3% in 2000 to a low of 1.9% in 2004, to 5.25% in the second half of 2006. This rate dropped throughout 2007 and continues to drop throughout 2008 and 2009.⁵ Although the cost of funds has dropped as of December 2008, developers cannot access the necessary capital to make loans because lenders are unwilling to lend due to the credit crunch, and the loan repayment risk is high due to the weak housing market.

Financing costs for affordable developments vary from market-rate development because public resources are used in the former. Affordable housing development, including new construction and rehabilitation activity, blend market financing with public, lower-cost financing. Public resources include the City's "soft" financing programs that offer low interest rates or deferred payments, or no repayment if the affordable development is unable to pay back the borrowed amount as long as the project continues to serve the intended lower income population for the required period of time. In addition, development equity is raised from investors through State and federal Low Income Housing Tax Credit programs, and through many other State programs such as MHP or Proposition 1C funds. However, these public funds often have additional requirements which offset to some degree the cost savings of the public resource (i.e., prevailing wage requirements). Financing available through City programs are discussed in Section D below.

For homebuyers, financing costs involve the fees and interest rate on home mortgages, rates which have fallen in recent years. Due to the current housing crisis, potential homebuyers cannot obtain mortgages for the same reason that developers cannot obtain construction loans: lenders have dramatically reduced their lending or increased their borrowing requirements in order to reduce risk in a highly uncertain market. Thus, even traditionally credit-worthy borrowers are currently experiencing difficulty in obtaining mortgages. The exotic financing products that led to the housing crisis – such as zero-down, no-documentation, or negative amortization mortgages – are no longer available.

⁵ Fannie Mae, "Economic and Mortgage Market Developments," January 15, 2008.

C. AFFORDABILITY

As of December 2008, the housing market across the nation is in the midst of a significant downturn that has dragged the broader economy down into a recession. The decline in the housing market was caused by poor lending practices that deviated from traditional underwriting standards meant to ensure loan repayment. Exotic mortgage products (subprime loans with teaser rates, negative amortizing loans, etc.) were created during the height of the housing market and loaned to borrowers who could not reasonably make payments over the long term.

These factors caused foreclosure rates to skyrocket across the nation, but especially in California, which has the highest absolute number of homes in foreclosure and the second highest foreclosure rate. The subprime mortgage crisis has impacted the home values in San Jose as well. As of August 2008, the median price of single-family homes in the City has dropped 28 percent to \$560,000, and 33 percent for multi-family homes to \$350,000, since their respective peaks in 2007 (see Chapter III). Condominiums and townhomes have not held their value as well as single-family homes in the current market downturn, although they experienced a greater percentage price increase during the housing boom.

However, despite the drop in prices, San Jose continues to have one of the most expensive housing markets in the country. This is due to the fact that San Jose experienced a significant increase in housing values during the decade before the current housing slump. Even at current prices, homes cost more than what Low-Income, and most Moderate-Income, families can afford; a \$560,000 home will require an income of \$131,000, while a \$350,000 condo requires an \$87,000 annual income (compare these income requirements to the maximum limits in Table V-4).

Table V-3.

Maximum Income Limits for Lower- and Moderate-Income Households

Income Category	Number of Persons							
	1	2	3	4	5	6	7	8
ELI	\$22,300	\$25,500	\$28,650	\$31,850	\$34,400	\$36,950	\$39,500	\$42,050
VLI	\$37,150	\$42,450	\$47,750	\$53,050	\$57,300	\$61,550	\$65,800	\$70,050
LI	\$59,400	\$67,900	\$76,400	\$84,900	\$91,650	\$98,450	\$105,250	\$112,050
Median	\$73,850	\$84,400	\$95,000	\$105,500	\$113,900	\$122,400	\$130,800	\$139,300
MOD	\$88,600	\$101,300	\$113,900	\$126,600	\$136,728	\$146,856	\$156,984	\$167,112

Source: California Department of Housing and Community Development, 2008

It is expected that the housing market and overall economic conditions will continue to be weak and unstable. The market will eventually recover, however, and San Jose will likely continue to be one of the most expensive housing markets in the nation. The City will continue to have a significant need for affordable housing across income categories.

D. AVAILABILITY OF FINANCING

The City of San Jose has been very successful in its efforts to finance affordable housing. In the last RHNA cycle between January 1, 1999 and June 30, 2006, the City's Housing Department financed 9,555 units of affordable housing through the use of 20% Housing Funds, bond proceeds, and Federal funds such as the HOME Investment Partnership. Of these units, nearly 48% are available to Extremely-Low Income and Very-Low Income households, while 44% are available to Low-Income households.

These units were achieved through the Housing Department's ability to leverage its various funding sources through the bond market. The Department pledges its funds as collateral in order to pay off bonds over time. In general, the Housing Department is able to generate \$10 for every \$1 of departmental funds, for a 10:1 leveraging capacity. The most significant funding source is the Housing Department's 20% tax increment from the City's Redevelopment project areas (see Chapter X for more description regarding the tax increment).

This ability to leverage is highly dependent on a functioning credit and bond market where there are investors and financial institutions willing to lend municipalities money. As noted above, the 2007-2008 downturn in the housing market and overall economy is unprecedented. It has generated so much fear and uncertainty in the market that the willingness to lend money was nearly non-existent in the fall of 2008. When municipalities have been able to sell bonds to investors, they have had to offer interest rates substantially higher than in the past to compensate investors for their risk. With the substantial increase in the cost of money, the City has not been able to borrow money. This inability to access credit through the bond market has significantly impacted the City's ability to finance affordable housing projects.

Private loans for home purchases have been equally difficult to obtain. The significant increase in housing values over the past decade was driven in part by the ability of homebuyers to easily obtain loans, even those who should not have qualified for a mortgage. The current climate for mortgage lending has now swung the other way, where even credit-worthy applicants with stable incomes have found it difficult to obtain a loan.

However, in response to the dismal economy, the Federal government has taken dramatic steps to restore confidence back into the economy. If these steps have the desired effects, the credit markets could resume normal functioning in the next several years.

Funding sources at the City, State, and Federal level sources are limited. State funding sources such as Proposition 1C and tax credits are awarded through a competitive process. These funds are difficult to obtain due to high demand and limited supply. Although the City applies for these funds, its projects often do not get funds awarded. Additionally, the State must ensure that its finance programs are funded and its monies disbursed to localities that depend on them. There are limited actions that the City can take to improve the availability of financing other than to provide available public resources to help developers leverage private funding as needed.

E. ENVIRONMENTAL CONSTRAINTS TO HOUSING

San Jose's ability to grow outward is constrained by the eventual depletion of vacant and developable land. As a result, the City's Growth Management Major Strategy, which encourages compact infill development to provide urban facilities and meet service demands efficiently, plays an important role in achieving both housing goals and economic development. The Greenline/Urban Growth Boundary Major Strategy underscores the importance of protecting and enhancing San Jose's scenic hillsides and preserving land that protects water, habitat and open space recreational resources. Implementation of

these Major Strategies reduces pressure for development in environmentally sensitive areas by preserving open spaces, watershed, and habitat areas.

Consistent with these General Plan Major Strategies, a majority of the potential housing sites identified in the Housing Element are urban infill sites, which are located within the City's Urban Service Area. The sites identified in the Adequate Sites Inventory are all residentially designated sites in the General Plan, and long-range environmental issues have been addressed through an environmental review process associated with the adoption of the San Jose 2020 General Plan. Furthermore, sites that have been identified as having received development permits or approved with a Planned Development zoning already addressed environmental issues as required under the City's environmental clearance process for compliance with the California Environmental Quality Act.

Physical constraints to residential development within the City typically relate to the presence of one or more of the following factors, which affect the development of housing: 100-year floodplains, riparian corridors, and geological hazards. The types of constraints vary in different areas of the City. A general description of environmental constraints and regulations is provided below.

Geographical Constraints to Development

All of the sites identified in the Adequate Sites Inventory where residential development is planned in the General Plan are located within the City's Urban Growth Boundary and Urban Service Area where environmental constraints are generally fewer than those outside of the Urban Service Area. The City's Residential Land Use and Hillside Development goals and policies discourage development occurring in areas above the 15% slope line to minimize the exposure of people and property to environmental hazards. Generally, residential development is not designated on sites with severe topographic or other environmental constraints. However, there are instances where identified sites have topographic and riparian features that could affect how development occurs on the site. While these constraints may affect the City's ability to maximize capacity for housing on such sites, they are important for meeting life-safety standards, other high priority public policies, and State and Federal mandates.

Environmental Regulations

The City's General Plan goals and policies, development standards, adopted guidelines and policies encourage development that minimizes environmental impacts. For example, the Riparian Corridor Policies are designed to protect biodiversity and sensitive habitats from development, maximize physical and visual public access to and along the City's water resources, and reduce hazards due to flooding in specific areas. The City's environmental clearance process ensures that environmental issues associated with development in the City are analyzed and disclosed in compliance with the California Environmental Quality Act.

Flooding

The mountains and foothills surrounding San Jose are the sources of watercourses in the area. The major waterways include Los Gatos Creek, Guadalupe River and Alamos Creek flowing out of the Santa Cruz Mountains; Coyote Creek and a host of tributaries including Upper and Lower Penitencia Creek and Silver Creek flowing out of the Diablo Range; and Fisher Creek with headwaters on the western side of Coyote Valley. The floodplains are generally adjacent to these waterbodies.

Drainage ways in San Jose are a combination of natural creek beds and man-made channels. Runoff originating in the city drains to these channels through an underground storm-drainage system. The general drainage pattern is northerly, and all creeks eventually empty into San Francisco Bay via the

Coyote Creek, Guadalupe Slough, or Alviso Slough. Drainage patterns in San Jose have been altered by urbanization and by the construction of water conservation/flood retention facilities. Permanent bodies of water have been created by the construction of Lexington Reservoir on Los Gatos Creek and by Guadalupe, Almaden, and Calero Reservoirs in the Santa Cruz Mountains.

San Jose has a history of flooding that has resulted in the loss of life and property. In San Jose, the most serious flooding in recent history has occurred in the Alviso and North San Jose areas. Although the Santa Clara Valley Water District has the primary responsibility for flood control and modifications to stream channels, San Jose has jurisdiction over, and responsibility for the development of areas adjacent to all rivers and streams in the City's Urban Service Area. Therefore, City policies and land use decisions directly affect the design of channel modifications required as a part of a development. In particular, the City regulates development to minimize public and private losses due to flood conditions in specific areas by legally enforceable regulations applied uniformly throughout the community to all publicly and privately owned land within floodprone areas. The City's Special Flood Hazard Regulations (San Jose Municipal Code Chapter 17.08) comply with the minimum regulations under the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program and includes regulations to:

- Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities;
- Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
- Control filling, grading, dredging, and other development which may increase flood damage; and
- Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas.

These regulations also serve as the mechanism for requiring the dedication of easements to the Water District, preservation of floodplains, and in some cases, the construction of flood control improvements. The City is also involved in ongoing efforts with the Santa Clara Valley Water District and other agencies on long term flood protection solutions.

Seismic and Geological Hazards

Hazards related to soil and geologic conditions include erosion, landslides, expansive soils (subject to shrink and swell behavior), weak soils (subject to failure) and land subsidence. Soils with varying degrees of expansivity are present throughout the San Jose area, as are weak soils. The bay lands and streambeds are areas with weak soils. Soils subject to liquefaction during an earthquake are more widespread, with varying levels of potential failure. Land subsidence which has historically occurred throughout the Valley, is primarily concentrated in the Central and Alviso areas of the City. This condition has been arrested by the Santa Clara Valley Water District's groundwater recharge system. Soils on some sites throughout the Valley floor have been contaminated by chemicals, which were used in conjunction with former heavy industrial or agricultural uses. Depending on concentrations, these materials can pose health risks for residential development. The Soils and Geologic policies stress the need for identification and awareness of soil contamination and geologic hazards in the planning and development of the future urbanization of the City. Detailed study of these potential impacts is necessary in conjunction with the development review process in order to identify and assess site-specific conditions. Geotechnical investigations are required to be performed prior to site development.

Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP)

To promote the recovery of endangered species while accommodating planned development, infrastructure, and maintenance activities, the City of San Jose is partnering with the County of Santa Clara, Santa Clara Valley Transportation Authority, Santa Clara Valley Water District, and the cities of Gilroy, and Morgan Hill to prepare a joint Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP). The Plan will provide a framework for the City and landowners to complete projects while protecting at-risk species and their essential habitats. Rather than separately permitting and mitigating each individual project, the Plan will look at natural-resource impacts and mitigation requirements comprehensively. Instead of applying for permits through several regulatory wildlife agencies, this coordinated approach will allow project applicants to receive their endangered-species permits through the City's local planning/development review process. Once completed, the HCP/NCCP will offer streamlining opportunities in the development review process for proposed development within the Urban Service Area.

Detailed discussions of the City's environmental issues related to development are available in Chapter IV. Goals and Policies of the General Plan text.

F. SCHOOL CAPACITY

As of December 2008, the City of San Jose is served by a total of 19 school districts, serving elementary, middle, and high school students. Thirteen of these districts are elementary school districts, three are high school districts and three are unified school districts. In some areas of the City, the lack of capacity in schools and the overcrowding of students in classrooms have been cited as a significant concern by officials in various school districts and by members of the community, while in other areas the schools are suffering from declining enrollment.

State law (Government Code Section 65996) specifies an acceptable method of offsetting a project's effect on the adequacy of school facilities as the payment of a school impact fee prior to issuance of a building permit. California Government Code Sections 65995-65998, sets forth provisions for the payment of school impact fees by new development as the exclusive means of "considering and mitigating impacts on school facilities that occur or might occur as a result of any legislative or adjudicative act, or both, by any state or local agency involving, but not limited to, the planning, use, or development of real property." [§65996(a)]. The legislation goes on to say that the payment of school impact fees "are hereby deemed to provide full and complete school facilities mitigation" under CEQA. [§65996(b)]. The school district is responsible for implementing the specific methods for mitigating school impacts under the Government Code. The school impact fees and the school districts' methods of implementing measures specified by Government Code 65996 would partially offset project-related increases in student enrollment.

The General Plan contains policies that support a system of open communication between the City, school districts and the development community in order to coordinate the activities of each to achieve the highest quality of education for all public school students. The City continues to encourage school districts and developers to engage in early discussions on proposed development projects in the City.

G. WATER SUPPLY

Water supply is assumed to be in place or will be constructed as needed to sufficiently serve the additional housing units anticipated for the 2007-2014 planning period. As of December 2008, water

supply for San Jose is currently provided by the San Jose Water Company, the City's Municipal Water Department, and the Great Oaks Water Company. Coordination with water suppliers took place as part of the adoption of the San Jose 2020 General Plan in 1994 to ensure that planned development is adequately served by available water supply. A water supply analysis was conducted as part of the San Jose 2020 General Plan adoption, and since the adoption of the General Plan the water retailers (San Jose Municipal Water, San Jose Water Company, and Great Oaks Water Company) have completed water supply assessments as part of the CEQA environmental review for individual development projects. In addition, the Santa Clara Valley Water District, through the 2005 Urban Water Management Plan, has prepared macro-level forecasts of water supply and demand in Santa Clara County through the year 2030. These studies indicate that water supply is adequate for the anticipated growth and development of the City. In addition, since the adoption of Senate Bill 610 (2001), all projects that demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling-unit project have been referred to the local water suppliers for a water supply assessment. This process is intended to confirm that an adequate water supply is available to accommodate current development as well as future anticipated development consistent with the City's General Plan. The City also implements water conservation and water recycling programs to maintain a reliable, sustainable and drought-proof supply of water to the City. In summary, the current water supply is expected to accommodate growth according to the City's General Plan through 2020 and does not pose a constraint to residential development.

H. SEWER CAPACITY

Wastewater treatment service in San Jose is provided by the City of San Jose through the San Jose/Santa Clara Water Pollution Control Plant (WPCP). The WPCP is located in the Alviso area of San Jose and serves over 1,500,000 people in San Jose, Santa Clara, Milpitas, Campbell, Cupertino, Los Gatos, Saratoga, and Monte Sereno. The City's level of service goal for sewage treatment is to remain within the capacity of the WPCP. The existing capacity of the WPCP is 167 million gallons per day (mgd) during dry weather flow. As of 2008, there is no anticipated increase in capacity planned for the next 10 to 15 years because the existing capacity is expected to accommodate development anticipated in the City's General Plan.

In terms of the capacity for existing sanitary sewer lines, the General Plan calls for a level of service (LOS) D for sanitary sewer lines, which represents a free flow of wastewater sufficient to prevent back-up problems. New development is required by existing policies to avoid or minimize impacts upon any existing or anticipated LOS E sewer lines by constructing or contributing to the construction of new lines. This is typical of any development project in the City and do not represent an undue constraint on housing development in the City. Existing sewer capacity is anticipated to accommodate the full build-out of the San Jose 2020 General Plan, including the 34,721 dwelling units under the City's Regional Housing Needs Allocation.

I. PUBLIC OPPOSITION AND COMMUNITY OUTREACH

San Jose is a diverse community with has by some measures, over 400 distinct neighborhoods grouped into planning areas and ten Council districts. Community opposition to housing projects can arise from neighbors who live near a proposed new development. There is sometimes opposition to higher-density projects as well as residential care/service facilities.

The City has implemented several strategies to address public concerns about high-density multi-family development and special needs services. The Public Outreach Policy adopted by the City Council in 2004

requires early on-site posting of signage announcing development projects that have been filed with the City. The Policy also requires a City-staff facilitated community meeting with the developer to discuss and resolve project issues early in the development review process. In addition, through the City's Strong Neighborhoods Initiative (SNI) program, there are 20 active Neighborhood Action Committees (NACs) that the City works with closely in preparing and updating community plans and in reviewing and making recommendations on individual projects. The 20 SNI neighborhoods each have an adopted Neighborhood Improvement Plan that identifies land use and development priorities for their neighborhoods.

Other non-SNI areas of the City have established neighborhood organizations that represent land use positions of the community in planning-related matters. The City works closely with these community groups to address specific needs and concerns early in the development review process. Through community outreach efforts that are part of this Housing Element Update and the Envision San Jose 2040 comprehensive General Plan update processes, City staff is bringing familiarity to members of the public regarding high density housing and addressing the stereotypes about affordable housing and special needs facilities. In addition, as part of the City's 2005-2010 Consolidated Plan, the City's Housing Department continues to reach out to community organizations and realtors associations with educational materials about Fair Housing laws.

The City's Housing Department provides an affordable housing tour available to stakeholders and to the public, as well as to City staff. The tour encompasses a variety of affordable housing projects throughout the entire City. Responses from tour participants have been overwhelmingly positive. In particular, a common reaction from participants is that the developments are of high-quality and that it is indistinguishable from market-rate developments.

Additionally, as of December 2008, the Housing Department is developing an outreach campaign to educate community members about affordable housing. Opposition to affordable housing is often based on negative assumptions about what affordable housing looks like or about the type of people who live in such housing. Market-rate homeowners are also concerned that affordable units depress housing values. The purpose of the Housing Department's campaign is to dispel the erroneous notions that communities may have regarding affordable housing. This may include education on, among other things, the affordable products that the City builds, the relatively high incomes that lower income households actually make and the jobs that they hold, and the positive impacts that high-quality affordable developments have on the community.

VI. PLANNED HOUSING SUPPLY/ADEQUATE SITES INVENTORY

This Chapter identifies the City's inventory of land suitable for residential development to accommodate the 2007-2014 Regional Housing Needs Allocation of 34,721 units. The methodology used to identify the sites in this inventory is also discussed here.

A. GENERAL PLAN RESIDENTIAL LANDS

San Jose's conventional zoning districts do not necessarily align with some of the General Plan designations for housing densities that are 25 DU/AC or greater. For customized development plan standards for higher density and small-lot housing, the City effectively implements the Planned Development (PD) process as a tool to facilitate housing development. Since the 1970s, residential development in San Jose has primarily occurred through the PD process. Therefore, the General Plan residential land use designations and approved, but not built, PD entitlements provide a realistic description of the City's planned housing supply.

Table VI-1 below illustrates the amount of residentially designated land in the San Jose 2020 General Plan available for new residential development. As of December 2008, the City has identified 1,824 acres of land designated for residential development on the General Plan Land Use/Transportation Diagram. These lands represent the Residential Holding Capacity in the General Plan. Using the density assumptions in the General Plan, as described in the next section, the residential holding capacity in the General Plan can yield approximately 67,500 new dwelling units.

The supply of residentially designated lands is divided approximately evenly between residentially zoned (48%) and non-residentially zoned (52%) lands. Of these residentially zoned lands, over 90% of both the acreage and anticipated units have already received planning entitlements (mostly through the PD process) and these projects are simply awaiting issuance of building permits. Vacant lands represent just a small fraction of the yield from residentially zoned lands, as these are generally small and/or lower density sites at the edges of the City's Urban Service Area. Of the lands designated for residential use in the General Plan but not yet zoned for residential use, over two-thirds (70%) have some existing improvements on-site (e.g., are not truly "vacant"). However, these lands are mostly considered underutilized and expected to yield nearly 90% of the total number of units in this category, as these sites are strategically located in several key areas planned for conversion to high-density development, including Planned Communities, the North San Jose Development Policy Area, and the Downtown.

Table VI-1.

**GENERAL PLAN RESIDENTIAL HOLDING CAPACITY:
POTENTIAL HOUSING YIELD BY LAND DEVELOPMENT STATUS AND ZONING**

Land Status and Zoning	Acres	Assumed Housing Unit Yield	Percent of Total Units
<u>Developed Lands</u>			
Residential Zoning	772	29,390	43.6%
Non-Residential Zoning	451	30,430	45.1%
Developed Subtotal	1,223	59,820	88.7%
<u>Vacant Lands</u>			
Residential Zoning	406	3,206	4.8%
Non-Residential Zoning	195	4,443	6.6%
Vacant Subtotal	601	7,649	11.3%
TOTAL RESIDENTIAL CAPACITY	1,824	67,469	100%

Source: City of San Jose Planning Division, December 2008

1. Appropriateness of Density Assumptions

Most residential land use designations establish a minimum and a maximum allowable density, as described in Chapter IV. The residential designations greater than 8 dwelling units per acre, which are typified by small-lot single-family and multi-family residential units, have an established minimum density. These designations include Medium Density Residential (8-16 DU/AC), Medium High Density Residential (12-25 DU/AC), High Density Residential (25-50 DU/AC), Transit Corridor Residential (20+ DU/AC) and Residential Support for the Core (25+ DU/AC). For example, the High Density Residential (25-50 DU/AC) designation has a minimum density of 25 dwelling units per acre and a maximum density of 50 dwelling units per acre. The defined minimum density ensures that the development contains an appropriate minimum number of units, resulting in the efficient utilization of land for housing in appropriate locations. Development locating in such designations would need to be in conformance with the density range, thus ensuring an appropriate minimum number of housing units when developed. Additionally, three land use categories (Residential Support for the Core (25+ DU/AC), Transit Corridor Residential (20+ DU/AC), and the Transit Employment Residential Overlay (55+ DU/AC)) do not specify a maximum density. In the Downtown, the Core Area designation also supports residential development at a minimum of 25 DU/AC. These designations provide an opportunity for higher density residential development in appropriate areas of the City. The minimum density requirement established in the San Jose 2020 General Plan Land Use/Transportation Diagram has been an important housing policy mechanism for San Jose.

In determining the development potential of residential sites in the General Plan, it has been assumed that each residential land use designation category would be developed at a specific density. This assumption is based on analysis of residential projects approved for each residential land use designation over a 14-year period from 1994 to 2007. The following table lists the assumed densities for each residential land use designation.

Table VI-2.

**DENSITY ASSUMPTIONS FOR
LAND USE DESIGNATIONS ALLOWING RESIDENTIAL USES**

Residential Land Use Designation	Assumed Dwelling Unit Yield
Rural Residential (0.2 DU/AC)	0.19 DU/AC
Estate Residential (1.0 DU/AC)	0.68 DU/AC
Very Low Density Residential (2.0 DU/AC)	1.17 DU/AC
Low Density Residential (5 DU/AC)	3.12 DU/AC
Medium Low Density Residential (8 DU/AC)	7.2 DU/AC
Medium Density Residential (8-16 DU/AC)	12.8 DU/AC
Medium High Density Residential (12-25 DU/AC)	18.9 DU/AC
High Density Residential (25-50 DU/AC)	39.9 DU/AC
Transit Corridor Residential (20+ DU/AC)	45.0 DU/AC
Transit Employment Residential (55+ DU/AC) Overlay Core Area	55.0 DU/AC
Residential Support for the Core (25+ DU/AC)	63.5 DU/AC

Source: City of San Jose Planning Division, December 2008

For sites that allow mixed-use or non-residential development, the assumed residential capacity is based on the net developable density after factoring in non-residential uses. This methodology is guided by General Plan policy. For example, the General Plan states that development under the Transit Corridor Residential (20+ DU/AC) designation should be wholly residential or allow commercial uses on the first two floors while exceeding 45 DU/AC in density. Therefore, even with non-residential uses on the site, it is assumed that the residential component of a mixed-use project is developed at 45 DU/AC under the Transit Corridor Residential designation. Similarly, sites that allow mixed-use development within Planned Communities typically have land use designations that specify an allowable density range or number of units. The assumed densities in the table above are lower than the maximum allowable density to account for roads, open space, and areas of a project not devoted to residential uses. Furthermore, the sites with mixed-use General Plan designations identified in the Adequate Sites Inventory are generally located within Planned Communities, where specific a number of anticipated residential units or development densities are specified as part of each community plan. The projected residential capacity is based on these specifications. Therefore, the residential capacity identified in the Adequate Sites Inventory represents a realistic assumption of the residential yield of the site. The Entitled Projects listed in the Adequate Sites Inventory further demonstrate that residential development can be viable on many of the residentially-designated sites, including those that allow mixed-use development. Some of these projects are showcased in Section D of this Chapter.

For development under land use designations that do not have a maximum density limit, the assumed density is based on development trends between 1994 and 2007. However, analysis of residential development after year 2000 indicates that development has occurred at densities beyond the assumed density. In areas such as the Downtown Core and North San Jose, development has been approved at densities greater than 100 DU/AC. This is a result of existing General Plan goals and policies that promote development at high densities to maximize San Jose's housing opportunities. The Housing and Growth Management Major Strategies and the Balanced Community, Residential and Housing Goals and Policies all support this objective. These policies recognize that the remaining vacant land and existing infill sites should be used as efficiently as possible and that the relative affordability of housing is enhanced by higher densities given the rising cost of land.

For example, the Balanced Community Policy #2 states:

“Varied residential densities, housing types, styles, and tenure opportunities should be equitably and appropriately distributed throughout the community and integrated with the transportation system, including roads, bicycle and pedestrian facilities. Higher densities are encouraged near passenger rail lines and other major transportation facilities to support the use of public transit.”

Residential Land Use Policy #3 states:

“Higher residential densities should be distributed throughout the community. Locations near commercial and financial centers, employment centers, rail transit stations and along bus transit routes are preferable for higher density housing. There are a variety of policies in the General Plan that encourage the construction of high-density housing and supportive mixed uses. For example, the Housing Initiative and Transit-Oriented Development Corridor Special Strategy Areas encourage high-density housing and mixed use development in close proximity to existing and planned transit routes. In addition, residential development located within 2,000 feet of a planned or existing rail station should occur at the upper end of the allowed density ranges and should typically be at least 25 DU/AC unless the maximum density allowed by the existing land use designation is less than 25 DU/AC.”

These policies in conjunction with the defined minimum densities for multi-family residential designations (above 8 DU/AC) set forth in the General Plan discourage the inefficient use and underutilization of resources such as accommodating lower density or non-residential development on higher residentially designated sites.

Effective implementation of a mixed-use strategy can also help the City’s ability to facilitate new housing opportunities. Several General Plan land use designations support mixed use development, including Core Area, Residential Support for the Core (25+ DU/AC), Transit Corridor Residential (20+ DU/AC), and the Transit Employment Residential (55+ DU/AC) designation. These policies have contributed high-density residential units and senior units to the City’s housing stock and also commercial uses and recreational/park amenities near transit and jobs to foster a balanced community. As part of this Housing Element Update, the City will increase the minimum densities of selected residential land use designations to require development at a minimum of 30 dwelling units per acre.

2. Analysis of Developed (Non-Vacant) lands

San Jose’s potential to provide housing is not limited to vacant lands planned or zoned for residential use. The Adequate Sites Inventory has identified the remaining vacant residential sites in the City. It is important to note that over 88 percent of future residential development will occur on developed lands, and vacant lands make up only a little over 10 percent of the development capacity. Recent trends prove that development of residential uses on non-vacant, underutilized sites within urban areas is feasible. This has already occurred in a number of areas within the City. Given the limited amount of vacant developable land remaining in the City, future housing will occur primarily on non-vacant sites. Therefore, within established neighborhoods where underutilized or small sites designated for residential use exist, it is feasible for property owners and developers to build housing units on non-vacant sites to meet the demand for housing given the diminishing supply of vacant developable land throughout the City.

The City has identified 451 acres that have a residential land use designation and could be reused residentially but are currently zoned for and occupied by other uses. Some of these parcels are located in the Downtown Core Area, Downtown Frame Area or within a designated Transit-Oriented Development Corridor designated for high density residential use. These sites also have access to urban services capable of supporting residential development. Because these sites are designated residential in the General Plan, redevelopment of these sites can easily occur with a rezoning that conforms to the General Plan. As discussed in Chapter IV, rezonings that conform to the General Plan Land Use and Transportation Diagram designations may be presented directly to the City Council in lieu of a Planning Commission public hearing.

A rezoning to a Planned Development Zoning District is often preferred because it allows density and development standards customized to meet unique project criteria. The PD zoning process is frequently used to facilitate the development of higher density residential development and affordable housing. Many of the City's affordable units are located within higher density projects. Residential projects with densities of 30 dwelling units per acre or greater are typified multi-family residential or mixed-use development that are three-stories or greater.

B. ADEQUATE SITES INVENTORY

As discussed previously, the City has identified 1,824 acres of land designated for residential development on the General Plan Land Use/Transportation Diagram. The supply of residentially designated lands represents a holding capacity for approximately 67,500 new dwelling units. This means San Jose is able to accommodate potential development of approximately 67,500 additional units without needing to amend the General Plan to designate additional sites for residential use. How much of this capacity is available for development during the 2007-2014 RHNA planning period is analyzed as part of the Adequate Sites Inventory.

State law requires an Adequate Sites Inventory as part of a jurisdiction's Housing Element. The inventory must demonstrate that the housing potential on land suitable for residential development is adequate to accommodate the City's RHNA share of 34,721 total units and available for development over a seven-year period between January 2007 and July 2014. The Adequate Sites Inventory is located at the end of this appendix.

The inventory documents where there is greatest opportunity for residential development to occur between the 2007-2014 housing element planning period. These opportunities primarily consist of sites with existing residential General Plan designations that are: 1) approved for development; 2) zoned for residential development; 3) housing sites identified in Planned Communities; and 4) vacant. Additionally, sites identified for residential development in the Downtown area are also included in the inventory. These typologies are described in the inventory as:

1. Sites with Planning Entitlements⁶
2. Planned Downtown Residential Development
3. Residential capacity in a Planned Community or Development Policy Area
4. Vacant sites that are designated for residential development in the General Plan

⁶ Units approved through a Planned Development (PD) zoning, PD permit, or other development permit but have not been issued building permits. This category includes 8,000 units entitled under Phase I of the North San Jose Development Policy.

These categories are mutually exclusive; that is, the sites are not double-counted. For example, a vacant site that has received City approval for a specific development project would be listed under Category 1 and not listed as a vacant site in Category 4. Similarly, residential projects that have been approved and are located within the Downtown or a Planned Community area would be listed only under Category 1: Sites with Planning Entitlements, and are not under Category 2 or 3. Cumulatively, this inventory of planned housing sites demonstrates the City’s ability to accommodate new residential development to achieve the City of San José’s RHNA goal (otherwise known as the City’s “fair share”).

From the residential holding capacity, there are sufficient sites available for development to accommodate approximately 49,000 new housing units between 2007 and 2014. This figure excludes the residential development anticipated in future phases of the North San Jose Area Development Policy beyond 2014.⁷ Additionally, not all residentially-designated sites shown on the Land Use/Transportation Diagram are listed in the inventory. This is to factor in the potential challenges of developing on sites that are developed with other existing uses and do not have the benefit of previous community planning work as sites located in Planned Communities. While additional residential capacity exists on other residentially designated sites, the anticipated housing units identified in this methodology are sufficient to achieve the 2007-2014 RHNA total. Therefore, not every site with a residential land-use designation is included in the inventory.

Table VI-3 summarizes the residential capacity identified in the inventory for the 2007-2014 planning period consists of residential capacity. The sites in these categories are not subject to phasing limitations. Together, these sites have the potential to yield 49,261 new housing units.

Table VI-3.

**TYOLOGY OF LANDS AVAILABLE
FOR RESIDENTIAL DEVELOPMENT IN SAN JOSE
DURING THE 2007-2014 RHNA PLANNING PERIOD**

Sites Typology Categories	Total Housing Unit Yield
1. Sites with Planning Entitlements*	27,492
2. Planned Downtown Residential Development	7,881
3. Planned Community/Development Policy Areas**	9,146
4. Vacant Land***	4,742
TOTAL	49,261
2007-2014 RHNA Goal	34,721

Source: City of San José Planning Division, 2008

* Includes 8,000 units entitled under Phase 1 of the North San José Area Development Policy (NSJADP).

** Excludes sites not already entitled under Phase 1 of the NSJADP.

*** Excludes vacant sites not already entitled under Phase 1 of the NSJADP. The City does not anticipate that approximately 24,000 additional units identified for future phases of residential development in the NJSADP will be developed by 2014.

⁷ As of December 2008, the City has approved residential development in North San Jose up to the 8,000-unit cap in the first phase. However, given the current downtown in the economy, future phases of residential development in North San Jose are not assumed to occur prior to 2014.

1. Residential Capacity of Sites with Planning Entitlements

San Jose is recognized as a leader in the region for providing housing for all economic segments of the community. The City’s leadership in addressing the housing needs of the community is demonstrated in its progress in meeting and exceeding its RHNA goals for the 1999-2006 planning period. Between 1999 and 2006, the City issued building permits for 25,239 new residential units. In addition, the City approved planning entitlements for 8,944 units that have not been issued building permits by the end of 2006. Planning entitlements represent a holding capacity for units that are approved through a conventional rezoning, Planned Development zoning, and other development permit, but have not been issued building permits to begin construction. The number of building permits issued and Planning entitlements approved from January 1999 through June 2006 combined equals 34,273 new housing units. This total resulted in an excess of 8,159 units above the 1999-2006 RHNA requirement of 26,114. Because these additional 8,159 units are already entitled, developers may apply for building permits to begin construction of these units during the 2007-2014 planning period.

In addition to the 8,159 units with planning entitlement prior to the end of 2006, the City entitled another 19,333 units since January 2007.⁸ The sum of these units equals 27,492 units that could be added to the City’s housing stock by 2014. Because the necessary environmental review, project density calculations, and analysis of the site’s suitability for housing have been completed as part of the development entitlement process, these 27,492 units represent realistic housing opportunities.

Table VI-4.

**RESIDENTIAL CAPACITY OF SITES WITH PLANNING ENTITLEMENTS
IN THE CITY OF SAN JOSE: DECEMBER 2008**

Progress	Units
Existing Sites with Planning Entitlements	8,159
Additional Units Approved Since Jan. 2007	19,333
Total Units Eligible Toward 2007-2014 RHNA	27,492

Source: City of San Jose Planning Division, December 2008

2. Residential Capacity in Planned Downtown Residential Development

In 2005, the City adopted the Downtown Strategy 2000 Plan to guide the development and redevelopment of the Greater Downtown San Jose area. This long-range strategy program for redevelopment focuses on (1) revitalizing the traditional Downtown center by allowing higher-density infill development that replaces underutilized uses, (2) expanding the designated Downtown Core Area, and (3) increasing land use intensities on vacant and underutilized parcels of land. The goal of the Downtown Strategy 2000 Plan

⁸ As of December 2008.

is to revitalize the Downtown area into a vibrant major employment center and cultural destination with urban living and 24-hour activities.

To achieve this goal, the Downtown Strategy 2000 Plan facilitated transportation and infrastructure improvements in the Downtown vicinity that added development capacity for approximately 8,000 to 10,000 new housing units. Under the DC Downtown Primary Commercial Zoning District, multi-family residential uses are allowed by right upon issuance of a Site Development Permit. The minimum density yield for residential development in the Downtown is assumed to be 25 DU/AC under the General Plan land use designations of Core Area and Residential Support for the Core (25+ DU/AC).

General Plan goals and policies encourage high-rise development in the Downtown and residential development at higher densities because the only limit on building intensity is expected to be the Federal Aviation Administration (FAA) height limits which vary from approximately 120 to 315 feet to maintain obstruction free air space around the Mineta San Jose International Airport. Several underutilized sites in the Downtown that are suitable for residential development have been identified by the City's Redevelopment Agency. A few sites have preliminary review applications on file for residential development. Sites identified in the development pipeline through a preliminary review or pending development application are included in the inventory and are considered realistic housing opportunities either because of developer interest or because the City's Redevelopment Agency has entered into an Exclusive Negotiations Agreement with developers for residential development. The average density of recent high-rise residential construction and those of pending residential proposals is greater than 200 DU/AC. These sites are listed in the Adequate Sites Inventory and are deemed to be suitable for residential development, including inclusionary housing units. The development of these Downtown housing sites at the anticipated densities could yield 7,881 new housing units.

3. Residential Capacity in Planned Community/Development Policy Areas

San Jose actively pursues opportunities to increase the potential housing supply. The City has adopted Planned Communities to facilitate the development or redevelopment of areas of San Jose and to advance important objectives of the General Plan including infill development and growth management. Several of these Planned Communities were undertaken to guide the reuse of sites in key areas of the City, particularly areas close to Downtown and along major transportation routes. Most of the Planned Communities have Specific Plans to implement the full range of land uses considered appropriate and compatible within the specific project areas and they are intended to carry out the objectives of each plan. Collectively, the Planned Communities and the North San Jose Development Policy Area provide the potential for approximately 52,200 new units as defined within the various plans and policies. Approximately 19,500 housing units have already been constructed in these areas, with a remaining capacity of 33,000 units. The accomplishments in the Planned Community areas demonstrate that developers have responded to San Jose's proactive planning efforts to expand housing opportunities. It is anticipated that additional development will occur in the Planned Communities when the economy recovers.

Within these areas, various higher density residential and mixed-use designations have been included, which could create opportunities for affordable housing. For example, the Tamien Station Area Plan provides opportunities for the creation of affordable housing in the Very High (25-40 DU/AC) and High Density (12-25 DU/AC) Residential, Transit Corridor Residential (25-55 DU/AC) and Mixed Use (25-55 DU/AC) land use categories within the Plan. The Plan does not include specific affordable housing goals since it is expected that affordable housing units can be successfully created, particularly as part of mixed-income projects, through implementing goals and policies incorporated into the Plan. The City,

through Housing Department programs, has already provided substantial financial assistance for new housing projects in this area and this financial assistance is expected to continue in the future.

The Midtown Specific Plan also identifies the land use categories and policies and goals that support residential development, offering a wide range of housing opportunities including higher density housing and mixed-use development. Land use designations such as Transit-Oriented Mixed Use (40-100 DU/AC) and High Density Residential (25-65 DU/AC) have been created to take advantage of infill development near transit facilities and to facilitate housing for all economic segments of the community. The Communications Hill Specific Plan states that one of its Housing Goals and Policies is to provide a wide variety and mix of housing types, prices and tenure to accommodate households of all income levels. This is partly achieved through a minimum of 24 units per net developable acre on each block and a multi-family residential range between 25-40 DU/AC. A variety of densities will help create the desired urban character as well housing to suit varied social and economic needs. The Jackson-Taylor Residential Strategy includes residential and mixed-use designations that have a minimum density requirement of 25 DU/AC. The intent of these categories is to provide a variety of unit sizes and types to meet all household needs.

While other Planned Communities such as Silver Creek and Alviso provide housing opportunities and contribute to the overall supply of housing, the majority of housing in these areas is already built out. The residential designations in these areas facilitate lower and medium density housing that meet different social and economic needs of the City.

North San Jose Development Policy Area and Phasing

A large portion of the residential capacity under the Planned Communities/Policy Development Area category is subject to the North San Jose Development Policy (NSJDP). This Policy covers the North San Jose area north and west of Interstate 880 and south of State Route 237. This primarily industrial area is home to many of the City's high-tech companies and is a very important employment center for the City. The City's goal for this planning effort is to provide for more development in North San Jose through a set of policies that benefit both the employers who call North San Jose home and the residents of San Jose as a whole. The Policy provides additional industrial development capacity for 20 million square feet of employment uses and supports high-density residential uses based upon specific criteria compatible with industrial activity. New residential development within the North San Jose Development Policy Area, which includes the Rincon South Specific Plan area, is designed to create multi-family residential opportunities in close proximity to the Guadalupe Light Rail Transit Corridor and jobs in North San Jose. The Policy provides for the development of up to 32,000 new residential dwelling units within North San Jose, including the potential for residential use at minimum densities of either 55 DU/AC or 90 DU/AC. The North San Jose Development Policy area generally has the same boundaries as the Rincon de Los Esteros Redevelopment Area, and consistent with City policies and Redevelopment law, 20% of new residential units are expected to be affordable per the City's established inclusionary housing policy.

The North San Jose Development Policy includes four implementation phases, with a cap of 8,000 residential units for the first phase. The 8,000 units includes up to 1,600 inclusionary housing units. According to the phasing plan, 7 million square feet of new industrial development must be entitled before additional residential development beyond the first 8,000 units may be approved. Currently, the City has approved residential units in North San Jose up to the 8,000-unit cap in Phase I, but industrial development has yet to reach its maximum development potential. Depending on market conditions, it is possible that industrial development could reach 7 million square feet by 2014. For purposes of this Housing Element planning period, the residential capacity beyond the first 8,000 units is not counted toward the RHNA goal. Therefore, the housing capacity that is applied toward the 2007-2014 RHNA includes the remaining capacity in Planned Communities and 8,000 units in the first phase of the implementation of the North San Jose Development Policy.

Table VI-5.

**HOUSING CAPACITY BY PLANNED COMMUNITY
OR DEVELOPMENT POLICY AREA IN SAN JOSE**

Planned Community/ Development Policy Area	Total Housing Unit Capacity	- Units Entitled	= Remaining Capacity
Berryessa	3,000	2,952	48
Communications Hill	5,421	1,590	3,831
Evergreen	2,996	2,955	41
Jackson-Taylor	2,225	1,031	1,194
Martha Gardens	1,995	232	1,763
Midtown	2,940	1,669	1,271
North San Jose*	32,000	8,000	(24,000)**
Tamien Station	1,682	720	962
Total	52,259	19,494	

Total Capacity (including only Phase 1 of the North San Jose Development Policy) **9,146****

Source: City of San Jose Planning Division, December 2008

*The North San Jose Development Policy Area (NSJDPA) encompasses the Rincon South Planned Community.

**Approval of these units cannot occur until certain development triggers take place under the phasing plan for the North San Jose Development Policy. While the Adequate Sites Inventory lists all the residential sites in the NSJDPA, only 8,000 units, or the maximum number of units allowed under the first phase, are counted towards San Jose's 2007-2014 RHNA progress.

4. Residential Capacity on Vacant Lands

As of July 2007, it is estimated that there are only approximately 600 acres of vacant land remaining in San Jose designated for residential use on the Land Use/Transportation Diagram that do not have any planning entitlements. 421 acres of vacant lands are designated for single-family development and 179 acres are designated for multi-family development.⁹ Table VI-6 summarizes the General Plan land use designations of this vacant land and the potential residential yields. On average, this acreage would accommodate an estimated 7,649 dwelling units, including approximately 1,363 single-family units and 6,286 multi-family units. However, due to phasing requirements in the North San Jose Development Policy, only 4,742 units are applied toward the City's 2007-2014 RHNA requirement.

In terms of affordable housing yield, State law stipulates that sites allowing densities of at least 30 DU/AC shall be deemed appropriate for affordable housing in metropolitan areas including San Jose. Using this methodology, the vacant lands in San Jose could yield approximately 5,286 affordable housing units.

⁹ The General Plan generally considers single-family development to occur at densities less than or equal to 8 units per net acre and multi-family development to occur at densities exceeding 8 units per net acre.

In terms of zoning, about 405 acres of the 600 acres of vacant land described above are zoned for residential use. San Jose’s Zoning Ordinance permits affordable housing in any conventional residential zoning district, although in recent years production of affordable units is typically provided under Planned Development zoning. These vacant lands that are residentially zoned could accommodate between 3,166 and 3,871 dwelling units.

Table VI-6.

**TOTAL VACANT LANDS IN SAN JOSE WITH
A RESIDENTIAL GENERAL PLAN DESIGNATION: 2007**

Land Use Designation	Vacant Land Area (Gross Acres)	Average Yield (Housing Units)
Rural Residential (0.2 DU/AC)	26	5
Estate Residential (1.0 DU/AC)	25	17
Very Low Density Residential (2 DU/AC)	172	201
Low Density Residential (5 DU/AC)	70	218
Medium Low Density Residential (8 DU/AC)	128	922
Medium Density Residential (8-16 DU/AC)	42	538
Medium High Density Residential (12-25 DU/AC)	24	454
High Density Residential (25-50 DU/AC)	46	1,835
Residential Support for the Core (25+ DU/AC)	3	191
Transit Corridor Residential (20+ DU/AC)	26	1,178
Transit/Employment Residential (55+ DU/AC)	38	2090
TOTAL OF ALL VACANT SITES	600	7,649
TOTAL APPLIED TOWARD RHNA*	541	4,742

Source: City of San Jose Planning Division, 2007

*While the Adequate Sites Inventory lists all the residential sites in the North San Jose Development Policy Area, only 8,000 units, or the maximum number of units allowed under the first phase, are counted towards San Jose’s 2007-2014 RHNA progress.

C. APPROPRIATENESS OF SITES FOR AFFORDABLE HOUSING

1. Potential Affordable Housing Capacity

As part of San Jose’s 2007-2014 RHNA, 19,271 housing units must be available as affordable housing. Specifically, 3,876 units are needed for Extremely Low-Income households; 3,875 units for Very Low-Income households; 5,322 for Low-Income households; 6,198 for Moderate-Income households; and 15,450 for above-moderate income households. Based on the sites typology described in the previous section, the City’s total potential yield of affordable units is 21,301 units. This estimate is based on existing inclusionary housing requirements, capacity on sites that allow density of 30 DU/AC or more, and projects receiving funding from the City’s Housing Department.

Table VI-7.

**ESTIMATED AFFORDABLE HOUSING CAPACITY
IN THE ADEQUATE SITES INVENTORY**

Sites Typology Categories	Affordable Housing Yield
1. Sites with Planning Entitlements ^{1,3}	2,135
2. Planned Downtown Residential Development ²	7,881
3. Planned Community/Development Policy Areas ^{1,2}	8,104
4. Vacant Land	3,181
TOTAL	21,301

Source: City of San Jose Planning Division, 2008

¹Calculated based on approved projects

²Calculated based on sites allowing the default density of 30 DU/AC

³Calculated based on projects funded by the Housing Department

City's Housing Programs

The City of San Jose is also committed to providing services to help facilitate the development of affordable housing. The City's Department of Housing offers a variety of programs including assistance for the construction, rehabilitation and preservation of affordable units, grants for conversion of buildings for emergency use, for facilities to house and provide services for the homeless, and for first-time homebuyer programs. Affordable housing funding by the Department of Housing are included in the Sites with Planning Entitlements category in Table VI-7 above. A list of these projects and the number of affordable units by income group is included in Table VI-12.

Inclusionary Housing

As required by State law, the City has an inclusionary affordable housing requirement on all new residential development located within the City's Redevelopment Area. City policy requires that market rate projects located in Redevelopment Areas established after 1976 include 20 percent of the units as affordable, with 12% for low-income and 8% for Very Low-income units in rental projects, or 20% for moderate income units in for-sale projects. With the City Council's identification of ordinance parameters in December 2008, San Jose's existing inclusionary policy is expected to become a citywide ordinance.

30 Dwelling Units per Acre Default Density

Government Code Section 65583.2(c) (3) requires cities to demonstrate its accommodation of lower-income housing needs by identifying sufficient sites that allow a default density. For a metropolitan area such as San Jose, that default density is 30 DU/AC. The San Jose 2020 General Plan contains strategies and policies to encourage the creation of housing to serve all economic groups throughout the City. General Plan land use designations that support higher density housing including High Density Residential (25-50 DU/AC), Transit Corridor Residential (20+ DU/AC) and Residential Support for the Core (25+ DU/AC), Transit Employment Residential (55+ DU/AC) all require minimum densities. These land use designations are supplemented by other General Plan policies that encourage higher minimum densities in certain situations. For example, residential sites located within 2,000 feet of a Light Rail Transit Station

or within a BART Station Area Node are encouraged to develop at a density of at least 55 dwelling units per acre. By applying the default density of 30 DU/AC, the City has sufficient sites that could accommodate housing for lower-income households, including all of the planned residential development sites in the Downtown. As part of the 2007-2014 Housing Element Update, the City proposes to increase the minimum densities for the Transit Corridor Residential (20+ DU/AC) and Residential Support for the Core (25+ DU/AC) General Plan land use designations, and other General Plan policies to require a minimum density of 30 DU/AC.

2. Detailed Sites Analysis

The City conducted a detailed sites analysis to determine the realistic development potential of sites identified in the Adequate Sites Inventory. The sites analysis involved “ground-truthing” a sample of the 1,275 sites in the inventory and evaluating the sites by documenting and cataloguing the existing uses and conditions in detail. The detailed sites analysis specifically targeted sites located in the City’s Priority Development Area (PDA) designated under ABAG’s Focusing Our Vision (FOCUS) program, because designated PDAs are eligible for technical and financial assistance from the FOCUS program and are integral to regional growth management. Sites within the PDA share common characteristics including proximity to major transit stations, location within the Greater Downtown area, and other sites with infill development potential. The detailed sites analysis included sites in nine development areas including the Capitol Expressway Corridor, Downtown Core, Julian/Stockton, Martha Gardens, Midtown, areas east of Midtown, Rincon South, and areas to the south and southwest of Downtown.

Analysis of Development Potential on Non-vacant Sites

The ground-truthing exercise confirmed that sites identified in the Adequate Sites Inventory have realistic development potential. For example, sites in the Martha Gardens Specific Plan area, Midtown, Julian/Stockton, and Downtown Core typically contain single-story structures with low-intensity uses. The existing uses generally include auto repair yards, commercial retail strip centers, and older industrial warehouses. Many sites have large areas of surface parking, characteristic of suburban development that has occurred in San Jose since the 1960s. In Rincon South and other parts of North San Jose, sites with the Transit Employment Residential (55+ DU/AC) Overlay consists primarily of one or two story research and development offices surrounded by vast areas of parking. Many of these buildings were developed in the 1980s and 1990s. These sites, due to their proximity to the Guadalupe Light Rail Transit Corridor, provide realistic opportunities for future transit oriented development. For instance, since the Transit Employment Residential (55+ DU/AC) Overlay was applied to sites in Rincon South and other parts of North San Jose, 8,000 new residential units have been approved. This demonstrates that ability to develop mixed-use projects at high densities can justify redevelopment of existing non-vacant sites.

As previously noted, approximately 88 percent of future residential development in San Jose will occur on developed lands. This is not a challenge for future development given recent development trends indicate that development in San Jose have occurred in urban infill areas consistent with the goals and policies in the General Plan. Table VI-8 below lists new residential/mixed use projects approved from July 2007 through June 2008 and the amount of existing development replaced by the new development. In summary, there was a net change of 12,847 new residential units and replacement of 1.8 million square feet of existing commercial and industrial uses. This demonstrates that opportunities for redevelopment of sites with existing uses are realistic, and the Entitled Projects listed in the Adequate Sites Inventory further demonstrate that residential development can be viable on many of the residentially-designated sites, including those that allow mixed-use development.

TABLE VI-8.

**RESIDENTIAL AND MIXED USE PROJECTS APPROVED
ON NONVACANT SITES BETWEEN JULY 2007 THROUGH JUNE 2008**

Project Name	Permit	Use Type	NUMBER OF DWELLING UNITS			NUMBER OF COMMERCIAL/ INDUSTRIAL SQUARE FEET		
			Infill (+)	Existing (-)	Net Change	Infill (+)	Existing (-)	Net Change
Bascom Senior Assisted Living	CP07-101	MFR > 16 DU/AC	69	-	69	-	-	-
Park View Towers	H05-029	MFR > 16 DU/AC	194	-	194	-	-	-
	H05-029	Downtown Retail	-	-	-	14,000	17,500	(3,500)
The Carlyse Condos	H07-008	MFR > 16 DU/AC	347	-	347	-	-	-
	H07-008	Downtown Retail	-	-	-	11,000	-	11,000
	H07-008	LI	-	-	-	-	25,000	(25,000)
Paula Homes	H07-014	MFR > 16 DU/AC	12	3	9	-	-	-
	H07-025	R&D	-	-	-	-	265,000	(265,000)
Grand Duplex	H07-042	Duplex	2	-	2	-	-	-
Flea Market Mixed Use	PDC03-108	MFR > 16 DU/AC	1,409	-	1,409	-	-	-
	PDC03-108	MFR > 16 DU/AC	1,409	-	1,409	-	-	-
	PDC03-108	NR	-	-	-	122,500	-	122,500
	PDC03-108	NR	-	-	-	122,500	-	122,500
	PDC03-108	RC	-	-	-	-	100,000	(100,000)
Century Center Mixed Use	PDC05-114	MFR > 16 DU/AC	460	-	460	-	-	-
	PDC05-114	Downtown Retail	-	-	-	20,000	-	20,000
	PDC05-114	Office	-	-	-	-	30,000	(30,000)
Willow Village Square	PDC05-122	MFR > 16 DU/AC	14	-	14	-	-	-
	PDC05-122	SFD < 8 DU/AC	-	1	(1)	-	-	-
Monterey Homes	PDC06-004	SFD < 8 DU/AC	38	2	36	-	-	-
Bark Condos	PDC06-005	MFR > 16 DU/AC	45	20	25	-	-	-
Crescent Park Apts	PDC06-038	MFR > 16 DU/AC	1,900	-	1,900	-	-	-
	PDC06-038	NR	-	-	-	15,000	-	15,000
	PDC06-038	R&D	-	-	-	-	658,000	(658,000)
Palm Street Housing	PDC06-057	Vacant	3	-	3	-	-	-
La Pala Homes	PDC06-060	MFR > 16 DU/AC	10	-	10	-	-	-
Baypointe Housing	PDC06-061	MFR > 16 DU/AC	183	-	183	-	-	-
	PDC06-061	R&D	-	-	-	-	45,000	(45,000)
Seely Apts	PDC06-067	MFR > 16 DU/AC	777	-	777	-	-	-
	PDC06-067	R&D	-	-	-	-	144,000	(144,000)
Northpointe Mixed Use	PDC06-093	MFR > 16 DU/AC	704	-	704	-	-	-
	PDC06-093	NR	-	-	-	25,000	-	25,000
	PDC06-093	R&D	-	-	-	-	170,000	(170,000)
Morrison Park Townhomes	PDC06-094	MFR > 16 DU/AC	250	-	250	-	-	-
	PDC06-094	LI	-	-	-	-	65,000	(65,000)
Catherine Homes	PDC06-098	MDR < 8 - 16 DU/AC	4	-	4	-	-	-
	PDC06-098	SFD < 8 DU/AC	-	2	(2)	-	-	-
Rachaella Homes	PDC06-104	SFD < 8 DU/AC	3	-	3	-	-	-
Olga Homes	PDC06-112	MDR < 8 - 16 DU/AC	5	2	3	-	-	-
Airport Parkway Condos	PDC06-130	MFR > 16 DU/AC	600	-	600	-	-	-
	PDC06-130	NR	-	-	-	10,000	-	10,000
	PDC06-130	Office	-	-	-	-	102,000	(102,000)

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Lucretia Homes	PDC06-131	MDR < 8 - 16 DU/AC	10		1		-		
	PDC06-131	SFD < 8 DU/AC	-	1	(1)	-	-	-	
South Third Condos	PDC07-002	MFR > 16 DU/AC	37	-	37	-	-	-	
	PDC07-002	LI	-	-	-	-	11,500	(11,500)	
Newbury Park Mixed Use	PDC07-015	MFR > 16 DU/AC	1,287	-	1,287	-	-	-	
	PDC07-015	NR	-	-	-	25,000	-	25,000	
	PDC07-015	LI	-	-	-	-	421,000	(421,000)	
Hillsdale Homes	PDC07-022	MDR < 8 - 16 DU/AC	6	-	6	-	-	-	
	PDC07-022	SFD < 8 DU/AC	-	2	(2)	-	-	-	
Dent Homes	PDC07-024	MFR > 16 DU/AC	20	-	20	-	-	-	
	PDC07-024	P-1	-	-	-	-	5,000	(5,000)	
Tenth & Hedding Condos	PDC07-025	MFR > 16 DU/AC	53	-	53	-	-	-	
	PDC07-025	LI	-	-	-	-	13,000	(13,000)	
Green Acres Mixed Use	PDC07-033	MFR > 16 DU/AC	379	-	379	-	-	-	
	PDC07-033	NR	-	-	-	30,000	-	30,000	
	PDC07-033	SFD < 8 DU/AC	-	2	(2)	-	-	-	
Virginia Terrace Condos	PDC07-035	MFR > 16 DU/AC	82	-	82	-	-	-	
Almaden Homes	PDC07-037	SFD < 8 DU/AC	6	-	6	-	-	-	
	PDC07-037	O-2	-	-	-	-	8,000	(8,000)	
White Homes	PDC07-041	MDR < 8 - 16 DU/AC	7	-	7	-	-	-	
Vista Montana Park	PDC07-054	MFR > 16 DU/AC	444	-	444	-	-	-	
	PDC07-054	R&D	-	-	-	-	118,000	(118,000)	
Tasman Apts	PDC07-055	MFR > 16 DU/AC	554	-	554	-	-	-	
	PDC07-055	R&D	-	-	-	-	152,000	(152,000)	
Riverview Mixed Use	PDC07-057	MFR > 16 DU/AC	1,700	-	1,700	-	-	-	
	PDC07-057	NR	-	-	-	45,000	-	45,000	
	PDC07-057	R&D	-	-	-	-	459,000	(459,000)	
Vine Homes	PDC07-068	MDR < 8 - 16 DU/AC	3	-	3	-	-	-	
Keesling Homes	PDC07-079	SFD < 8 DU/AC	3	1	2	-	-	-	
Baypointe Mixed Use	PDC07-080	MFR > 16 DU/AC	239	-	239	-	-	-	
	PDC07-080	NR	-	-	-	6,000	-	6,000	
	PDC07-080	R&D	-	-	-	-	53,000	(53,000)	
Oyama Site	PDC07-088	MDR < 8 - 16 DU/AC	34	-	34	-	-	-	
	PDC07-088	SFD < 8 DU/AC	-	2	(2)	-	-	-	
Legacy on 101 Office	PDC07-091	R&D	-	-	-	398,000	-	398,000	
Santana Row	PDC07-095	MFR > 16 DU/AC	-	419	(419)	-	-	-	
	PDC07-095	RC	-	-	-	140,000	-	140,000	
North 4th Live/Work	PDC08-018	MFR > 16 DU/AC	2	-	2	-	-	-	
				Dwelling Units			Commercial/Industrial Square Feet		
			Infill (+)	Existing (-)	Net Change	Infill (+)	Existing (-)	Net Change	
Total			13,304	457	12,847	984,000	2,862,000	(1,878,000)	

Abbreviations: MFR = Multi-Family Residential; SFD = Single Family detached; R&D = Research and Development Office; RC = Regional Retail Center; MDR = Medium Density Residential; LI = Light Industrial/Warehouse; NR = Neighborhood Retail.

Permit Types: CP = Conditional Use Permit; H = Site Development Permit; PDC = Planned Development Zoning

Source: Santa Clara County Congestion Management Program Land Use Monitoring Summary, prepared by the City of San Jose Department of Planning, Building and Code Enforcement, 2008.

Analysis of Lot Assemblage Potential

The results of the detailed sites analysis are summarized in the tables below. Parcels with General Plan land use designations that support residential development and are consistent with the goals of transit-oriented and infill development were subject to further site assessment. Tables VI-9, VI-10, and VI-11 summarize the results of the ground-truthing effort. Each table identifies the total potential housing unit production for a specific threshold.

Table VI-9 identifies the total housing unit yield from sites with General Plan land use designations that allow for 30+ DU/AC. Sites with General Plan land use designations that meet this density criterion include High Density Residential (25-50 DU/AC), Transit Corridor Residential (20+ DU/AC), Transit/Employment Residential (55+ DU/AC), and Residential Support for the Core (25+ DU/AC). 513 sites with such General Plan designations were identified within the City’s nine priority development areas, with a potential unit yield of 18,487.

Table VI-9.

**LANDS WITH GENERAL PLAN DESIGNATION YIELDING AT LEAST
30 DU/AC IN SAN JOSE**

Area	Number of Parcels	Acreage	Unit Yield
Capitol Expressway Corridor	18	35.68	1,603
Downtown Core	150	31.12	1,729
Julian/Stockton	20	4.77	303
Martha Gardens	58	13.68	897
Midtown	82	40.19	2,842
East of Midtown	81	12.89	819
Rincon South	86	141.83	9,168
South/Southwest of Downtown	18	24.84	1,127
TOTAL	513	305	18,487

Source: City of San Jose, December 2008

Table VI-10 identifies the total housing unit yield from individual sites which have a realistic capacity to yield a minimum of 50 units. The City views the minimum yield of 50 units as the threshold at which it becomes economically feasible to develop affordable housing projects. Most of the sites identified tend to be larger parcels with General Plan land use designations that support higher density developments. 83 such sites were identified with the potential to produce at least 50 units on-site, for a total of 13,396 units.

Table VI-10.

**INDIVIDUAL PARCELS YIELDING AT LEAST
50 UNITS IN SAN JOSE**

Area	Number of Parcels	Acreage	Unit Yield
Capitol Expressway Corridor	10	62.20	1,870
Downtown Core	3	3.00	160
Julian/Stockton	2	1.78	113
Martha Gardens	4	3.99	279
Midtown	12	22.32	1,824
Rincon South	44	124.04	8,117
South/Southwest of Downtown	8	25.65	1,033
TOTAL	83	242.98	13,396

Source: City of San Jose, December 2008

Table VI-11 identifies contiguous sites that on their own cannot produce 50 units but, when assembled, can meet or exceed this threshold. As in Table VI-9, a threshold of 50 units was used because an affordable housing project at that size becomes financially feasible. The degree of parcel assemblage varies by site; some sites require minor lot assemblage of a small number of parcels, while other sites require major assembly of 20 parcels or more. Note that a “site” here is defined as an aggregate of adjacent parcels to yield a project size of 50 units or more. A total of 58 sites requiring parcel assemblage were identified with the potential to yield 8,738 housing units.

Table VI-11.

**SITES YIELDING AT LEAST 50 UNITS THROUGH
PARCEL ASSEMBLAGE IN SAN JOSE**

Area	Number of Sites*	Acreage	Total Unit Yield**
Capitol Expressway Corridor	4	16.27	505
Downtown Core	11	32.67	1,411
Julian/Stockton	2	3.38	215
Martha Gardens	5	15.27	754
Midtown	9	28.10	1,769
East of Midtown	7	11.78	748
Rincon South	14	42.87	2,579
South/Southwest of Downtown	6	22.73	757
TOTAL	58	173.07	8,738

Source: City of San Jose, December 2008

*A site is defined as an aggregate of adjacent parcels

**Unit Yield of a site is calculated by adding the unit yields of all adjacent parcels that constitute a site. The unit yield of each parcel is calculated by multiplying its acreage by the average DU/AC value of the parcel's General Plan designation.

In conclusion, this detailed site analysis in San Jose's Priority Development Area indicates that there are opportunities to produce higher-density housing typologies in transit-oriented sites, infill and redevelopment areas, and the City's downtown area in order to accommodate the City's housing needs. As documented in Table VI-8, the redevelopment potential of non-vacant sites is realistic. Furthermore, Tables VI-10 and VI-11 refer to locations and parcels that may be feasible for affordable housing development as it identifies opportunities for projects that are 50+ units, which is typically the minimum threshold when affordable projects become financially feasible. Several of these identified sites currently have existing uses, although many are underutilized. Over time, there is opportunity for these sites to be redeveloped into residential uses.

D. PROGRESS TOWARDS MEETING 2007-2014 RHNA GOALS

Table VI-12 identifies Affordable Housing Projects that have been built, are under construction or have been approved for construction since 2007. Of these units, 703 are Extremely Low-Income units, 1,079 units are Very-Low Income, 200 units are Low-Income, and 152 units are Moderate-Income, for a total of 2,135 affordable units. These data represent 13%, 16%, 2% and 6% of RHNA's Extremely Low-income, Very Low-, Low- and Moderate-Income needs, respectively. In sum, between the timeframe of January 2007 to February 2009, 2,135 units have been built, are under construction, or have been approved for construction.

**Table VI-12.
Affordable Housing Credits for RHNA 2007-2014 –
Units Built, Under Construction and/or Approved as of February 2009**

Map ID	Project Name	Status*	Units Approved	ELI	VLI	LI	MOD	Total	Above Mod/ Unrestricted	For-Sale or Rental
18	90 Archer Street	A	42	11	30			41	1	Rental
25	163 Baypointe	A	183	46	109	26		182	183	Rental
28	Blackwell Condos / Alum Rock @ McCreery / McCreery Courtyards	A	93	46	46			92	1	Rental
32	Casa Feliz	UC	60	52	7	1		60	0	Rental
53	Fairgrounds Seniors / Corde Terra Seniors	UC	201	68	131			199	2	Rental
54	The Fairways @ San Antonio	UC	86	26	58			84	2	Rental
56	Fiesta Seniors / San Carlos Townhomes/ Seniors	UC / A	127	99			16	115	12	For-Sale/ Rental
58	1470 N. 4th Street	A	100	35	40	25		100	0	Rental
69	Hyundai Site Mixed Use / Hyundai@Montague&1st	A	528		11	84	10	105	423	For-Sale/ Rental
82	Monte Vista Condos - Cannery Square	UC	383	8	21		47	76	307	For-Sale
83	Montecito Vista Mixed Use / Orvieto Family	A	783	23	68			91	692	Rental
84	Monterey Family Village	UC	71	8	44	19		72	1	Rental
88	Newbury Park Mixed Use / Belovida @ Newbury Park / Kings Crossing / New San Jose Family Shelter	A	1,287	122	183			305	982	Rental
100	One East Julian	B	43				8	8	35	For-Sale
128	Skyline @ Tamien Station	B	240				24	24	216	For-Sale
134	Sycamore Terrace	A	32				16	16	16	For-Sale
139	10th & Hedding / 899 N. 10th Street / Cornerstone @ Japantown	A	53	14	27	11		52	1	Rental
145	Tierra Encantada Phase 2 -Townhomes	B	12				12	12	0	For-Sale
149	Village Square	B	95				19	19	76	For-Sale
177	South 2nd Street Studios	A	134	49	84			133	1	Rental
180	Rosemary Family & Senior	A	290	73	180	34		287	2	Rental
187	Leigh Ave Senior Hsg	A	64	23	40	0		63	1	Rental
TOTAL			4,908	703	1,079	200	152	2,135	2,955	
* Status = B (Built), UC (Under Construction), A (Approved)										

Examples of Affordable Housing Projects in San Jose

The City of San Jose recognizes the need to provide housing opportunities for all segments of the population. The following examples of recent affordable housing projects in San Jose provide an overview of the variety of product types, income categories and design that can be accommodated in the City. Each example includes the developer, location, number of units, number of units per income category, the General Plan designation, zoning district, and density of the project. The majority of the projects were rezoned to A(PD) Planned Development Zoning Districts at densities of 25+ dwelling units per acre.

GISH APARTMENTS (Family and Special Needs)	
Developer:	First Community Housing
Location:	35 E. Gish Rd.
Units:	35 VLI units; 13 units for the developmentally disabled
General Plan Designation	Rincon South Specific Plan: Transit Corridor Residential (25-65 DU/AC) / General Commercial
Zoning	A(PD) – File No. PDC04-055
Density	83.3 DU/AC
Discretionary Alternate Use Policy Applied	Location of Projects Proposing 100% Affordable Housing
Site Area:	0.42 acres
Previous Use:	Gas station/commercial use




Photo Credit: Bernard Andre

SOUTH 2ND STREET STUDIOS (Special Needs)	
Developer:	First Community Housing
Location:	1140 S. 2 nd Street
Units:	135 units/11,000 s.f. of ground floor retail
General Plan Designation	Commercial/Mixed Use
Zoning	A(PD) – File No. PDC07-086
Density	116 DU/AC
Site Area:	1.16 acres
Previous Use:	Single-story commercial with parking lot



Existing Retail Use



View from North on 2nd
Approved Project

CASA FELIZ (Special Needs)	
Developer:	First Community Housing/ John Stewart Company
Location:	525 South Ninth Street
Units:	60 units: 52 ELI, 7 VLI, 1 LI
General Plan Designation:	High Density Residential (25-50 DU/AC)
Zoning	A(PD) – File No. PDC06-099
Density	176 DU/AC
Discretionary Alternate Use Policy Applied	Location of Projects Proposing 100% Affordable Housing
Site Area:	0.34 acres
Previous Use:	Residential




Photo Credit: www.casafelizapartments.org

CORDE TERRA (Senior and Family Apartments)	
Developer:	ROEM
Location:	520 Tully Road
Units:	561 units: 201 senior apartments (ELI), 300 family rental apartments, and 60 market-rate townhomes
General Plan Designation:	High Density Residential (25-50 DU/AC)
Zoning:	A(PD) – File No. PDC04-076
Density:	48 DU/AC
Site Area:	11.4 Acres
Previous Use:	Outdoor storage and surface parking



VILLAGE SQUARE (Ownership – Inclusionary)	
Developer:	Summerhill Homes
Location:	1463 & 1465 West San Carlos
Units:	95 units: 19 MOD, 76 Above MOD
General Plan Designation:	General Commercial with Neighborhood Business District Overlay/Med. Density Residential (8-16 DU/AC)
Zoning:	A(PD) – File No. PDC05-080
Density:	20 DU/AC
Discretionary Alternate Use Policy Applied:	Residential Uses on Commercially Designated Parcels
Site Area:	5 Acres
Previous Uses:	Commercial building with apartments above and surface parking.



ART ARK (Artist & Family Rental Housing)	
Developer:	CORE
Location:	1035 South 6 th Street
Units:	148 units: 44 ELI, 102 VLI, 2 unrestricted manager's units
General Plan Designation:	Martha Gardens Planned Community: High Density Residential (40-70 DU/AC)
Zoning:	A(PD) – File No. PDC03-029
Density:	69 DU/AC
Site Area:	2 acres
Previous Use:	Industrial and commercial buildings.




Photo Credit: Bernard Andre

These affordable residential projects are just a sample of the types of development (i.e., artist, family, single-room occupancy, senior and studios) that can be accommodated in San Jose. The City’s policies, such as the Housing Policies and the Discretionary Alternate Use Policies in the General Plan support the development and preservation of affordable housing and dispersion of housing throughout the City. These projects are located throughout the City in mostly small infill sites and address the needs of Extremely Low, Very Low and Low-Income residents.

E. FUTURE HOUSING OPPORTUNITIES

The lands described above are not the only resources available to meet future housing needs in San Jose. There are currently two Urban Reserves (South Almaden Valley and Coyote Valley) in South San Jose. The Urban Reserves are lands currently outside of San Jose’s USA and jurisdiction but within the Greenline/Urban Growth Boundary that have been identified for future residential use. Some of these areas could be made available for residential use after industrial development begins in the North Coyote Valley campus industrial area and the City attains the financial stability necessary to extend urban services to these areas while maintaining the current level of service for existing neighborhoods. Taken together, both Urban Reserves could ultimately provide between 22,000 and 27,000 dwelling units when urban services are eventually extended to these areas. Only the South Almaden Valley Urban Reserve is planned for residential development within the time frame of the General Plan and could provide up to 2,000 dwelling units.

In addition to the Urban Reserves, the City’s transit corridors present additional housing opportunities through the efficient use of vacant land and the reuse of underutilized sites. The General Plan calls for higher residential densities along existing or future light rail corridors or major bus routes through the Transit-Oriented Development Corridor Special Strategy Areas. These special strategy areas are

described in Chapter V of the General Plan and include six key transit corridors suitable for high-density residential or mixed commercial/high density residential development.

Annexation of Unincorporated Land

San Jose's housing supply could be expanded by annexing the unincorporated lands within the Urban Service Area (USA). The City has a long-standing policy to annex unincorporated lands within the USA and to ensure that those designated for high density residential use on the General Plan are zoned appropriately at the time of annexation. Beginning in April 2006, San Jose launched a three- to five-year program in which the City will annex the remaining "islands" (or "pockets") of less than 150 acres of unincorporated County of Santa Clara land. Unincorporated islands are governed by and receive services from the County even though they are either completely or substantially surrounded by incorporated, or City lands. Upon annexation, the land use and general governing responsibility will change from the County of Santa Clara to the City of San Jose. This change will enable residents in these County islands to receive urban services from the City rather than the County. The City of San Jose will have general governmental authority over and provide services such as police and fire protection, street maintenance, and library, parks and neighborhood services to these areas. All lands within the City's USA have or will have complete urban services available prior to residential development. Therefore, all lands zoned or planned for residential use within the USA could be used to accommodate San Jose's projected housing needs.

Publicly Held Lands

Property owned by the 20 Elementary, Unified, and High School Districts that serve the City of San Jose is a source of publicly held lands that could be utilized for residential development. In some areas, new development is increasing demand for classroom space. In other areas, declining enrollments have resulted in school closures. The City and school districts have been working closely together to meet the changing needs of the community.

The General Plan provides for an alternative use of school sites that are declared surplus through the application of the Surplus Public/Quasi-Public and Public Parks/Open Space Land Discretionary Alternate Use Policy (discussed in Chapter IV of this appendix). The alternate use of property designated for Public/Quasi-Public or Public Parks and Open Space use may be approved without a General Plan amendment if such alternate use is compatible with existing and planned uses on neighboring properties and is consistent with applicable General Plan policies. The determination of such compatibility and consistency includes consideration of whether the site, in light of the overall planning for the surrounding area, would more appropriately be designated for uses of a public, quasi-public, or recreational nature. The former Camden School site was developed in this manner for market-rate ownership housing at the northwest corner of Bascom and Camden Avenues.

Other publicly held lands, not owned by school districts, are handled on a case-by-case basis. The City of San Jose implements a process for evaluating surplus City-owned property. The City of San Jose Public Works Real Estate Division manages the process to ensure internal review, City Council notification, and authorization, and public outreach before a City-owned surplus property is marketed for lease or sale. Publicly held lands usually have General Plan land use designations of Public/Quasi-Public. These parcels would also be subject to the City's land use regulations when proposed for private housing. Again, the surrounding land uses are important considerations for determining the type and intensity of use. Additionally, the City uses publicly-owned land and property to meet its housing and community development goals. The Housing Department continues to pursue properties that are surplus to the needs of the City, County, and other State and governmental agencies, and assist in the acquisition of privately-owned vacant parcels.

VII. PRESERVATION OF ASSISTED HOUSING

A. RELEVANT LAWS

In 1989, Section 65583 of the State Government Code was amended to require an analysis of "at-risk" assisted housing development and a program to preserve such units. The term "at-risk" is used to describe a project which received federal Section 221 (d) (3) Below Market Interest Rate loans and Section 236 federally insured and subsidized loans for multi-family projects.

In San Jose, most of the "at-risk" projects were built under Section 221 (d) (3), Section 236 and Section 8 programs from 1961 through 1983 by for-profit developers. Although HUD 221 (d) (3) and 236 insured mortgages were normally written for 40-year terms, owners were allowed to "option out" of their contracts after 20 years by prepaying the mortgage and converting to market rate rents. Additionally, units are "at-risk" because of expiring Section 8 project-based or tenant-based subsidies. Project-based subsidies guarantee affordable rents for tenants, while tenant-based subsidies provide affordable rents if the holder of the certificate can find an owner of a vacant unit who is willing to accept the subsidy rent payment.

As part of the Cranston-Gonzales National Affordable Housing Act of 1990, Congress adopted permanent legislation to deal with the preservation of Section 221 (d) (3) and 236 projects whose low-income use restrictions would expire after 20 or more years. The preservation law is known as the "Low Income Housing Preservation and Resident Homeownership Act of 1990" or LIHPRHA. Thousands of at-risk units in California were preserved through this program during the 1990s. However, funding is no longer available through this source.

In October of 1997, Congress enacted the Multifamily Assisted Housing Reform and Affordability Act (MAHRA), commonly referred to as the "Mark-to-Market" (M2M) legislation. M2M is the process for restructuring multifamily properties insured by the Federal Housing Administration (FHA) when their contracts expired. The M2M program reduces rents to market levels and restructures existing debt to levels supportable by these rents. The overall goal of the program is to reduce federal spending on housing subsidies, making it financially feasible for multifamily properties charging rents greater than comparable market rents to survive and offer quality, market-competitive housing at comparable market rents. The M2M program is now permanently included in Section 8 law and is overseen by the Office of Affordable Housing Preservation (OAHP). MAHRA requires the renewal of project-based Section 8 contracts as long as the owner opts to stay in the M2M program.

If eligible, an owner of a multifamily property may also elect not to renew their contracts and may opt-out of their contracts when the contract expires. HUD is committed to protecting families living in assisted units, regardless of the actions a project owner may take. Certain regulations enable HUD to make either tenant based or enhanced vouchers available to limit the displacement of families living in assisted units when an owner elects to opt-out of the Section 8 project-based program.

There are two types of renewals: (1) Initial Renewal – first renewal under MAHRA and (2) Subsequent Renewals – renewal of an expiring contract that has had an initial renewal under MAHRA. At the time of the Initial renewal, owners may choose among any of the following renewal options for which the project is eligible:

1. **Option One: Mark-Up-to-Market.** This option provides owners of certain below market properties located in strong markets to obtain the comparable market-rate rent levels for all units covered under a project-based Section 8 contract and distribute the increase cash flow resulting

from such rents. To qualify for this option, the property owner must be a profit motivated or limited distribution entity and the Rent Comparability Study (RCS) must show that the comparable market rents are at or above 100% of the Fair Market Rate (FMR) potential. Owners must renew the Section 8 contract for a minimum five-year terms. Mark-Up-to-Market has further been broken into two options: Option 1A which is an Owner entitlement if the statutory requirements are met; and, Option 1B, which is a discretionary mark-up-to-market option which HUD utilizes to preserve scarce affordable housing resources.

2. **Option Two: Contract Renewal for Other Project with Current Rents At or Below Comparable Market Rents.** This option is for owners who request a renewal of their Section 8 contract where the Rent Comparability Study (RCS) indicates that the contract's current rents are at or below comparable market rents, but who are not applying for Mark-Up-to-Market. Owners of "Exception Projects" may renew under this option; however, a RCS is required. *Exception Projects* are those projects that may be renewed at rents above market.
3. **Option Three: Referral to OAHP.** Properties eligible for Option 3 have an FHA insured loan are not considered an exception project and have current contract rents greater than the comparable market rents.
4. **Option Four: Renewal of Projects Exempted from OAHP.** Certain projects types are not eligible for OAHP even though contract rents may exceed market. Exempt properties include: properties for which the primary financing or mortgage insurance was provided by a unit of State government or a unit of general local government and is not insured under the National Housing Act; a project that is not subject to a HUD held or insured mortgage or a project that has FHA mortgage insurance or is HUD held with rents at or below comparable market rents. The lesser of OCAF or budget test is required at Initial and Subsequent renewal.
5. **Option Five: Renewal of Portfolio Reengineering Demonstration (Demo) or Preservation Projects.** Eligible properties include:
 - Section 236 and 221d3 Below Market Rate (BMIR) projects whose owners entered into long term use agreements with HUD under the Preservation Program
 - A project who completed the Demo Program and entered into a recorded Demo Program Use Agreement
 - Contract terms for the Demo Program cannot exceed the number of years remaining on the use agreement
 - Contract terms for the Preservation program cannot exceed 20 years or the remaining term of the use agreement.
6. **Option Six: Opt-out of the Section 8 contract.** All properties are eligible to opt out except Portfolio Reengineering Demonstration properties and Preservation properties. Owners must provide HUD/Contract Administrators and tenants with one-year notification of their intent to opt-out of their Section 8 contract. Additionally, owners must certify that they will comply with the requirement to allow families receiving enhanced vouchers (vouchers worth the market value of the rental unit) who elect to remain to do so as long as the property remains a rental property, unless the owner has just cause for eviction.

B. INVENTORY OF PROJECT-BASED SECTION 8 DEVELOPMENTS IN SAN JOSE

There are 30 developments in San Jose that were originally funded with Section 221 (d) (3), Section 236 and Section 8 programs, representing 3,196 units with federal affordability deed-restrictions. These units are operated by both for- and non-profit organizations, and are subject to various rules regulating the ability for the organizations to opt-out out of the affordability restrictions placed on the housing units in their portfolio. Table VII-1 below summarizes the federally funded inventory in San Jose by category.

**Table VII-1.
FEDERALLY FUNDED UNITS IN SAN JOSE**

Category	Units
Nonprofit Developments Exempt from Mark-to-Market	626
Nonprofit Developments Subject to Mark-to-Mark	907
For-profit Developments Subject to Restrictions	162
For-profit Developments Eligible for Conversion	801
For-profit Developments Not Eligible for Conversion or Subject to Restriction	700
TOTAL	3,196

Source: City of San Jose Department of Housing, 2008

Table VII-2 gives additional detail for each of the five categories based on project name, Council District, the source of federal funding, HUD expiration date for affordability restrictions, additional affordability restrictions from other financing sources, and the number of project units. The at-risk status of each project depends on the expiration date of either HUD or other financing affordability restrictions, whichever is greater.

**Table VII-2.
Federally Funded Units in San Jose with Project Details**

NONPROFIT-OWNED SECTION 202 DEVELOPMENTS EXEMPT FROM MARK-TO-MARKET				
Project	Council District	HUD Expiration Date	Other Financing Expiration Date	Units
Vivente II	9	5/31/2013	-	28
Homebase	3	6/6/2011	9/27/2020	24
Homeport	9	6/10/2011	9/27/2020	15
Vivente I	6	6/25/2010	10/30/2020	28
Cambrian Center	9	9/14/2021	-	150
Casa de los Amigos	4	7/31/2015	10/30/2022	23
Jeanne D'Arc Manor	3	7/31/2023	-	87
Milagro	5	10/31/2013	12/18/2032	14
Girasol Housing	5	8/31/2018	5/2/2036	60
Chai House	6	11/26/2010	4/27/2041	70
Jardines Paloma Blanca	5	3/31/2015	1/19/2049	42
Huff Avenue Apartments	6	12/31/2011	9/30/2050	36
Las Golondrinas	5	9/30/2009	1/1/2056	49
TOTAL				626
NONPROFIT-OWNED DEVELOPMENTS SUBJECT TO MARK-TO-MARKET*				
Project	Council District	HUD Expiration Date	Other Financing Expiration Date	Units
Mayfair Golden Manor	5	9/30/2010	-	210
Emmanuel Terrace	5	2/28/2010	-	18
Elena Gardens	4	9/30/2014	-	161
Town Park Towers	3	12/31/2014	-	173
Fuji Tower	3	2/1/2016	-	28
Villa San Pedro	2	5/31/2024	9/10/2021	88
Villa Garcia	1	6/30/2024	4/23/2052	42
Capitol Manor	5	2/28/2029	-	33
Casa del Pueblo	3	9/30/2029	-	154
TOTAL				907
*If rents exceed "comparable market rents"				
FOR-PROFIT OWNED DEVELOPMENTS SUBJECT TO OPT-OUT RESTRICTIONS				
Project	Council District	HUD Expiration Date	Other Financing Expiration Date	Units
San Jose Gardens	1	4/30/2010	-	162
TOTAL				162
FOR-PROFIT OWNED DEVELOPMENTS ELIGIBLE TO CONVERT TO MARKET-RATE				
Project	Council District	HUD Expiration Date	Other Financing Expiration Date	Units
Moreland Apartments	1	4/30/2009	-	160
Arbor Apartments	9	8/31/2010	-	122
Las Casitas	4	2/28/2011	-	168
Almaden Garden Apartments	9	8/31/2011	-	36
San Jose Apartments	7	9/30/2011	-	214
Villa de Guadalupe	5	12/31/2021	-	101
TOTAL				801
FOR-PROFIT OWNED DEVELOPMENTS NOT ELIGIBLE TO CONVERT TO MARKET RATE OR OPT-OUT RESTRICTIONS				
Project	Council District	HUD Expiration Date	Other Financing Expiration Date	Units
Second El Rancho Verde Apartments	5	1/31/2012	7/27/2055	700
TOTAL				700
GRAND TOTAL				3196

Source: City of San Jose Housing Department, 2008

C. COST ANALYSIS OF PRESERVING "AT-RISK" UNITS

One of the City's housing goals is to preserve the affordability status of units that are at-risk of becoming market-rate units ("at-risk" defined as units whose deed-restrictions are set to expire during the Housing Element update cycle ending June 30, 2014). Of the nearly 3,200 federally funded units in the City, approximately one-quarter of the units (862 units) are for-profit developments with units that are highly at-risk (see Section C below). Another 228 units have expiration dates within the next five years but are owned by non-profits who are typically interested in preserving their affordability status and have historically shown to do so. Thus, the for-profit units are generally at a higher risk. Table VII-3 below lists the federally funded units with expiration dates before June 30, 2014, classified by for-profit (higher risk) versus non-profit (lower risk) ownership.

Table VII-3.

AFFORDABLE PROJECTS WITH EXPIRATION DATES BY JUNE 30, 2014

Project	Council District	Expiration Date	Number of Units
FOR-PROFIT (HIGHER RISK)			
Moreland Apartments	1	4/30/2009	160
San Jose Gardens	1	4/30/2010	162
Arbor Apartments	9	8/31/2010	122
Las Casitas	4	2/28/2011	168
Almaden Garden Apartments	9	8/31/2011	36
San Jose Apartments	7	9/30/2011	214
Total			862
NON-PROFIT (LOWER RISK)			
Mayfair Golden Manor	5	9/30/2010	210
Emmanuel Terrace	5	2/28/2010	18
Total			228

Source: City of San Jose Department of Housing, 2009

The acquisition of at-risk units is one method for preserving the long-term affordability of federally funded units and the City's affordable housing stock. The City of San Jose's preservation strategy is to partner with non-profit developers by providing subsidies in order to make the project financially feasible. Sources of funding for acquisition include conventional financing, State bond funds, California Housing Finance Agency funds, tax credits, federal programs such as HOME, and 20% tax-increment funds.

However, the costs of acquisition can be prohibitive, and, depending on the location and condition of the units, may in fact be more expensive than replacing at-risk units with new housing units. As seen in Table VII-4 below, the cost of preserving an at-risk unit ranges from \$165,000 to \$360,000, requiring a City subsidy of \$50,000 to \$104,000. The cost of producing a replacement (new) housing unit ranges from \$275,000 to \$492,000, requiring a City subsidy of \$100,000 to \$138,000. Thus, the cost of acquiring and preserving all 862 at-risk units could require up to \$90 million in City subsidy. "Public subsidy" refers to State and local contributions required to preserve or replace the existing low-income housing stock after HUD subsidies are taken into account.

Table VII-4.

COMPARISON OF REPLACEMENT V. PRESERVATION IN SAN JOSE

	Low Range	High Range
Replacement Costs		
Total Development Cost (TDC) Per Unit	274,788	491,520
City Subsidy Per Unit	99,578	138,243
Preservation Costs		
TDC Per Unit	165,270	360,624
City Subsidy Per Unit	49,854	104,167
Differences		
Difference in TDC Per Unit	109,518	130,896
Difference in Subsidy Per Unit	49,724	34,077

Source: City of San Jose, Housing Department, 2008

D. RESOURCES FOR PRESERVATION

All nonprofit housing corporations are legally capable of acquiring "at-risk" housing projects. The following is a list of all entities that have self-identified as having the capacity or the interest in managing assisted units:

- BRIDGE Housing Corporation
- Community Housing Developers (CHD)
- Mid-Peninsula Housing Coalition
- First Community Housing
- EAH
- Eden housing
- Charities Housing Development Corporation
- Satellite Housing

If a nonprofit purchases an "at-risk" project, the City could provide gap financing using 20% funds as a leveraging mechanism and would require professional project management skills. If adequate project management capabilities do not exist based on the City's assessment, the nonprofit must contract with an outside professional management firm.

Sources of funding for project acquisition would include conventional financing, State HCD funds such as California Housing Finance Agency funds, tax credits, bond financing, federal HOME funds, and local 20% tax increment funds.

The City of San Jose's Consolidated Plan outlines the expected commitment of funds for a given year. It is extremely difficult for the City to know very far in advance every potential source of funding that may or may not be available. Frequently, the City can only react to new Notices of Funding Availability as

they are distributed by the federal government. Currently, the Housing Department projects approximately \$50 million of 20% Funds and \$41 million of federal funds to be available for the preservation of at-risk units during the remainder of the 2007-2014 Housing Element planning period.

E. PROGRAMS FOR PRESERVATION

The following are the City's objectives and programs that can be used to preserve the income-restrictions of San Jose's affordable housing stock.

Objectives

The ultimate goal of the City of San Jose is to preserve affordable housing permanently. The following policies implement this goal:

1. Preserve the existing housing stock for the longest term possible. The ideal is permanent preservation of affordability.
2. Develop and implement policies that provide repurchase by an entity that will agree to permanent affordability at the end of the affordability restriction.

If permanent preservation is not possible in a particular case:

3. Minimize displacement of current tenants by negotiating either an anti-displacement policy or relocation mitigation with the owner when feasible.

In all new restricted developments, whenever possible:

4. Structure transactions so that no displacement occurs at the termination of the City's affordability restrictions.

Strategies

While tenants of these units may receive housing vouchers, the loss of the units coupled with high and rising area market rents will further exacerbate San Jose's housing challenges. The following strategies aim to minimize the impact of increased rents and limit the displacement of tenants in projects that may be converted to market rate:

1. Provide funding for new construction of more affordable units with affordability restrictions as long as 55 years.
2. Utilize available federal resources in order to provide project owners incentives to maintain project and affordability and coordinate with the Housing Authority of Santa Clara County to obtain Housing Choice Vouchers for households as necessary.
3. Encourage project owners to remain in the program.
4. Provide tenant/owner education on the issue of expiring Section 8 contracts utilizing non-profit organizations such as Mid-Peninsula Housing Coalition and the California Housing Partnership Corporation.

5. Increase the availability of affordable rental housing and require developers of affordable rental housing, financed in whole or in part by the City, to set aside 10% of the units in these developments for Section 8 tenants.
6. Lobbying the federal government to increase both the federal Fair Market rents and funding for Section-8 issues.
7. Continue to develop other programs and actions to address this important issue.

Project-based Section 8

The terms of restriction for Section 8 projects is established by the Housing Assistance Payments Contract. The loss of Section 8 for these properties may occur in one of two ways. First, some Section 8 contracts provide the owner with the opportunity to "opt out" of the Section 8 program and raise rents to the level allowed by whatever other regulatory requirements are on the property. Because there are presently no federal or state requirements to provide for the long-term preservation of these properties, other than notice provisions to local governments and nonprofits, units subject to opt-out provisions are likely to rise to market rate.

Second, the federal government may not offer an extension of expiring contracts, even if an owner wants to renew, which, while this has not been the case up to now, could occur at any point at which Congress elects not to reauthorize enough Section 8 allocations to cover further extensions.

Strategies to preserve Section 8 project-based housing include:

1. Communicate regularly with the owner to determine his/her interest in terminating the Section 8 contract.
2. Keep abreast of actions by Congress regarding continued appropriation of Section 8, and actively support appropriations.
3. Purchase properties, either directly, or in conjunction with the local housing authority or a local nonprofit to ensure permanent preservation. In many cases, owners have an interest in selling the properties long before the termination of the Section 8. This strategy will permanently preserve the project's affordability.

Projects with Other Financing or Incentives

Other types of subsidies which regulate housing affordability include tax-exempt bond financing and density bonus programs. There are four projects in the inventory that were financed, either completely or partially, through Redevelopment funds and eight projects financed by mortgage revenue bonds.

Strategies to preserve properties financed by other subsidy programs are directly dependent upon the specific restrictions or subsidies which were provided in conjunction with the subsidy. The key elements for preserving locally subsidized affordable housing are to:

1. Identify the potential to convert as soon as possible;
2. Communicate with owners and tenants; and
3. Define the specific opportunities as soon in the process as possible.

HOUSING

The involvement and education of tenants and nonprofits as active partners is an important piece of any strategy. Resources in addition to local resources which are available to assist nonprofit and local governments include the California Housing Partnership Corporation, and various intermediaries, such as the Local Initiatives Support Corporation (LISC), and the State Department of Housing and Community Development.

The City also has an active preservation program for low and Very Low-income units through its rehabilitation and purchase/rehabilitation programs. These programs are primarily funded with CDBG funds, State funds, and Redevelopment 20% Tax Increment funds, which are always in limited supply. Loss of rent subsidy funds will remain the greatest single issue over the next few years until new programs can be put in place. The Redevelopment Agency's 20% funds, administered by the City's Housing Department, will be the prime source of funding available for any future HUD programs requiring matching funds.

VIII. RESOURCE EFFICIENCY AND CONSERVATION

Housing is made more affordable and environmentally friendly with the reduction of the energy usage associated with operating a household. The Sustainable City Major Strategy in the San Jose 2020 General Plan seeks to conserve natural resources and preserve San Jose’s natural living environment. To promote the sustainable city concept, the City has developed many programs as well as partnered with other companies and organizations to encourage the wise use of natural resources, including programs for recycling, waste disposal, water conservation, energy efficiency and transportation management.

In 2006, the Governor of California signed into law Assembly Bill 32 (AB32), *The Global Warming Solutions Act* that established statewide goals for the reduction of green house gas emissions to 1990 levels by 2020 or by approximately ten percent from today’s levels¹⁰ and 80% below 1990 levels by 2050. The housing element update process provides another mechanism for the City to adopt strategies to address climate change by reducing green house gas (GHG) emissions from the San Jose community. Energy use and transportation are the largest sources of green house gases in the state of California and the City. Strategies that provide jobs and services close to where people live and higher density housing built to green building standards, can reduce energy use and vehicles miles traveled and therefore, green house gas emissions.

In 2007, Council adopted San Jose’s Green Vision, a comprehensive strategy of ten ambitious goals to be achieved over the next 15 years. The goals of San Jose’s Green Vision serve as a roadmap for reducing the City’s carbon footprint and aid in the effort to move towards sustainability. Of particular relevance to resource conservation and efficiency in the housing sector are goals 2 through 4, which specify reducing per capita energy use by 50%; receiving 100% of our electrical power from clean, renewable sources; and building or retrofitting 50 million square feet of green buildings. Achieving these goals will also aid in reducing the resource consumption of homes, and provide savings of ongoing household expenses.

In 2007, the City’s Green Building Policy, originally adopted in 2001, was updated to require green building certification at the Silver level or higher using the U.S. Green Building Council’s Leadership in Energy and Environmental Design (USGBC’s LEED) Rating System for new municipal facilities over 10,000 square feet funded after July 1, 2007. Green building practices promote the efficient use of resources with a focus on energy efficiency, renewable energy, water conservation, and waste reduction. A team representing multiple City departments was formed to develop a green building policy that would apply to private sector development including residential development. This policy is effective January 1, 2009.

Energy efficiency is integral to making housing more affordable by reducing costs of heating and cooling a home. Therefore, it is necessary to reduce San Jose’s total electrical load to a level that can feasibly be supplied entirely by renewable sources. San Jose’s typical residential energy use pattern is shown in Table VIII-1. In addition to the significant potential for reducing a household’s overall necessary expenditures, energy efficiency has been deemed by the California Public Utilities Commission (CPUC)

¹⁰ *Climate Change Draft Scoping Plan, June 2009 Discussion Draft*, pg. ES-3.

and California Energy Commission (CEC) to be the “least cost, most reliable, and most environmentally-sensitive resource, and minimizes our contribution to climate change.”¹¹

Table VIII-1.

TYPICAL RESIDENTIAL ENERGY USE FOR HOUSEHOLDS IN SAN JOSE

Use	Average Amount of Energy (Base Case)	Average Amount of Energy (Efficient)
Heating	70 kWh & 309 Therms	24 kWh & 103 Therms
Cooling	75 kWh	0 kWh
Hot Water	169 Therms	85 Therms
Major Appliances	2203 kWh & 52 Therms	1444 kWh & 34 Therms
Lighting	821 kWh	410 kWh
Miscellaneous	3431 kWh	3431 kWh
TOTAL	6600 kWh & 530 Therms	5310 kWh & 223 Therms
ANNUAL COST	\$1,206	\$811

Source: The Home Energy Saver: web-based tool, sponsored by the U.S. Department of Energy (DOE), 2008

In 2008, the typical average annual energy costs for running an average-sized household in San Jose was \$1,206 for electricity and gas combined. An average energy-efficient household’s annual costs are \$811. A combination of conservation (e.g., using less of a given project or service) and efficiency (getting the same output but at a lower energy level from more efficient, products that are properly sized, installed, and maintained) represents a significant opportunity for savings. Achieving the relevant Green Vision goals will reduce the financial burden shouldered by households, reduce pollution, improve reliance of the electric grid, and constitute an important step in combating climate change.

The California Public Utilities Commission has stated a goal in its California Energy Efficiency Strategic Plan for “residential new construction whole-house solutions to be on the path to zero net energy” by 2020. Achieving deep energy efficiency in the residential sector – in both new and existing homes – will constitute an important step towards achieving California’s greenhouse gas emissions goals as required by AB 32.

A. OPPORTUNITIES IN THE DESIGN AND CONSTRUCTION OF INDIVIDUAL UNITS

Resource efficiency and conservation will be incorporated into new housing units through various mechanisms. California Building Standards Code, or Title 24, established in 1983 and updated every three years, prescribes, by regulation, building design and construction standards that set a minimum baseline for energy efficiency in new residential and non-residential buildings.

¹¹ State of California, *Energy Action Plan II*, Implementation and Roadmap for Energy Policies. California Energy Commission and California Public Utilities Commission, September 21, 2005.

The application of green building principles presents another major opportunity for designing energy and water efficiency, reducing waste, and protecting human and environmental health in new housing units in San Jose. Techniques can include: ensuring building orientation and principles for passive solar heating and cooling are considered when siting a building; high-quality installation of insulation; use of solar hot water heaters; and other improvements to the building shell to decrease the need for mechanical heating and cooling. These may also include installation of high-efficiency water fixtures that exceed the minimum federal water efficiency standards (i.e. toilets, faucets, showerheads, dishwashers and clothes washers). The use of building materials with recycled content, efficient construction methods, and recycling of any demolition and construction debris conserves resources and reduces waste. Low- and Zero-VOC sealants and paints improve indoor air quality by reducing the introduction of toxic chemicals into the building.

Build It Green's (BIG) GreenPoint Rated (GPR) New Home Construction Guidelines and the USGBC's LEED standards provide recommendations for design that not only increase energy and water efficiency, but also promote design that is healthier for the occupants, who, according to the EPA, spend 90% of their time indoors.¹² As of 2008, GPR and LEED for Homes Green Building Rating Systems require new construction to be designed to be 15% more energy-efficient than the minimum required by Title 24. Green building measures should be incorporated as early in the design phase as possible to reduce both construction and operating costs, increase energy and water efficiency and avoid costly upgrades at a later point. The City of San Jose has adopted a Private Sector Green Building policy which requires new construction projects of 10 or more residential units to obtain certification using either Build It Green's GreenPoint Rated or USGBC's LEED rating system. Certification with one of these green building rating systems will yield energy and water savings, as well as numerous other environmental and health benefits.

The City is currently working with the development community on establishing details for implementing the Green Building Policy. Processing timeliness, procedures, and possible incentives are being discussed. In terms of incentives, the City is considering an incentive program similar to the fee rebate program in Portland, Oregon. In the City of Portland, projects that achieve LEED Gold or Platinum, or will receive rebates of \$1.73-\$17.30/square foot depending on the level of certification. Multifamily residential properties of 5,000 square feet or larger would be subject to the same requirements and eligible for rebates of \$0.51- \$5.15/square foot. Implementing a similar program in San Jose is a possibility upon substantiating that such a program provides a true incentive toward achieving established green building performance standards and that funds for the program can be self-sustaining.

B. OPPORTUNITIES IN THE DESIGN OF SUBDIVISIONS AND RESIDENTIAL PROJECTS

It is far more economical to incorporate green building measures at the time of construction than after the house is built. For example, wall insulation may cost as much as 50 to 100 percent more when it is installed on a retrofit basis. Pacific Gas and Electric Company (PG&E) estimates that up to 50% energy savings are available in home insulation upgrades. These measures pay for themselves (in terms of energy costs savings) long before they need to be replaced or upgraded.

¹² EPA, 2007. <http://www.epa.gov/iaq/pubs/occupgd.html>

San Jose's Residential Design Guidelines also encourage that the design of new residential projects consider the effects of climate and solar orientation through primary window orientation, solar access, overhang design, landscaping techniques as well as solar access of existing and adjacent units.

The City has also adopted water-efficient landscape standards (San Jose Municipal Code, Chapter 15.11) to increase outdoor water efficiency and conservation. Other water efficiency and conservation measures include the use of recycled water, rainwater harvesting, and indoor conservation measures, such as installing high efficiency toilets, faucets, showerheads, dishwashers and clothes washers.

The San Jose Municipal Code, Chapter 9.10, Part 15 requires projects applying for a building permit to apply for a construction and demolition debris clearance document through the Construction & Demolition Diversion Deposit Program (CDDD) Program. The goal of this program is to reduce the amount of waste that goes to the landfill and help reduce the need for new building materials and raw materials. Other opportunities to reduce resource consumption also exist through green building practices such as material reuse, efficient framing, off-site fabrication, and panelized or pre-fabrication construction, which also help conserve resources and reduce GHG emissions.

The San Jose Municipal Code, Chapter 20.95 requires stormwater runoff treatment and management. The use of permeable paving, erosion control measures for steep slopes, and vegetative/landscape-based treatment measures, such as bioswales and green roofs, for the treatment of stormwater and urban runoff help protect our creeks and waterways.

The City's Housing Department also contributes in the area of new construction and project development. In recent years, the City has invested in staff training to develop knowledge in green building. Certified green building professionals in the Housing Department provide assistance to developers in design and inspection for green construction, work to help identify practical and cost effective methods to help in the design phases, and assist with preparations for inspection by Green Point Raters and LEED Accredited Professionals. Along with the mandatory changes, the Department encourages further performance with the Build It Green or LEED standards. These efforts also support of the City's Green Vision of 50 million square feet of certified green construction by 2023. Additionally, the Housing Department awards financing for new construction projects through a Notice of Funding Availability (NOFA), which identifies scoring criteria against which projects are measured. Among the criteria is Sustainable Development/Green Building, which awards points to the extent that projects exceed Title 24 energy standards and integrate systems and materials that result in energy savings, energy creation, reuse of building materials, water conservation or reuse, and/or the minimization of negative effects on air quality. These NOFA criteria will be updated as necessary to align with the City's green building requirements for private sector developments, and to ensure consistency with other public funding sources.

C. OPPORTUNITIES THROUGH REHABILITATION AND RETROFIT

The City of San Jose recognizes that building rehabilitation is an opportunity to incorporate green building practices, such as energy and water-saving measures, which may not otherwise be included. Energy and water efficiency measures installed during rehabilitation will yield long-term savings to the ongoing energy and water costs of households, which is of particular importance for Low-Income households. In rehabilitation and retrofit, the house-as-a-system concept is equally important as it is for new construction. Energy efficiency measures implemented as part of a whole-house approach, in retrofit, generally have a rapid payback period. Flex Your Power estimates that improving home

insulation can save 25% on winter heating costs.¹³ Green building practices, including energy and water efficiency, encompass many opportunities for existing housing to reduce the consumption of scarce resources and to protect both human and environmental health during remodeling. The use of recycled content building materials and efficient construction methods reduce consumption of raw materials and construction waste. Green roofs and permeable pavement help reduce pollution in our waterways by capturing and filtering stormwater and urban runoff before it reaches our creeks and streams. Green Building practices also improve occupancy comfort and health by improving indoor air quality. The use of less toxic sealants and finishes, such as Low- or Zero-VOC (Volatile Organic Compound) paints, reduce indoor air pollutants which can aggravate asthma or other respiratory and pollutant sensitivities.

There are a number of programs available for the weatherproofing of existing dwelling units. Partnerships between the City, PG&E, and other agencies are established to promote upgrading the energy efficiency of homes. These include:

- Low Income Home Energy Assistance Program (LIHEAP) – Provides financial assistance for energy bills and weatherization projects through the Department of Health and Human Services.
- Energy Partners – Provides qualified low-income customers with free weatherization measures and energy-efficient appliances to reduce gas and electricity usage.
- Home Energy Rating System (HERS) – The California Energy Commission regulates HERS programs in order to provide reliable information to differentiate the energy efficiency levels among California homes and to guide investment in cost-effective home energy efficiency measures.
- California Home Energy Efficiency Rating System (CHEERS) – A non-profit program supported by PG&E and other entities, which works with builders as homes are being built to conduct independent third party tests, verifications and certifications for homebuilders to ensure that homes meet or exceed the energy efficiency standards established by the state.

In order to increase resource efficiency and conservation in the City's affordable housing efforts, San Jose's Housing Department has implemented various measures in its Housing Rehabilitation Loan and Grant Programs. The Housing Department has recently developed a checklist of energy and water conservation measures and recycled and green materials that can be applied to its single-family and mobile home rehabilitation programs. This list is used to prioritize and select specific energy and water conservation measures and products for incorporation into the Department's rehabilitation projects. The rehabilitation program's current goal is to achieve a level of conservation and efficiency at least 15% above that currently required by the Title 24 Energy Code. This will have the effect of bringing such improvements up to the federal standards set by the "Energy Star" program. The program is also developing an "energy incentive grant program" whereby property owners who have voluntarily accepted higher efficiency appliances and other systems that exceed the Code requirements would be eligible for a grant to have additional energy or water conservation measures installed. While acquisition/rehabilitation proposals are not measured according to the same scoring standards as are new construction projects through the NOFA, the extent to which proposals fit the City's sustainability and energy efficiency policies priorities as articulated through the NOFA are evaluated when deciding funding priorities.

¹³ Flex Your Power is California's statewide energy efficiency marketing and outreach campaign which partners with California's utilities, residents, businesses, institutions, government agencies and nonprofit organizations to save energy.

In addition, there are a variety of programs available in the San Jose area as well that can provide assistance in rehabilitation and installation of energy and water conservation measures for both owners and renters. Most of the programs are directed to qualified low-income homeowners and they include:

- Minor Home Repair – Available through Santa Clara County, Special Circumstances Program
- Direct Major and Minor Home Repairs – Available through the Rebuilding Together Silicon Valley’s Rebuilding Days and Neighbor to Neighbor Programs
- Water Conservation Programs – Available through City of San Jose, Environmental Services Department and the Santa Clara Valley Water District

D. ENERGY EFFICIENCY MEASURES AND THE EFFECTS ON HOUSING COSTS

Energy efficiency and green building measures can reduce the cost of housing in the long run due to the utility cost savings, reduction in maintenance costs and increase in building longevity. Consumer responses to rising energy costs have also periodically encouraged energy conservation. Through energy efficiency programs, California has made impressive energy savings. According to the California Energy Commission, “California’s building efficiency standards (along with those for energy efficient appliances) have saved more than \$56 billion in electricity and natural gas costs since 1978.” Significant savings are also available through PG&E Demand Side Management (DSM) programs. The Energy Information Agency finds that DSM programs saved over half a million megawatts of energy in the United States between 1990 and 2001. DSM programs generally include the following categories:

- Utility Programs
- Public Agency Programs
- Electric Utility Systems Improvements
- California State Building and Appliance Standards Improvements

Specific opportunities for ongoing savings in utility costs (such as electricity, natural gas and water) lie in HVAC (heating, ventilation, and air conditioning), insulation, lighting, and water conservation. Each of the following relate not only to technology, but also to proper installation, maintenance, and behavior of occupants:

- HVAC – The CPUC specified in D.07-10-032 that the HVAC market in California should be transformed and improved. In the decision, they state that “because small HVAC constitutes over 20% of California’s peak demand, the potential energy savings are substantial: as high as 1,400 MW, 2,000 GWh, and 300 million therms.” New residential construction in San Jose should focus on whole-house solutions, proper sizing of air conditioning units, programmable and user-friendly thermostats, and effective ventilation. Expected in the summer of 2009, all new homes in California will be required to have continuous mechanical ventilation. This requirement presents yet another opportunity to use the house-as-a-system approach, and to seek the highest level of technical expertise available.
- Insulation – According to Flex Your Power, a full 45% of home heat loss is attributable to inadequate insulation. Quality Insulation Installation (QII) should be used in all new construction and retrofit projects.
- Lighting – On average, lighting represents almost 20% of a household’s total energy use. Given the tremendous variance in lighting appliances and efficiencies, it is therefore also an important source of potential savings.

- Plug loads / Consumer electronics – An increasingly large share of household energy consumption, consumer electronics represent a difficult end-use to address due to diversity of applications and manufacturers and rapid evolution. From 2005-2008, the average annual growth rate of consumer electronics (which include personal computers and home office equipment, home entertainment systems, hand-held rechargeable devices, and others) outpaced that of all other end uses.¹⁴ This trend is expected to continue to 2030. This area must be addressed if the City’s overall energy efficiency goals are to be achieved.
- Water Conservation – In California, 15 to 20 percent of total statewide energy use is for water-related uses (pumping, treating, heating municipal water).¹⁵ Thus, reducing water use through building and retrofitting homes with water efficient fixtures, appliances and landscaping not only saves water, but will also result in energy use reductions. In homes, a significant amount of energy is also used for heating water. PG&E notes that a dripping faucet can waste 212 gallons of water a month.

While the energy efficiency of appliances and systems have generally improved in recent years, the average size of US homes has increased, consumer electronics have proliferated and grown, and more households are equipping themselves with air conditioning. By 2030, US per capita residential electricity use is expected to increase by a factor of 1.6 over 1980 levels, reflecting a steady increase over that time period. As energy prices rise and experience increasing volatility, the effect of costs as well as environmental impacts must be considered. Clearly, low-income households are more sensitive to increases in energy costs than moderate-income households.

E. PROXIMITY OF PLANNED RESIDENTIAL DEVELOPMENT TO EMPLOYMENT CENTERS, SCHOOLS, AND TRANSIT SERVICES

Transit-Oriented Development (TOD) and density are important components of a climate change mitigation strategy, and both contribute to energy efficiency and green building goals. Among other benefits, they can reduce the need for extra transmission and distribute of electricity, encourage more compact and therefore less energy-intensive building stock, and have the potential to reduce future stress on the grid caused by proliferation of plug-in electric vehicles. Higher density housing on infill sites along the City’s Transit-Oriented Development Corridors is integral to the General Plan’s Economic Development and Growth Management Strategies. Since the last update of the Housing Element, the City initiated several on-going major land use planning efforts intended to provide a vision for San Jose’s future growth and development. The major planning efforts are summarized below.

- Downtown Strategy 2000 – With the redevelopment of San Jose’s downtown, higher density residential development has been constructed, to create a “24-hour Downtown” with an active mix of commercial and residential uses. The Plan focuses on revitalizing the traditional Downtown by allowing higher density infill development and replacement of underutilized uses. The amount of future development anticipated to occur includes up to 10 million square feet of office space, 10,000 residential dwelling units, 1.2 million square feet of retail space, and 2,500 hotel rooms.

¹⁴ Chase, A., Pope, T., and Canny, D. (2008). Consumer Electronics Efficiency Programs: The Next Big Challenge. Paper presented at 2008 ACEEE Summer Study on Energy Efficiency in Buildings.

¹⁵ Pacific Institute and Natural Resources Defense Council, Energy Down the Drain, 2004.

- Vision North San Jose – In June 2005, the San Jose City Council approved an update to the North San Jose Area Development Policy intended to guide the continued development in the North San Jose area, the City’s primary employment center and home to many Silicon Valley high-tech companies. The policy update facilitates the future development of 26.7 million square feet of new industrial office space and 1.7 million square feet of new neighborhood serving commercial/retail space. A key component of the update is the addition of 24,700 new housing units to the City’s General Plan capacity for the North San Jose area, including the potential conversion of 285 acres of existing industrial land to residential use. These units were added to the North San Jose area to provide housing opportunities in close proximity to existing job centers and to support their future growth. The Vision project provided environmental clearance for the development of 32,000 residential units in total, which included both the existing residential unit capacity and the added new capacity. Virtually all of these new units will be located within a Redevelopment Policy Area and subject to a 20% inclusionary requirement for below-market-rate units. The Policy includes a phasing plan designed to coordinate the timing of the new industrial, commercial, and residential development with construction of \$519 million in planned infrastructure improvements. By December 2007, the City received development applications for approximately 8,000 new residential units, nearly all of which have been approved at the project level.

- Comprehensive General Plan Update Process – On June 26, 2007, the City Council initiated the Envision San Jose 2040 General Plan update process. The General Plan update work program is divided into two phases. Phase I comprises the fundamental work elements such as analyzing existing conditions and future projections and developing a preferred alternative for the future growth of the City. The first phase is anticipated to complete by the end of 2009. Phase II of the work program will consist of comprehensively reviewing and refining all General Plan goals and policies. Key issues to address include future growth projections and land capacity as well as ways to expand the holding capacity for additional housing to meet the project population growth and housing demand while providing adequate employment opportunities for residents.

IX. DESCRIPTION OF HOUSING PROGRAMS

A. HOUSING PROGRAMS

The City of San Jose's Housing Department offers a comprehensive affordable housing program. The Department assists in financing both new construction and the rehabilitation of single-family and multi-family units for low- and moderate-income residents in San Jose. A summary list of the programs and action items related to this Housing Element is contained in the Housing portion of the Implementation chapter of the San Jose 2020 General Plan. These programs will be used to develop or conserve housing for lower income households and support other existing housing goals and policies during the 2007-2014 planning period of the housing element.

Policies

The programs offered by the Housing Department are consistent with the policy objectives developed by the Mayor's Task Force on Housing when the Department was created in 1988. These objectives include:

- Increase the supply of affordable housing, reduce the cost of developing affordable housing, and preserve the housing stock.
- Utilize available resources to address priority needs for housing.
- Increase the funds available for the preservation and development of affordable housing.
- Disperse low-income housing throughout the City to avoid concentration of low-income households and to encourage racial and economic integration.
- Encourage greater involvement of the public and private sectors to increase and preserve the stock of affordable housing in San Jose.

Funding Sources

The City's affordable housing programs are funded from a variety of sources, including City redevelopment area property tax increments (20% Funds); the Federal Government's Community Development Block Grant (CDBG) and Rental Rehabilitation programs, and the HOME Investment partnership program under the National Affordable Housing Act; bond sale proceeds; and other miscellaneous sources. Programs related to these funding sources are detailed in the Consolidated Plan. The City's overall strategy is to use available public funds to leverage financing from other public and private sources to support a variety of housing construction and rehabilitation programs.

20% Tax Increment Funds

The Housing Department's primary funding source is its Low and Moderate Income Funds, also known as the 20% tax increment funds. California State Redevelopment Law requires that, where there are local redevelopment areas, the property tax revenues generated by increases in assessed value within these areas after the adoption of the redevelopment plans be allocated to the redevelopment agency to carry out its redevelopment programs. State law further requires that at least 20% of these "tax increments" be set aside for the development, maintenance, and preservation of low- and moderate-income housing. A local jurisdiction need not limit the use of the funds to redevelopment areas only, but may use the "20% funds" more broadly within its entire geographic boundaries, provided that the assistance is of benefit to redevelopment areas.

Preservation of HUD-funded Units

The City has an active preservation program for low and Very Low-income units through its rehabilitation and purchase/rehabilitation programs. These programs are primarily funded with CDBG funds, State funds, and Redevelopment 20% Tax Increment funds, which are always in limited supply. Loss of rent subsidy funds will remain the greatest single issue over the next few years until new programs can be put in place. The Redevelopment Agency’s 20% funds, administered by the City’s Housing Department, will be the prime source of funding available for any future HUD programs requiring matching funds. Details of this program are described in Chapter VII – Preservation of Assisted Housing.

In the Housing Element planning period July 1, 2009 to June 30, 2014, the Housing Department anticipates its 20% Funds to be as follows:

**Table IX-I.
Five Year Projection of Low-Moderate Income Funds (20% Funds)**

FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-2013	FY 2013-2014	5-Year Total
\$37,000,000	\$37,000,000	\$37,000,000	\$37,000,000	\$37,000,000	\$185,000,000

Source: City of San Jose Housing Department, 2008

Given the economic downturn, the Housing Department anticipates that its 20% funds will stay even with its FY 2008-09 amount of \$37,000,000, and does not expect an increase. The 20% funds are used to finance all aspects of the Housing Department’s activities, including new construction and acquisition/rehabilitation programs for family and special needs housing, ownership and rental developments, and predevelopment funding assistance.

In order to maximize the impact of 20% Funds, the Housing Department issues bonds against those funds. The bond proceeds are used to finance the Department’s housing programs. The Department’s tax increment then goes to repay those bonds over time. In this way, the Housing Department is able to leverage each \$1 of tax increment into approximately \$10 of bond proceeds, for a 1:10 ratio.

San Jose Housing Trust Fund

In June 2003, the City established a Housing Trust Fund (HTF) as a way to create a permanent source of funding for the City’s housing and homeless programs. The HTF is a vehicle through which the City seeks and competes for external funding sources otherwise not available to the City. Currently, the HTF is composed of various funding sources, including: bond administration, tax credit application review fees, in-lieu housing fees (see next funding source below), and other miscellaneous revenues. The Housing Department continues to explore ways to strengthen the HTF in order to ensure a dedicated revenue source for the Department’s housing programs.

In-Lieu Fees

The City’s existing inclusionary housing policy requires developers with projects in the City’s redevelopment areas to set aside a portion of their residential development as income-restricted units. However, developers have the option to pay a fee in-lieu of building the affordable units. These fees are

reviewed annually to ensure they are set at an appropriate level. In-lieu fees go to the Housing Department, which are then used to further the Department's affordable housing goals.

State Programs

The City of San Jose utilizes various funding sources from California's Department of Housing and Community Development. Programs include:

- Multifamily Housing Program (MHP): The MHP provides deferred payment loans to affordable housing developers for the new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.
- Building Equity and Growth in Neighborhoods Program (BEGIN): The BEGIN program provides grants to cities and counties to make deferred-payment second mortgage loans to qualified buyers of new homes in ownership projects.
- CalHOME: The CalHOME program provides grants to local public agencies and nonprofit developers to make deferred payment loans to individual households for first-time homebuyer down payment assistance, home rehabilitation, acquisition/rehabilitation, and other homebuyer assistance.
- Workforce Housing Reward Program: This program provides financial incentives to cities and counties that issue building permits for new housing affordable to Very Low- or low-income households.
- Proposition 1C: The passage of Proposition 1C in 2006 continued funding for programs that were previously established by Proposition 46. Prop 1C includes the following:
 - Regional Planning, Housing, and Infill Incentive Account – \$850 million
 - Parks Funds – \$200 million under the “Infill Development” funds and another \$200 million for dedicated park funding
 - Transit-oriented Development – \$300 million
 - Innovation Fund – \$100 million for innovative affordable housing programs
 - Infill Infrastructure – \$197 million

The City also utilizes funding through the California Housing Finance Agency (CALHFA). Programs include:

- Multi-family Housing Programs: These programs provide permanent financing for the acquisition, rehabilitation, preservation, and new construction of rental housing that includes affordable units for low-income families and households.
- Homeownership Programs: The High Cost Area Home Purchase Assistance Pilot Program (HiCAP) assists first-time homebuyers in high housing cost areas, including Santa Clara County.
- Mortgage Insurance Programs: The City of San Jose utilizes two mortgage insurance programs offered to high cost areas:
 - CaHLIF 97 & 3 – provides a standard Fannie Mae/Freddie Mac 97% Community Homebuyer Loan in combination with a 3% CaHLIF “sleeping second.”

- CaHLIF/CalPERS – uses a Fannie Mae 97% loan and a 3% CHLIF “sleeping second” loan.

The City of San Jose also seeks financial resources from the California Debt Limit Allocation Committee (CDLAC), which administers the tax-exempt private activity bond program. Agencies authorized to issue tax-exempt private activity bonds or mortgage credit certificates must receive an allocation from CDLAC. The project receives regular allocation from CDLAC and the City issues bonds on behalf of affordable housing developments constructed in San Jose. Specific programs include:

- Tax-exempt Bonds: CDLAC administers a Multifamily Rental Housing Bond Program that allows State and local agencies to issue tax-exempt housing revenue bonds for multifamily rental housing development, acquisition, and rehabilitation.
- Mortgage Credit Certificates (MCC): Through the MCC program, eligible homebuyers increase their ability to qualify for a mortgage loan. MCC recipients may take 15% of the annual mortgage interest payments as a dollar-for-dollar tax credit, thereby reducing their federal income tax bill.

Finally, the project developer seeks low-income housing tax credits in order to assist with the development of affordable rental projects for lower income households. The California State tax credit program was authorized in 1997 to supplement the federal tax credit program. The State credit is only available to a project which has previously received, or is concurrently receiving, an allocation of federal credits. The allocation of tax credits is done on a competitive basis. Because the cost of developing housing in California is so high, the demand for the tax credits exceeds the supply by a margin of two-to-one.

Federal Funding

San Jose is an "entitlement" city and expects to continue to directly receive federal funds from four main federal programs. They are as follows:

- Community Development Block Grant (CDBG): The CDBG program provides federal funding to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of lower-incomes. The Housing Department targets CDBG funds for moderate and substantial rehabilitation of Extremely Low-, Very Low- and Low-Income renter and owner-occupied units, and relocation of occupants during the rehabilitation phase, as needed. CDBG funds will further be used to fund projects in specially designated neighborhoods, to support the City’s predevelopment loan program for nonprofit housing sponsors, and to assist in the permanent relocation of households.
- HOME Investment Partnership (HOME): The HOME program provides federal funding for the development and rehabilitation of rental and ownership housing for lower-income households. The program gives the City flexibility to fund a wide range of affordable housing activities through partnerships with the private and nonprofit development community.
- Emergency Shelter Grant (ESG): The ESG program provides funds to nonprofit service providers that assist persons who are homeless or at risk of becoming homelessness. The City has shifted its priorities to funding services that will assist in its efforts to end chronic homelessness, including the provision of housing assistance and essential services such as job training and substance abuse counseling.

- **Housing Opportunities for Persons with AIDS (HOPWA):** The HOPWA program provides grant funds to local jurisdictions to provide a wide range of services for persons who are living with HIV/AIDS and who are homeless or at risk of becoming homeless. Eligible uses of funds include the provision of supportive services, tenant-based and project-based rental assistance, and assistance in obtaining mainstream benefits. HOPWA funds are granted to the largest jurisdiction in each county, giving it the responsibility of providing housing assistance to people living with HIV/AIDS throughout the County. The City of San Jose is the designated recipient of HOPWA funds for Santa Clara and San Benito Counties.

In addition to entitlement funding sources, the City of San Jose seeks federal low income housing tax credit in order to finance its affordable housing projects. The federal tax credits are allocated to California's Tax Credit Allocation Committee, which subsequently awards them to qualifying projects. The developer then sells the credits to an outside investor, which provides development equity in order to reduce project debt and increase unit affordability. In turn, the investors are allowed to reduce their federal income tax liabilities by the amount of the tax credit purchased.

Leveraging

The City further requires that project sponsors leverage City funds with funds from non-City sources to maximize the investment in affordable housing. As with current projects in the City pipeline, project sponsors will be expected to leverage City funds with funds from various programs of the California Housing Finance Agency (CHFA) and the State Housing and Community Development Department (HCD). State programs include funding for the Multiple Housing Program, transit-oriented development, and infill infrastructure grants.

The City also expects its funds to be leveraged through a variety of private sources, including the California Community Reinvestment Corporation (CCRC), the Affordable Housing Program (AHP) of the Federal Home Loan Bank, Community Reinvestment programs, conventional loans from private lenders, tax-exempt Mortgage Revenue Bond proceeds (e.g., 501(c)(3) bonds) allocated by CDLAC, and California and federal low-income housing tax credits allocated by the California Tax Credit Allocation Committee (CTCAC). Finally, over the next five years, the City will continue to target its Notices of Funding Availability (NOFAs) to the needs of priority groups, including Extremely Low-income households, seniors, large families with children, the disabled, the homeless, and those at risk of homelessness.

Table IX-2 summarizes the ways that outside funding sources are leveraged by City-controlled funding sources. Because outside funding sources are sometimes targeted to specific types of housing product, the table is organized to illustrate this relationship.

Table IX-2.

**CITY OF SAN JOSE AFFORDABLE HOUSING PROGRAM
LOCAL AND OUTSIDE FUNDING SOURCES, BY TYPE OF HOUSING PRODUCT**

Product	Local Funding Sources	Outside Funding Sources	Comments
Family Rental – New Construction and Acquisition/ Rehabilitation	- 20% Housing Fund - HOME Funds - Inclusionary housing requirement in RDA project areas - 80% RDA Funds	- Tax-exempt private-activity bonds (CDLAC) - 501(c)(3) tax-exempt bonds - Low-Income Housing Tax Credits (CTCAC) - Housing Trust of Santa Clara County - Commercial lenders - Multifamily Housing Program (HCD) - Affordable Housing Program (FHLB)	
Senior Rental – New Construction and Acquisition/ Rehabilitation	- 20% Housing Fund - HOME Funds - Inclusionary housing requirement in RDA project areas	- Tax-exempt private-activity bonds (CDLAC) - 501(c)(3) tax-exempt bonds - Low-Income Housing Tax Credits (CTCAC) - Commercial lenders - Housing Trust of Santa Clara County - Multifamily Housing Program (HCD) - Affordable Housing Program (FHLB) - 202 Program (HUD)	Funding for senior housing limited to 24% of the 20% Housing Fund
Single-Room Occupancy (SRO)	- 20% Housing Fund - HOME Funds - Inclusionary housing requirement in RDA project areas	- Tax-exempt private-activity bonds (CDLAC) - 501(c)(3) tax-exempt bonds - Commercial lenders - Low-Income Housing Tax Credits (CTCAC) - Housing Trust of Santa Clara County - Multifamily Housing Program (HCD) - Affordable Housing Program (FHLB) - Mental Health Services Act	
Special Needs Populations	- 20% Housing Fund - HOME Funds	- 811 Program (HUD) - 501(c)(3) tax-exempt bonds - Housing Trust of Santa Clara County - Low-Income Housing Tax Credits (CTCAC) - Mental Health Services Act - Affordable Housing Program (FHLB) - San Andreas Regional Center Grant	
Ownership/For-Sale	- 20% Housing Fund - In-lieu Fees - HOME	- Commercial lenders - MCC	
Predevelopment	- Sobrato Fund - Housing Trust Fund of Santa Clara County - Lines of Credit	None	Available only to nonprofit housing developers

Source: City of San Jose Department of Housing, 2009

In addition to direct or indirect financial assistance to developers of affordable housing, a joint City-Redevelopment Agency policy adopted in 1990 requires that developers of housing in redevelopment project areas meet the State Health and Safety Code mandate for an Inclusionary Housing Requirement within their individual development projects (or pay an in-lieu fee) without City or Redevelopment assistance. Developers of rental projects may provide either 20% Very Low-income units or a combination of 8% Very Low- and 12% moderate-income units, or provide in-lieu fees. Developers of for-sale projects

are required to provide 20% moderate-income units or provide in-lieu fees. This policy not only assures long-term compliance with State law, it also provides for affordable housing production that does not require public subsidy.

B. 2007-2014 HOUSING ELEMENT IMPLEMENTATION PROGRAMS

While continuing to provide housing assistance programs, the City has begun implementing various measures to reduce identified constraints to development and housing production. These measures facilitate housing production by streamlining the permitting process, reducing costs, or providing a level of predictability in the development process. Some examples of these programs include:

- Transit-Oriented Development/Mid- and High-Rise Residential Design Guidelines
- Enhanced High-Rise Design Review Process
- 2007 California Standards Code Outreach and Training
- Live Telephone Customer Service
- Preliminary Review Application Process
- Housing Department Notice of Funding Availability (NOFA) Process and Underwriting Guidelines
- Improvements in the Building Division to facilitate streamlining of the permitting process
- Elimination of the Planned Development Zoning process requirement for certain Mixed-Use Development projects
- Option to Use Discretionary Alternate Use Policies through a Use Permit
- 2008 Zoning Ordinance Streamlining Amendments

In addition, implementation of the 2007-2014 Housing Element will require the City to update existing land use policies in the General Plan as well as adopt new ordinances and revisions to the Zoning Ordinance in order to comply with State law. These actions include establishing a higher-density multi-family residential zoning district, and revising several General Plan land use designations to establish a minimum density of 30 dwelling units per acre. Descriptions of these programs the relevant General Plan policies that guide their implementation are listed in Figure 23 of Chapter X – Implementation of the General Plan text.

C. QUANTIFIED OBJECTIVES

Table IX-5 quantifies the City's housing objectives for new construction, acquisition/rehabilitation, and preservation based on the Housing Department's goals and policies. Over the time period of the Housing Element from July 1, 2009 to June 30, 2014, the City anticipates funding commitments for 2,750 units with an emphasis on Extremely Low- and Very Low-income households. The City does not anticipate allocating funding in order to preserve its at-risk housing units, as this housing stock is primarily owned and managed by non-profit organizations that are committed to preserving the affordability restrictions.

Table IX-3.

Five-Year Quantified Objectives July 1, 2009 to June 30, 2014

Targeting	New Construction	Acquisition/ Rehabilitation	Preservation	5-Year Total
ELI	563	125	0	688
VLI	1,462	325	0	1,787
LI	225	50	0	275
Mod	0	0	0	0
Market	0	0	0	0
Total	2,250	500	0	2,750

Source: City of San Jose Housing Department, 2009

Additionally, the Housing Department anticipates providing over 1,600 rehabilitation grants and loans for owners of single-family homes and mobile homes in need of repair. These programs are restricted to lower-income households and are awarded on a per application, first come first served basis, subject to income and asset criteria. As such, these programs provide an overall objective without quantifying goals by income categories.

Table IX-4.

**Housing Rehabilitation Program Production Goals*
July 1, 2009 to June 30, 2014**

Program	5-Year Total
Single Family Grants/Loans	625
Mobile home Grants/Loans	750
Project Alliance	242
Total	1,617

Source: City of San Jose Housing Department, 2009

*Project Alliance projects are undertaken on an as needed basis. Need beyond FY 2009-10 has not been determined as of December 2008. Please see program description in program description in this chapter's subsection F above.

X. EVALUATION OF PREVIOUS HOUSING ELEMENT (1999-2006)

A. REVIEW OF ACCOMPLISHMENTS

The Association of Bay Area Governments (ABAG) is responsible for allocating the regional housing needs among each jurisdiction in the nine-county Bay Area. ABAG determined that San Jose’s fair share of the regional need for the RHNA planning period from 1999-2006 was 26,114 units, accounting for 45% of the total housing allocation for Santa Clara County and 11% of the nine-county Bay Area region. These 26,114 units were distributed among the economic segments of the community, as depicted in Table X-1 below.

The City of San Jose surpassed its overall 26,114-unit goal for the 1999-2006 RHNA planning period by issuing building permits of new construction or rehabilitation of 28,712 units. Of these units, 9,864 were created at Very-Low, Low, or Moderate income levels whose construction or rehabilitation was either: (a) financed all or in part, with loans or tax-exempt bonds approved by the City Council and Redevelopment Agency Board, or (b) provided by developers in order to meet State-mandated inclusionary housing requirements in Redevelopment Project Areas.

Table X-1.

Units Produced in the City of San Jose between 1999-2006

Affordability Categories	1999-2006 RHNA*	Units Added - By Calendar Year							As of June 2006	Total Units Added 1999-2006	% RHNA
		1999	2000	2001	2002	2003	2004	2005			
Very Low	5,337	420	560	928	849	686	277	695	255	4,670	88%
Low	2,364	199	707	1,303	383	386	469	439	359	4,245	180%
Moderate	7,086	68	163	46	92	271	129	7	173	949	13%
Above Moderate	11,327	2,919	3,663	2,391	1,254	3,416	1,961	1,982	1,262	18,848	166%
TOTAL	26,114	3,606	5,093	4,668	2,578	4,759	2,836	3,123	2,049	28,712	110%

Source: City of San Jose Department of Planning, Building and Code Enforcement; Department of Housing, December 2006

* RHNA goals for the time period beginning January 1999 to June 2006.

Note: Includes acquisition and rehabilitation

HOUSING

The following table lists all the affordable housing projects approved during the 1999-2006 RHNA cycle.

Table X-2.

RHNA Affordable Units Approved between January 1999 - June 2006

Project Name	Year Approved	Units by Income Level				Total Aff.
		ELI	VLI	LI	MOD	
Vista Park Senior I	1999		40	42		82
Waterford Place	1999		15		21	36
Helzer Courts	1999		153			153
Market Gateway	1999				22	22
Ohlone-Chynoweth	1999		77	115		192
Quail Hills	1999		95			95
Ryland Mews - V	1999				9	9
Siena Court	1999				16	16
Vista Parks Senior II	1999		40	42		82
Midtown Townhomes	2000				31	31
Monte Vista Gardens	2000	12	64	38		114
101 San Fernando	2000		65			65
El Parador Seniors	2000		125			125
Italian Garden Family	2000		146			146
North Park I - III	2000		81		121	202
The Plaza	2000				11	11
Villa Torre I	2000		31	71		102
Lion Villas	2000			229		229
The Gardens Apartments	2000			286		286
Villa Monterey	2000		36	83		119
Arbor Park Community	2001	7	40	28		75
Crescent Parc	2001				15	15
Monte Vista Gardens I	2001	7	61			68
Villages at Willow Glen	2001		132			132
33 South Third	2001		4		9	13
Craig Gardens	2001	9	80			89
Brooks House	2001		62			62
Keeble Place	2001				3	3
Legacy at Museum Park	2001				19	19
Lenzen at the Alameda	2001		18	69		87
Mabuhay	2001	15	79			94
Terramina Square	2001		48	108		156
Villa Torre II	2001		18	69		87
Villagio	2001		24	54		78
Villa de Guadalupe	2001			100		100
El Rancho Verde	2001		139	557		696
Park Sequoia	2001		9	72		81
Vermont House	2001	21	9			30
Hidden Brooks	2001		40			40
Valley Palm Apts	2001		106	246		352

Table X-2. (continued)						
Project Name	Year Approved	Units by Income Level				Total Aff.
		ELI	VLI	LI	MOD	
Rose Garden Seniors	2002	18	47			65
Shiraz	2002		60			60
Summercrest Villas	2002		13	52		65
Tuscany Hills	2002				4	4
Betty Anne Gardens	2002	8	15	53		76
El Paseo Studios	2002	10	88			98
Fallen Leaves	2002	30	18	111		159
Hacienda Villa Creek	2002	20	60			80
Legacy at Fountain Plaza	2002				46	46
Markham Plaza I	2002	152				152
Midtown Plaza I	2002				13	13
Monte Vista Gardens II	2002		48			48
Oak Circle	2002	15	84			99
Pollard Plaza	2002		13	116		129
Reception Center	2002	10				10
Regency at Skyport	2002		19		29	48
WATCH	2002	24				24
Sunset Square	2002	10	33	51		94
Capitol/Wilbur	2003				1	1
Little Orchard Housing	2003				3	3
Markham Plaza II	2003	151				151
Meredith	2003				1	1
Tuscany Hills	2003				3	3
Villa Solara	2003		10	35	55	100
Bonita Court	2003				6	6
Evans Lane	2003	35	48	153		236
Glen Hollow	2003				4	4
Las Golondrinas	2003	49				49
Midtown Plaza II	2003				7	7
Oak Tree Village	2003		53	122		175
Previtara Court	2003				3	3
The Oaks of Almaden	2003	125				125
Tierra Encantada	2003	10	57	25		92
Turnleaf Apartments I	2003		25	51		76
Delmas Park	2004	26	40	56		122
Almaden Family	2004		46	177		223
North Park IV	2004		26		48	74
Bella Castello	2004	10	58	19		87
Cinnabar Commons	2004		49	194		243
Las Mariposas	2004				66	66
Vintage Tower	2004		24	23		47
CIM 2nd/Santa Clara	2004				15	15
Artist Ark	2005	44	102			146
Corde Terra	2005		273	25		298

Table X-2. (continued)

Project Name	Year Approved	Units by Income Level				
		ELI	VLI	LI	MOD	Total Aff.
Hennessy Place	2005				7	7
Raintree	2005		19	155		174
Capitol Park	2005		29	259		288
Autumn Terrace @ Bonita	2006				16	16
Autumn Terrace @ Williams	2006				21	21
Gish Apartments	2006	13	21			34
Fruitdale Station Phase 1	2006		15		23	38
Keystone Place	2006				8	8
Lofts @ Alameda	2006				8	8
Marburg Way	2006				11	11
Murphy & Ringwood	2006		11			11
New Brighton @ Glen Hollow	2006				4	4
North Park V	2006		133			133
Sobrato House - Shelter Beds	2006	9				9
Sobrato House - Transitional	2006		10			10
San Antonio Place	2006				5	5
Tamien Station	2006				48	48
The Globe	2006				15	15
The Works	2006				14	14
Willow between Locust & Palm	2006		1			1
Casa Real	2006		19	161		180
Lexington Apartments	2006		8	71		79
Regency Apartments	2006		15	127		142
TOTAL		859	3,690	4,245	761	9,555

Source: City of San Jose Department of Housing, 2006

The City's affordable housing accomplishments for the RHNA period are listed in Table X-3 below.

Table X-3.

HOUSING ASSISTANCE ACCOMPLISHMENTS: 1999-2006

Accomplishment	Funds	Units
New Construction - Affordable	\$335,542,601	6,361
Acquisition/Rehabilitation	\$14,844,000	3,194
Rehabilitation	\$41,172,257	2,582
Paint Grants	\$7,534,297	4,376
Homebuyer Programs		
TOTAL	\$399,093,155	16,513

Source: City of San Jose Department of Housing, 2006

B. REVIEW OF HOUSING DEPARTMENT POLICIES AND PROGRAMS:

The following tables provide a review of the housing programs and policies implemented by the City’s Housing Department during the 1999-2006 housing element planning period.

HOMEOWNER PROGRAMS:			
Policy/Program	Objective (quantified/qualified)	Result	Evaluation
<p>Housing Preservation Program (HPP): Homeowners earning up to 80% of the County median income level may apply for loans up to \$100,000 to rehabilitate their homes. Qualifying rehabilitation work includes achieving compliance with the health and safety standards of the City's Housing Code, repairing or replacing structural deficiencies, and energy conservation measures. Payments on most Housing Preservation Program (HPP) loans may be deferred until transfer or change of title.</p>	<p>The City Council has a goal to spend 75% of HPP funds in Strong Neighborhood Initiative (SNI) areas of the City, which are characterized by higher concentrations of lower-income households and older housing stock in the greatest need of rehabilitation.</p> <p>This program expects to assist in the rehabilitation of 120 lower-income housing units on an annual basis.</p>	<p>From 1999 through June of 2006, the Housing preservation Program has assisted 202 residential units with 0% and 3% loans for the rehabilitation of their homes.</p>	<p>Program completed approximately 29 units per year during this time period.</p>
<p>Homeowner Grant Program (HGP): This program became effective on July 1, 2001 and it grants up to \$15,000 per household for necessary health and safety repairs to owner-occupied single-family and duplex residences. The Homeowner Grant Program is available only to eligible low-income homeowners.</p>	<p>Based on data from the first four months of the new program, the Housing Department expects to approve approximately 200 HGP applications during the current fiscal year.</p>	<p>From 1999 through June of 2006, 1,037 Homeowner Grants were approved for an average of 172 grants per year. No grants were authorized during the 2000-2001 as the Z-loan pilot program was underway during that year. These grants brought the properties up to a decent, safe and sanitary living condition for the occupants.</p>	<p>Since the program's conception, there has been high demand for the grants. However, with the loss of approximately \$40 million in 80% Redevelopment funds between 2001 and 2006, the number of grants anticipated for the HGP program was significantly reduced.</p>
<p>Mobile home Repair Loan Program: Owner occupants of mobile homes earning less than median income may apply for a 3% interest loan up to \$15,000 to rehabilitate their homes. Qualifying rehabilitation work is limited to those measures necessary to achieve compliance with State health and safety standards and applicable park regulations. The Department of Housing also offers one-time repair grants up to \$12,000 for low-income mobile home owners for work meeting the criteria set forth in the loan program.</p>	<p>The Housing Department expects to rehabilitate approximately 140 mobile homes on an annual basis.</p>	<p>Over the period of 1999 through June 30, 2008, 1,107 mobile home rehabilitation projects were completed.</p>	<p>During this period, an average of 158 mobile home projects were completed demonstrating a continued need for these services to this community.</p>
<p>Paint Grant Program – Owner Occupied: The City provides grants to single-family homeowners and mobile home owners earning up to median income, adjusted for household size. The City will pay 100% of the cost of repainting the exterior of their single-family, duplex, or mobile home residence up to a maximum of \$5,000.</p>	<p>The Housing Department expects to paint approximately 1,250 dwelling units on an annual basis between both the owner-occupied and the tenant-occupied programs.</p>	<p>From 1999 through 2003, the program resulted in the exterior painting of 3,619 residential units on a city-wide basis.</p>	<p>The program achieved its goal of improving the physical appearance of properties throughout the city.</p>

HOMEBUYER PROGRAMS:

Policy/Program	Objective (quantified/qualified)	Result	Evaluation
<p>First-Time Homebuyers Mortgage Credit Certificates (MCC): In cooperation with the County, the City offers Mortgage Credit Certificates (MCC) to qualified buyers. A Mortgage Credit Certificate enables qualified first-time buyers to reduce the amount of their Federal income tax liability by a specified percentage of the interest rate they pay on a conventional, FHA or VA loan. This reduction may be applied to a new or an existing loan. By reducing the tax liability, an MCC effectively increases the homebuyer's income level.</p>	<p>Enable first-time homebuyers to reduce the amount of their Federal income tax liability.</p>	<p>San Jose has been an active participant in the Santa Clara County MCC program with an average of 83 MCCs available annually.</p>	<p>The program has proven to be an effective means for enabling mainly moderate-income household purchase homes that they might not otherwise afford.</p>
<p>Teacher Housing Program: In June 1999, the Mayor and City Council approved the implementation of a program to assist San Jose public school teachers in the purchase of a home in San Jose. The City loan within this program provides up to \$40,000 to assist in purchasing a single-family residence, town home, or condominium. To qualify, households must have a classroom teacher employed full-time at a public K-12 school within San Jose and earn up to 120% of the area median. The loan is offered at a zero-percent interest rate and is not due until transfer of the title to the home or in 30 years.</p>	<p>Aid San Jose public school teachers purchase a home in San Jose.</p>	<p>The THP loans are now provided for a period of 45 years as opposed to the 30 years established initially.</p>	<p>The program has proven to be an effective means for attracting and retaining public school teachers in one of the nation's highest housing cost areas. The City continuously markets and evaluates the program to assure that program goals and maximum leveraging of City funds are achieved.</p>
<p>Project-Based Second Mortgages: The City is providing 30-year second mortgages up to \$55,000 for moderate-income, first-time homebuyers in ownership housing projects for which the City has previously provided financial assistance for development. Interest rates vary, depending upon the borrower's ability to pay. The City has expanded its project-specific assistance programs in its overall homebuyer assistance program strategy to provide forward commitments of take-out soft-second mortgages to developers of for-sale projects.</p>	<p>Provide financial assistance to moderate-income and first-time homebuyers.</p>	<p>The project-based loans are now provided for a period of 45 years as opposed to the 30 years established initially. The loan amount has been increased to \$60,000.</p>	<p>This financing approach has proven to be an effective means for stimulating an increase in the supply of newly constructed housing that is affordable for both low- and moderate-income households.</p>
<p>The Vernal Fund (now called the Home Venture Fund):: Private lenders have entered into an agreement with Neighborhood Housing Services Silicon Valley, a nonprofit organization, to provide down payment assistance loans to both low and moderate-income homebuyers. Two types of loan products exist: 1) a conventional 30-year fixed second mortgage, and 2) a 30-year mortgage with payments deferred for 5 years and a 25-year fixed payback period. Loan amounts range from \$10,000 to \$80,000. Interest income derived from a \$2 million City grant is used to make interest payments on behalf of the borrower during the five-year loan deferral period. The Redevelopment Agency is also considering making a \$2 million grant to the Vernal Fund. The program, just begun, is a first in the country. Potentially, it will enable the City to leverage its funds more effectively than if it funded down payment assistance loans itself.</p>	<p>Enable the City to leverage its funds more effectively.</p>	<p>The City has effectively combined the program with the Teacher Homebuyer Program, to enable lower income teachers purchase a home.</p>	<p>The City will continue to evaluate program results. It may provide additional funding for this innovative effort.</p>

DEVELOPERS/PROPERTY OWNERS PROGRAMS - PROGRESS TOWARD MEETING HOUSING ELEMENT GOALS AND OBJECTIVES			
Policy/Program	Objective (quantified/qualified)	Result	Evaluation
<p>Predevelopment Loan Programs: This program, originally funded by CDBG in the amount of \$400,000, is designed to assist nonprofit housing developers with funds necessary to explore the feasibility of a proposed housing project. Under this revolving loan program, nonprofits may apply for option fees and preliminary environmental or design studies. Loans are currently set at 4% interest and range from \$15,000 up to \$100,000 with repayment due at the close of escrow on construction loans or within two years.</p>	<p>Assist nonprofit housing developers with funds necessary to explore the feasibility of a proposed housing project.</p>	<p>This program has high demand and loans out its annual allocation nearly every year.</p>	<p>This program currently has higher demand than ever before. Both nonprofits and for-profits are requesting predevelopment funds. For-profits are experiencing a new cash shortage given the downturn in the real estate market and scarcity of lenders to commit to working lines of credit at reasonable rates. The current average predevelopment loan request is \$500,000. The funding source used is no longer CDBG but is 20% funds or in-lieu fee revenues.</p>
<p>Project Development Loans for Acquisition, Construction and Acquisition/ Rehabilitation: Below market rate gap loans and grants, made to both for-profit and nonprofit developers, are typically subordinated to the primary lender's loan. They are designed to minimize the developer's project costs, provided the savings are passed on to Low- and Moderate- Income persons in the form of lower rents or sales prices. The loans provide funding for apartments for families and seniors, SROs, transitional housing, and housing for special needs populations as well as development of condominiums and townhomes. Loans are also made for site acquisition, predevelopment, and construction and for other specific development related costs. The Housing Department offers this funding through Notices of Funding Availability (NOFAs) on a fund-available basis and as means to implement the five-year strategy plan. Funding for the acquisition and rehabilitation of existing apartment complexes focuses on blighted properties where rehabilitation would have a significant revitalizing impact on the surrounding neighborhood and those projects with expiring HUD loans and rent restrictions (the so-called "preservation" projects).</p>	<p>Provide funding for apartments for families and seniors, SROs, transitional housing, and housing for special needs populations as well as development of condominiums and townhomes. Loans are also made for site acquisition, predevelopment, and construction and for other specific development related costs.</p>	<p>This program has resulted in the creation of over 13,500 new housing units affordable to low-income households in San Jose.</p>	<p>This is an award-winning affordable housing program. A Notice of Funding Availability (NOFA) is used for the selection of developers to receive funding from this program, which helps to ensure targeting of funds to the deepest affordability levels and to the projects that maximize leveraging of City funds. The City desires to continue funding its most effective affordable housing program in future years.</p> <p>Land acquisition funding has increased to a maximum of 100% loan-to-cost in order to record liens in senior position and increase the City's control over project sites in early stages.</p> <p>Acquisition/rehabilitation funding has expanded to also include properties which include at least 10% of units affordable to ELI households and involve a reasonable cost to the City. This element was added to allow the City to selectively choose acquisition/rehabilitation projects appropriate to meet current policy objectives while increasing the affordable housing stock at reasonable cost.</p>
<p>City as Developer: State law stipulates that affordable housing (along with parks and public education) have priority for surplus property owned by any public agency created under State auspices. Properties so acquired are subsequently transferred to nonprofit and for-profit developers for the construction of affordable housing projects, both rental and for-sale.</p>	<p>Acquire properties for nonprofit and for-profit developers for the construction of affordable housing</p>	<p>The City has aggressively pursued properties owned by various public agencies for housing development.</p>	<p>The City exerts ultimate control over the housing built on these sites, although development timeframes tend to be longer than when private developers seek and find their own development sites. Sites acquired for for-sale housing are presently financially infeasible given the current for-sale housing market. The longer lead time involved in this model of development may result in higher financial risk to the City. The City examining the advisability of acquiring land for the purpose of building for-sale housing units, depending on housing market conditions.</p>

HOMELESS SERVICES:			
Policy/Program	Objective (quantified/qualified)	Result	Evaluation
<p>Emergency Shelter Grant Program (ESG): ESG is a HUD funded program that provides grants for renovation or conversion of buildings for use as emergency shelters for homeless families and individuals and provision of essential services to the homeless. Some funds may be used for operating costs. Annually nonprofits submit proposals for homeless prevention, essential services for the homeless population, and maintenance and operations.</p>	<p>Provide grants for renovation or conversion of buildings for use as emergency shelters and provision of essential services to the homeless.</p>	<p>During FY 1999-2006, 293,957 persons were provided services with ESG funds.</p>	<p>The ESG program provides valuable, if limited, funds to provide emergency services to the City's residents with the greatest needs.</p>
<p>Housing Opportunities for People with AIDS or HIV (HOPWA): HOPWA is a HUD funded program that provides grants for nonprofit agencies that provide housing and housing-related services for people with AIDS or HIV. Some funds may be used for operating costs.</p>	<p>Provides grants for nonprofit agencies that provide housing and housing-related services for people with AIDS or HIV.</p>	<p>During FY 1999-2006, HOPWA funds were used to assist 14,239 persons.</p>	<p>The HOPWA program provides valuable, if limited, funds to provide services and housing assistance to persons with HIV/AIDS who are homeless or at risk of becoming homeless.</p>
<p>Housing and Homeless Fund: On February 2, 1993, the Mayor and City Council approved the allocation of funds to establish a Housing and Homeless Fund. These funds can be used for a variety of activities. Applications are accepted on an ongoing basis; funds are awarded first-come, first-served basis. The City's Housing and Homeless Fund was created to provide financial assistance to nonprofit organizations that operate homeless shelters or provide other services to the homeless.</p>	<p>Provide financial assistance to nonprofit organizations that operate homeless shelters or provide other services to the homeless.</p>	<p>The City annually provided approximately \$800,000 in grants to nonprofits via this fund.</p>	<p>The Housing Trust Fund is an important source of funding for agencies with emergency capital needs – such as a new roof or stove – and other activities that may not qualify for other sources or in which the funding need is urgent.</p>
<p>Mayor's Homeless Families and Children Fund: The Mayor's Homeless Families and Children's Initiative Fund is a one-time (FY 2001-02) competitive funding opportunity, provided by the City of San Jose, which is designed to support creative and collaborative proposals for one-time projects from the community to address the needs of homeless families and individuals. The Mayor's Homeless Families and Children's Initiative Fund is administered by the Department of Housing. This Fund seeks to assist creative projects that are currently unable to be funded under other grant programs the Department of Housing administers, including the Housing and Homeless Fund.</p>	<p>Support creative and collaborative proposals that address the needs of homeless families and individuals.</p>		<p>This funding source is no longer available.</p>
<p>Promoting Growth and Early Self-Sufficiency (PROGRESS): The City Council authorized the Department of Housing to implement a two-year, \$400,000 program to provide housing and supportive services to homeless families and individuals, beginning in Fiscal Year 2001-02. Supportive services will be given to people who would have otherwise not receive them, taking them off the streets and providing supportive services in permanent housing.</p>	<p>Provide housing and supportive services to homeless families and individuals.</p>	<p>The first PROGRESS program, launched in 1998, assisted 10 homeless families and 4 adult individuals. As of February 2001, 6 of the families and all 4 of the adults had become self-</p>	<p>The City does not plan to continue the PROGRESS program. However, this year the City will begin the implementation of a Tenant Based Rental Assistance (TBRA) program that will provide subsidized housing to approximately 100 households for two years. Participants of the TBRA program will also be matched with intensive case</p>

HOMELESS SERVICES:			
Policy/Program	Objective (quantified/qualified)	Result	Evaluation
		sufficient. Launched in 2002, PROGRESS II assisted 13 families for a total of 53 individuals. By the end of the program in 2004, 12 of the families had completed the program and were permanently housed.	management to ensure that they increase their self-sufficiency and are able to move into a more permanent housing source.

NEIGHBORHOOD IMPROVEMENT:			
Policy/Program	Objective (quantified/qualified)	Result	Evaluation
<p>Neighborhood Revitalization Strategy (NRS) and Neighborhood Revitalization Plans (NRP): In 1996, the City initiated the Neighborhood Revitalization Strategy (NRS) to coordinate the delivery of services to neighborhoods identified as needing additional assistance to improve their living conditions. NRS identified neighborhoods faced with challenges such as poor physical condition of buildings and infrastructure, high crime rates, and a lack of resources to correct recognized problems. NRS was a multi-departmental approach to address these challenges using available City programs, such as Project Crackdown, and community resources. Neighborhood Revitalization Plans (NRP) were developed in five target neighborhoods as a joint effort between the City and community. The plans identified a coordinated approach for the revitalization of these communities.</p>	Empower the community to decide upon their priorities, work with the City and other agencies to bring about social and physical change to their communities.	This program was incorporated into the new Strong Neighborhood Initiative (SNI) program initiated in 1999.	The Department of Parks, Recreation, and Neighborhood Services continues to implement the adopted NRPs through partnerships with community members in each neighborhood and various City Departments.
<p>Strong Neighborhood Initiative (SNI): The City furthered its interdepartmental neighborhood improvement efforts through the Strong Neighborhoods Initiative (SNI). An expansion of the successful Neighborhood Revitalization Strategy, SNI involves several City departments, including the Planning and Housing Departments. SNI, launched in spring of 2000, combines the efforts of several City Departments and the Redevelopment Agency to identify improvements and services needed to revitalize declining neighborhoods throughout the City.</p>	Nineteen target areas were designated as improvement areas. Neighborhood Improvement Plans were initiated for each target area and the first phase was completed by summer of 2001	From 1999 through June of 2006, physical improvements were funded through redevelopment funds, existing City programs (including Housing rehabilitation programs), and Community Development Block Grants.	The Housing Department has effectively marketed the rehabilitation programs to the community. Over the past six years, this effort has proven effective in reaching those households in need while building a strong, trusting relationship with the community leaders.

NEIGHBORHOOD IMPROVEMENT:			
Policy/Program	Objective (quantified/qualified)	Result	Evaluation
<p>Multi-Family Demonstration Projects (now known as Strong Neighborhoods Initiative (SNI) Project Alliance): Project Alliance is a subset of the City's Strong Neighborhood Initiative program directed toward the revitalization of specific multi-family neighborhoods.</p>	<p>The goals of Project Alliance include working collaboratively with property owners, tenants, various City departments, and other entities to achieve the effective delivery of City services, build leadership, and create an attractive, livable and sustainable community while preserving the existing affordable housing stock within that community.</p>	<p>The initial pilot projects were completed in 2004-2005 with more than 300 units receiving exterior improvement such as new roofs, exterior paint, dual glazed windows and landscape enhancements.</p>	<p>Three new neighborhoods have been selected for improvement through Project Alliance. These neighborhoods are Jeanne/Forestdale (Five Wounds / Brookwood Terrace), Virginia/King (Mayfair and Gateway East) and Roundtable Drive Apartments (Edenvale/Great Oaks). Neighborhood revitalization requires much more than physical improvements to the buildings and common areas. Communication between property owners is key to revitalizing multi-building neighborhoods. Also, organizing of owners and tenants into cohesive collaboration must be emphasized.</p>

C. REVIEW OF HOUSING ELEMENT ACTION ITEMS FOR 1999-2006

The action items adopted as part of the 1999-2006 Housing Element implementation program and the outcome of these actions are listed in the table attached in the following pages. Overall, the City was effective in using multiple funding sources to deliver housing programs through the City's Housing Department. The programs supported conservation and rehabilitation, construction financing, and homebuyer assistance. The City supported efforts of affordable housing developers and non-profit organizations to provide affordable housing opportunities to lower-income and special needs populations.

In addition to housing programs, the City completed several planning efforts to identify housing sites and to streamline the development review process for residential development. Some of the notable efforts include the Housing Opportunities Study, updates to the Residential Design Guidelines to accommodate high-density housing, and customer service and development process improvements. Details of these improvements are discussed in the City Actions to Reduce Governmental Constraints section of Chapter IV of this appendix.

EVALUATION OF HOUSING ELEMENT ACTION ITEMS FOR 1999-2006

Guiding Policy/Implementation Programs	Time Frame	Responsible Bodies	Funding Source	Outcome
Housing Policy #12, Conservation and Rehabilitation - Extension of mortgage credit for rehabilitation loans by private sector lending institutions should be fostered.				
Continue to provide investors in low income housing the use of tax credits to reduce their federal and state income taxes.	Ongoing; 2-3 projects annually	Department of Housing	Low Income Housing Tax Credits (LIHTC)	From 1999 to 2006, 75 new and acquisition/rehabilitation projects with 9,933 Low-Income units were funded through this program.
Housing Policy #14, Low/ Moderate Income Housing - The City should stimulate the production of Very Low-, low- and moderate-income housing by appropriately utilizing State and Federal grant and loan programs, City Redevelopment 20% tax increment funds, mortgage revenue bonds, and such other local programs authorized by law.				
Continue to provide tax-exempt financing for construction and acquisition/rehabilitation of rental projects in which a minimum of 20% of the units must be Very Low-income or a minimum of 40% of the units must be low-income.	Ongoing; 10 projects/800 affordable units annually	Department of Housing	California Debt Limit Allocation Committee; Tax-Exempt Mortgage Revenue Bonds	From 1999 to 2006, CalHFA multi-family bond funded 8 projects totaling 1,605 affordable units.
Continue to provide funding for rehabilitation, new construction financing and non-profit capacity building	Ongoing	Department of Housing	HOME Program Funds	During FY 1999-2006, the City used Federal HOME funds to assist in the construction of 224 multi-family housing units for lower-income households. In addition, the City used Federal HOME funds to assist over 150 lower income households purchase a home.
Continue to provide grants for renovation or conversion of buildings for use as emergency shelters for homeless and provision of essential services to the homeless	Ongoing	Department of Housing	Emergency Shelter Grants Program	During FY 1999-2006, 293,957 persons were provided services with ESG funds.
Continue to provide construction financing for single-family units and permanent financing for multi-family units	Ongoing	Department of Housing	California Housing Finance Agency (CHFA)	Between 1999-2006, CHFA funding was used to purchase 560 first mortgages., CHDAP funds were used to purchase 685 mortgages and 594 households were assisted through the MCC program.
Housing Policy #15, Low/ Moderate Income Housing - The City should foster the production of housing to serve the "starter" housing market through mortgage revenue bonds, Mortgage Credit Certificates and other low and moderate-income housing programs.				
Continue to provide funding to low- and very-low income households to become or remain homeowners through three types of assistance.	Ongoing	Department of Housing	Cal HOME Program	From FY 1999-2006, 35 low-income units were provided with rehab assistance.
Continue to provide deferred payment home loans to assist San Jose public school teachers . The City provides deferred payment loans up to \$40,000. The funds are combined with borrower funds, private lender loans and assistance from other agencies to enhance to teacher's ability to buy a home in San Jose.	Ongoing	Department of Housing	Low-and- Moderate Income Housing Fund	From FY 1999-2006, 448 teachers were assisted
Housing Policy #29, Administrative - The City should, as a matter of policy, support legislation at the State and Federal levels that: (1) furthers the City's objective of				

EVALUATION OF HOUSING ELEMENT ACTION ITEMS FOR 1999-2006

Guiding Policy/Implementation Programs	Time Frame	Responsible Bodies	Funding Source	Outcome
<p>conserving and rehabilitating the existing housing stock, (2) provides for the greatest local autonomy in the administration of State and Federal housing programs, (3) encourages and facilitates private sector investment in housing affordable to households of extremely-low, Very Low-, low- and moderate-income, particularly rental housing, and (4) encourages the production of low-cost housing for families with children.</p>				
<p>Research legislation to amend features of the CalHOME program in order to be more useful in San Jose.</p>	<p>Ongoing</p>	<p>Department of Housing</p>	<p>Low-and- Moderate Income Housing Fund</p>	<p>During the 2005-06 Legislative cycle, staff tracked SB 587 (Battin), which would have made technical, non-substantive changes in the findings and declarations regarding the CalHome program.</p> <p>In 2004, staff tracked AB 2838 (Salinas), which would increase the amount of downpayment assistance available under the California Homebuyers Downpayment Assistance Program (CHDAP) and require specified notice prior to sale or lease of public school property.</p>
<p>Consider supporting legislation to expedite the process of making State- owned surplus land available for affordable housing development.</p>	<p>Ongoing</p>	<p>Department of Housing</p>	<p>Low-and- Moderate Income Housing Fund</p>	<p>During the 2006 Legislative cycle, staff tracked SB 710 (Torlakson), which would have required that buyers of state surplus residential property certify their assets to the selling agency and certify income.</p>
<p>Housing Policy #23, Rental Housing Supply - Construction of new affordable rental housing units should be fostered by incentives which include the leveraging of local, state and new federal funds.</p>				

EVALUATION OF HOUSING ELEMENT ACTION ITEMS FOR 1999-2006

Guiding Policy/Implementation Programs	Time Frame	Responsible Bodies	Funding Source	Outcome
Continue to provide funding for rehabilitation, new construction, and rental projects for group homes, independent living and care facilities	Ongoing	Department of Housing	Section 811: Supportive Housing for Persons with Disabilities	One project received Section 811 funds from 1999 – 2006: Eden Palms (145 units)
Continue to provide rehabilitation and new construction financing for rental projects	Ongoing	Department of Housing	Section 202	Ten projects received Section 202 from 1999 – 2006. <ul style="list-style-type: none"> • Vivente II (29 units) • Homebase (24 units) • Homeport (15 Units) • Vivente I (29 units) • Casa de los Amigos (23 units) • Milagro (15 units) • Girasol Housing (60 units) • Chai Housing (70 units) • Jardines Paloma Blanca (43 units) • Los Golondrinas (50 units)

Housing Policy #1, Distribution - The City encourages a variety and mix in housing types to provide adequate choices for housing to persons of all income levels in Sam Jose. Where appropriate, implementation of this policy in large-scale development projects should be considered.

EVALUATION OF HOUSING ELEMENT ACTION ITEMS FOR 1999-2006

Guiding Policy/Implementation Programs	Time Frame	Responsible Bodies	Funding Source	Outcome
<p>Research opportunities for property acquisition of public-agency surplus land on a project-by-project basis.</p>	<p>Ongoing</p>	<p>Department of Housing</p>	<p>Low-and- Moderate Income Housing Fund</p>	<p>The City uses publicly-owned land and property to meet its housing and community development goals. The Housing Department continues to pursue properties that are surplus to the needs of the City, County, and other State and governmental agencies, and assist in the acquisition of privately-owned vacant parcels. From 2002 to 2008, the Housing Department has purchased 14 surplus properties. The following provides a list of some of the most recent acquisitions.</p> <ul style="list-style-type: none"> - The Housing Department acquired a five-acre parcel on Evans Lane from the Valley Transportation Authority in December 2002. This parcel will be combined with an adjacent one-acre City surplus property - The Housing Department acquired a 5,500 square-foot lot on Delmas Avenue from the City's General Fund in August 2006, for development of a single very low-income, affordable for-sale unit. It was transferred to Silicon Valley Habitat for Humanity in early 2008 with construction expected to start in 2009. - The Housing Department acquired a 3.05-acre State surplus property on Ford Road at Monterey Highway from CalTrans in August 2006. Development of a multifamily affordable housing project targeting special needs clients will be accomplished through award to a developer identified through an RFQ process. - In 2008, the Housing Department anticipates the acquisition of a 0.11-acre site appropriate for a for-sale duplex development on Humboldt Street. If approved by City Council, Habitat for Humanity will develop two units on the site starting in 2010.
<p>Housing Policy #14, Low/ Moderate Income Housing - The City should stimulate the production of Very Low-, low- and moderate- income housing by appropriately utilizing State and Federal grant and loan programs, City Redevelopment 20% tax increment funds, mortgage revenue bonds, and such other local programs authorized by law.</p>				
<p>Continue to examine the feasibility of obtaining new sources of funding and leveraging of existing public funds for low and moderate income housing.</p>	<p>Ongoing</p>	<p>Department of Housing</p>	<p>Low-and- Moderate Income Housing Fund</p>	<p>In June 2003, the City of San Jose established a Housing Trust Fund to ensure ongoing funding for affordable housing and homeless efforts. The trust fund creates a vehicle that is eligible to compete for and receive funding from outside revenue sources otherwise not available to the City.</p>
<p>Housing Policy #15, Low/ Moderate Income Housing - The City should foster the production of housing to serve the "starter" housing market through mortgage revenue</p>				

EVALUATION OF HOUSING ELEMENT ACTION ITEMS FOR 1999-2006

Guiding Policy/Implementation Programs	Time Frame	Responsible Bodies	Funding Source	Outcome
bonds, Mortgage Credit Certificates and other low and moderate-income housing programs.				
Continue to examine the feasibility of obtaining new sources of funding and leveraging of existing public funds for low and moderate income housing.	June 2001	City Council		In 2001 and 2002, the City of San Jose supported the establishment of the Housing Trust of Santa Clara County a local non-profit agency supported by the Silicon Valley Leadership Group. Between 2001 and 2006, the HTSCC administered a \$6,500 closing cost program which assisted over 2,000 low and moderate-income households purchase a home in Santa Clara County. The San Jose Redevelopment Agency contributed \$1,250,000 between 2001 and 2006, \$500,000 in FY 2007-2008.
	November 2001	Department of Housing	Low-and Moderate Income Housing Fund	On June 21, 2001, the City Council established a task force to identify new sources of funding for affordable housing. The Department of Housing retained a consultant to complete a study outlining several alternative sources that may be utilized in the future years for affordable housing. The study was completed in November 2001.
Continue to provide assistance , including information on the availability, price and location of comparable housing, relocation payments and other referral and counseling services	Ongoing	City and Redevelopment Agency	Tax Increment Financing	The City will continue to provide housing relocation assistance according to City and State policy.
Using the Redevelopment Agency's 20% Set-Aside monies, continue to provide affordable housing	Ongoing	Redevelopment Agency, Department of Housing	Tax Increment Financing	The 20% set-aside monies funded the new construction or acquisition/rehabilitation of 9,364 units in the last RHNA cycle.
Balanced Community Policy #2 - Varied residential densities, housing types, styles, and tenure opportunities should be equitably and appropriately distributed through the community and integrated with the transportation systems, including roads, bicycle and pedestrian facilities. Higher densities are encouraged near passenger rail lines and other major transportation facilities to support the use of public transit.				
Housing Opportunity Study (HOS) - Identify vacant and underutilized sites within San Jose's Transit-Oriented Development Corridors to facilitate higher density and mixed-use development opportunities - propose General Plan amendments and rezoning program.	June 2003	Department of Planning, Building and Code Enforcement	General Fund	In February 2001, the City Council approved General Plan amendments on 14 sites as part of the Housing Opportunity Study - Phase I. The change in land use designations yields approximately 5,000 units above existing General Plan designations.

EVALUATION OF HOUSING ELEMENT ACTION ITEMS FOR 1999-2006

Guiding Policy/Implementation Programs	Time Frame	Responsible Bodies	Funding Source	Outcome
<p>Residential Land Use Policy #22 - High density residential and mixed residential/commercial development located along transit corridors should be designed to: Create a pleasant walking environment to encourage pedestrian activity, particularly to the nearest transit stop; maximize transit usage; allow residents to conduct routine errands close to their residence; integrate with surrounding uses to become a part of the neighborhood rather than an isolated project; use architectural elements or themes from the surrounding neighborhood; ensure that building scale does not overwhelm the neighborhood.</p>				
<p>Identify HOS III sites within the southern portion of the Capitol Avenue/Expressway and Winchester TOD Corridors and other infill opportunities in the City</p>	<p>June 2003</p>	<p>Department of Planning, Building and Code Enforcement</p>	<p>General Fund</p>	<p>Phase II of the HOS identified nine sites along the Santa Clara Street/Alum Rock Avenue and West San Carlos Street/Stevens Creek Boulevard TOD Corridors. Four sites were approved by the City Council in May 2002, yielding approximately 2,200 units above existing General Plan land use designations.</p>
<p>Residential Land Use Policy # 3 - Higher residential densities should be distributed throughout the community. Locations near commercial and financial centers, employment centers, the light rail transit stations and along bus transit routes are preferable for higher density housing. There are a variety of strategies and policies in the General Plan that encourages the construction of high density housing and supportive mixed uses. For example, the Housing Initiative and Transit-Oriented Development Corridor Special Strategy Areas encourage high density housing and mixed use development in close proximity to existing and planned transit routes. In addition, residential development located within 2,000 feet of a planned or existing rail station should occur at the upper end of the allowed density ranges and should typically be at least 25 DU/AC unless the maximum density allowed by the existing land use designation is less than 25 DU/AC.</p>				
<p>Complete rezoning of HOS III sites</p>	<p>June 2003</p>	<p>Department of Planning, Building and Code Enforcement</p>	<p>General Fund</p>	<p>As part of HOS Phase III, in December 2004, General Plan amendments were approved for four sites (GP03-06-01, GP03-06-02, GP03-06-07, and GP03-06-08) located south and west of Downtown (two housing sites near the Curtner light rail station, and two sites near/within the Midtown Specific Plan Area to preserve existing industrial uses and create new parkland) allowing up to approximately 575 new housing units.</p>
<p>Complete Transit-Oriented Development guidelines to assist the development community</p>	<p>June 2003</p>	<p>Department of Planning, Building and Code Enforcement</p>	<p>General Fund</p>	<p>The Transit-Oriented Development Design Guidelines were completed in 2007 and adopted by the City Council.</p>
<p>Evaluate the Development Review Process through the Process Improvement Team</p>	<p>Ongoing</p>	<p>Department of Planning, Building and Code Enforcement</p>	<p>General Fund and Development Fee Program</p>	<p>Process improvements are on-going. Chapter IV. Governmental Constraints in Appendix C describes the City's achievements in streamlining the Development Review process.</p>
<p>Evaluate the Discretionary Alternate Use Policies for use in the conventional zoning districts</p>	<p>2003</p>	<p>Department of Planning, Building and Code</p>	<p>General Fund</p>	<p>In 2008, the City Council amended the General Plan text to allow the use of DAU Policies to be applied through a Use Permit. Prior to this amendment, many DAU Policies required a Planned Development</p>

EVALUATION OF HOUSING ELEMENT ACTION ITEMS FOR 1999-2006

Guiding Policy/Implementation Programs	Time Frame	Responsible Bodies	Funding Source	Outcome
		Enforcement		rezoning.
Review and update the Residential Design Guidelines	2003	Department of Planning, Building and Code Enforcement	General Fund	The Transit-Oriented Development and Mid/High Rise Development Design Guidelines were completed in 2006.
Evaluate the General Plan amendment multiple cycle process	December 2002	Department of Planning, Building and Code Enforcement	General Fund	In 2007, the City Council amended the General Plan text to require at least two General Plan hearings a year and limit consideration of major General Plan amendment proposals to once a year (those involving employment land conversions, and modifications to the UGB/USA). This action to balance frequency of General Plan hearings with assessment of cumulative loss of employment land and cumulative expansion of the UGB/USA.
Continue to convene Developers Roundtable meetings to disseminate information and receive feedback	Ongoing	Department of Planning, Building and Code Enforcement;	General Fund and Development Fee Program	The Developers Roundtable meetings continue to be a effective forum for City staff and developers to engage in productive discussions on development related matters. Since 2007, the City has also been engaging the community through the Neighborhood Roundtable. The Department of Housing also has meetings with the development community to engage in issues on affordable housing.
Update the Level of Service Policy to account for various modes of transportation	2003	Department of Planning, Building and Code Enforcement	General Fund	In 2005, the City updated the Traffic LOS Policy and policies in the General Plan text to address pedestrian, bicycle, transit, and vehicular transportation and to include multi-modal forecasts in transportation modeling. The updated LOS Policy protects non-automobile modes by disallowing reduction below standard or elimination of sidewalk, bike lane, and bus stop. Transit Oriented Development corridors are candidates for Protected Intersection designation. For any impacts to Protected Intersections, system improvements required are also focused on multi-modal improvements.
Review and modify the Zoning Ordinance, specifically the multi- family zoning districts to allow for higher density projects	2003	Department of Planning, Building and Code Enforcement	General Fund	Not yet completed. Political opposition has delayed progress in increasing the density allowed in conventional zoning districts. However, this action item is part of the implementation plan for the 2007-2014 planning period.
Review the Reasonable Accommodation section of the Municipal Code to ensure compliance with Government Code Section 65583 (a) (4)	2003	Department of Planning, Building and Code	General Fund	The City's Reasonable Accommodation process is in compliance with state law. A number of residential care/service facilities have been approved under the Reasonable Accommodation process.

EVALUATION OF HOUSING ELEMENT ACTION ITEMS FOR 1999-2006

Guiding Policy/Implementation Programs	Time Frame	Responsible Bodies	Funding Source	Outcome
Review and modify the General Plan Land Use/Transportation Diagram General Commercial designation to allow for mixed-use developments consistent with the CP zoning district and Conditional Use Permit process.	2003	Enforcement Department of Planning, Building and Code Enforcement	General Fund	Since 2003, several General Plan text amendments have been approved by the City Council to enhance the applicability of DAU Policies to encourage mixed-use development and streamlining for affordable housing. The CP zoning district currently allows residential uses upon approval of a Conditional Use Permit. In 2008, the City Council added the Transit Corridor Commercial land use designation to the General Plan to further facilitate mixed-use development in the City.
Revise the density ranges for land use categories of Medium-High Density Residential from 12-25 DU/AC to 17-30 DU/ AC and High Density Residential from 25-50 DU/AC to 31-50 DU/ AC in the General Plan.	June 2003	Department of Planning, Building and Code Enforcement	General Fund	Not yet completed. Political opposition has delayed progress in increasing the density ranges in the General Plan. As part of the current Housing Element update, the minimum densities of the Residential Support for the Core Area (25+ DU/AC) and the Transit Corridor Residential (20+ DU/AC) land use designations are proposed to be increased to 30 DU/AC to support housing types for lower income households. In addition, the Envision San Jose 2040 comprehensive General Plan update process will explore additional opportunities to encourage and facilitate new housing development.
Continue to work with communities throughout San Jose to create community plans as part of the Strong Neighborhoods Initiative	June 2003	Department of Planning, Building and Code Enforcement	CDBG; General Fund	All 20 SNI plans have been adopted by the City Council; many of the priority action items identified in the neighborhood plans have been implemented.
Continue to implement action items, such as rehabilitation of housing units, through the Strong Neighborhoods Initiative efforts.	Ongoing	Department of Housing; Redevelopment Agency; Parks, Recreation and Neighborhood Services	CDBG; General Fund	Many of the priority action items in the adopted neighborhood plans have been completed. Implementation of long-term SNI action items are ongoing.

D. OTHER ACCOMPLISHMENTS TO FACILITATE HOUSING OPPORTUNITIES

The City has implemented other policy changes and programs to facilitate housing production. The Housing Initiative encouraged the production of high density residential and mixed uses in close proximity to public transit corridors. The study identified the potential for 10,000 units in the study area above existing General Plan designations. Implementation of the Housing Initiative has exceeded the expectations of the program. The increasing demand for housing close to transit and near the Downtown area indicates that additional opportunities exist within the study area.

The Housing Initiative recommended that a new land use designation be added to the General Plan to facilitate the production of transit-oriented, high density residential or mixed-use developments. The Transit Corridor Residential (12+ DU/AC) designation was established in 1990, and it was subsequently increased to a minimum density of 20 DU/AC in 1995. As part of the Housing Element update process for the 2007-2014 planning period, the City proposes to increase the minimum density of this land use designation to 30 DU/AC to facilitate higher-density development and affordable housing. This designation also allows street level commercial uses in conjunction with residential uses on the upper floors.

The City established a Transit-Oriented Development Corridor Special Strategy Area in 1994 (previously called Intensification Corridors) to expand on the success of the Housing Initiative. Six corridors along existing or planned rail lines or major bus routes have been designated as part of this special strategy area. The General Plan promotes the development of pedestrian- and transit-oriented high density residential or mixed uses along these corridors. In January 2000, the City initiated a three phase Housing Opportunities Study to identify sites within these corridors that are suitable for high density housing and mixed uses. The Study resulted in several policy changes that have increased the City's housing supply, including:

- **HOS I** — February 2001, General Plan Amendments approved for 14 sites (seven on Capitol Expressway) to allow up to 6,000 new housing units.
- **HOS II** — June 2002, General Plan Amendments approved for four sites on Santa Clara/Alum Rock Transit-Oriented Development Corridor between North 27th Street and North Capitol Avenue.
- **HOS III** — June 2004, General Plan Amendments were approved on a total of 13.2 acres at an average density of 45 dwelling units per acre.

The maximum height limit was increased from 45 feet to 120 feet for high density residential development outside the Downtown Core and Frame areas along Transit-Oriented Development Corridors or within 2,000 feet of an existing or planned transit station. This change allows high density housing to be developed more efficiently at a given density, especially on smaller or awkwardly shaped sites and reinforces the City's commitment to increasing housing opportunities for all income levels in close proximity to transit.

Additional policy changes were approved during the 1999-2006 planning period, including a new DAU Policy to allow affordable housing development on surplus City property and the modification of an existing policy to allow higher densities on infill sites. Other amendments include increasing the maximum density allowed under the High Density Residential (25-40 DU/AC) land use designation to 50 units per acre. These changes combined with existing City policies and housing programs created new opportunities for the production of affordable housing.

E. APPROPRIATENESS OF HOUSING GOALS AND POLICIES

The housing goals and policies of the General Plan have facilitated the production of more than 25,000 dwelling units between 1999 and 2006. San Jose continues to build the majority of housing in Santa Clara County, including affordable housing. The City continues to explore and implement ways to increase housing opportunities throughout San Jose, with a strong focus on the needs of low-income families and persons with special needs. The City continues to refine the basic goals and policies of the General Plan to contribute to the effort of meeting the State's housing goal of a decent place to live for all Californians. The 2040 comprehensive General Plan update process is an opportunity for the City to study additional strategies to accommodate anticipated growth in the future.

XI. PUBLIC PARTICIPATION

A. HOUSING ELEMENT UPDATE 2007-2014

For the 2007-2014 housing element update, the City pursued an extensive public outreach process that included meetings with City commissions, neighborhood/developer roundtable discussions, taskforce meetings and general community meetings. The implementation of a broad based public outreach strategy is consistent with the adopted City Council Public Outreach Policy. Nearly twenty public meetings were held in various forums in 2008 to inform the public about the housing element update process and to solicit input on different housing issues. In addition to citywide community meetings, staff held several stakeholder focus group meetings with market-rate and affordable housing developers as well as service providers of special needs housing. The City also prepared a housing element brochure providing general information about the housing element update process. The brochure was available in English, Spanish and Vietnamese to ensure that all segments of the community are aware of this process. The result was an inclusive process that provided valuable information to inform the public about the housing element update.

A website dedicated to the housing element update was created to provide a central clearinghouse of all information gathered from the community. It provided an important tool to distribute news about events, meetings, and other materials related to housing issues in San Jose. In addition, visitors to the website who subscribed to the housing element update mailing list received status reports on the progress of the housing element update and announcements for events; there were approximately 3,000 subscribers by the end of the process. The draft housing element will also be posted on the website to provide the public an opportunity to submit their comments on the draft online.

The following is a list of public outreach events that took place during the Housing Element Update process:

- 2/12/2008 Neighborhood Roundtable
- 2/25/2008 Envision San Jose 2040 General Plan Update Taskforce
- 3/28/2008 Department of Planning, Building and Code Enforcement Developers Roundtable
- 4/21/2008 Planning Commission Study Session
- 5/8/2008 Housing and Community Development Commission
- 6/23/2008 City Council Community and Economic Development Committee
- 8/27/2008 Housing Element Update Citywide Community Meeting #1
- 9/12/2008 Developers Roundtable Q&A
- 9/17/2008 Affordable Housing Developers Q&A
- 9/18/2008 State Department of Housing and Community Development (HCD) Housing Element Workshop
- 9/19/2008 Service Providers Q&A
- 10/9/2008 Housing and Community Development Commission Status Update
- 10/16/2008 East Valley/680 neighborhood Strong Neighborhoods Initiative (SNI) outreach
- 10/20/2008 King/Ocala Neighborhood Association Strong Neighborhoods Initiative (SNI) outreach

10/23/2008	Mayfair Strong Neighborhoods Initiative (SNI) outreach
10/28/2008	Gateway East Strong Neighborhoods Initiative (SNI) outreach
10/30/2008	Housing Element Update Citywide Community Meeting #2
11/6/2008	Tully Senter Strong Neighborhoods Initiative (SNI) outreach
3/23/2009	Presentation to City Council Community and Economic Development Committee (CEDC)
3/30/2009	Community Meeting on Draft Housing Element #3
4/8/2009	Status Report to the Planning Commission
4/9/2009	Presentation to City Council Neighborhood Services and Education Committee (NSEC)
4/9/2009	Status Report to the Housing and Community Development Commission (HCDC)
4/13/2009	Community Meeting on Draft Housing Element #4

Public Feedback

Through the public participation process in 2008 and early 2009, members of the community expressed their concern over housing costs, overcrowding, foreclosures, and the lack of public knowledge about housing programs and assistance that is available. Participants acknowledge that future housing development will likely take the form of higher density multi-family housing, but emphasized the need for strong development standards and design guidelines to maintain compatibility with existing neighborhoods. The community also highlighted the need for housing types and services for the growing senior population. Community members and housing advocates often cited inclusionary housing as a way to address affordable housing needs.

Meanwhile, housing developers and service providers expressed concerns over the housing market slowdown, the credit crunch, and the overall state of the economy. The development community noted that construction costs are high and higher densities are typically needed to justify costs of construction. One challenge with higher density projects is meeting standard parking requirements; most affordable housing projects can only provide parking at the maximum ratio of one parking space per dwelling unit, especially on sites smaller than one acre. The development community also expressed opposition to the Framework for Preservation of Employment Lands, adopted by the City Council, stating that the lower land costs of industrial land is an important factor in facilitating residential development in San Jose. Additional discussion of these comments and the City's response to these comments are summarized below:

Concerns over Housing Market Downturn

The extensive public outreach for the Housing Element Update facilitated discussion of a variety of housing topics, but a common theme was related to the downturn of the housing market. In particular, community members noted that the current economy creates great uncertainty regarding the ability to achieve the RHNA goal of 34,721 new housing units by 2014. Moreover, the credit crunch and financial mortgage crisis have had negative effects on neighborhoods, especially in certain Strong Neighborhoods Initiative (SNI) neighborhoods where foreclosures have left properties vulnerable to vandalism.

To address the RHNA goal, State law requires cities to demonstrate a good-faith effort to adopt policies and procedures to facilitate housing construction and to provide affordable housing opportunities, but recognizes that the primary responsibility for housing production rests with private developers. The Housing Element Update proposes revising General Plan policies and minimum densities for selected General Plan land use

designations that align with State legislation intended to encourage and facilitate housing development. If and when the market conditions are favorable, the necessary policies, programs, and procedures would be in place to facilitate additional housing development to achieve the RHNA goal. A number of housing programs facilitate creation of housing opportunities through homebuyer and homeowner assistance as well as funding towards affordable housing projects. In addition, City staff has proactively responded to the foreclosure crisis by securing vacant properties and to protect them from vandalism.

Need for Sustainable, Balanced Neighborhoods

In accordance with the General Plan Growth Management Major Strategy, the proposed Housing Element recognizes that future residential development will be of compact form at higher densities to maximize the efficient use of land and existing infrastructure. Community meeting participants acknowledged this key strategy and generally supported the idea of higher density multi-family housing as long as necessary amenities are in place. These amenities include access to public transit, neighborhood-serving retail and services, as well as well-maintained community facilities including parks and libraries. Participants also emphasized the need for strong development standards and design guidelines to maintain compatibility with existing neighborhoods. Certain community service providers noted the need for housing types and services catering to the growing senior population. Community members and housing advocates also cited the importance of inclusionary housing as a way to address affordable housing needs.

The proposed Housing Element goals and policies focus on facilitating new housing development in existing job centers, near transit and neighborhood services in order to provide sustainable, balanced communities consistent with the principal objective of the General Plan Major Strategies. The Housing Element includes a variety of housing programs implemented by the City's Housing Department to increase housing opportunities for moderate and lower-income households. Policies in the General Plan text are proposed to be revised to encourage mixed-use development in locations with convenient access to neighborhood amenities. These programs have contributed to the past success of the City's production of affordable housing and services to the special needs population and will continue through 2014.

Support for Higher Density Development and Reduction in Required Parking

Housing developers and service providers have expressed concerns over the current housing market slowdown, the credit crunch, and the overall state of the economy. Under these conditions, some developers have noted that construction costs are high and have stated that housing development must therefore occur at higher densities to justify construction costs. One challenge with developing higher density projects is meeting standard parking requirements. Some developers and other stakeholders noted that most affordable housing projects are only financially feasible if they only provide parking at the maximum ratio of one parking space per dwelling unit, especially on sites smaller than one acre.

As part of the Housing Element Update, staff proposes that the Transit Corridor Residential (20+ DU/AC) and Residential Support for the Core (25+ DU/AC) General Plan land use designations be increased to a minimum density of 30 DU/AC. General Plan land use policies should also be revised to encourage development at a minimum density of 30 DU/AC on sites located within 2,000 feet (reasonable walking distance) of existing or planned rail stations. These changes are intended to provide certainty that future development will occur at densities adequate to make affordable housing development feasible; the 30 DU/AC minimum density is prescribed by State Law. The existing parking requirements in the Zoning Ordinance that allow reductions in required parking upon the Director of Planning's finding that the project incorporates Travel Demand Management (TDM) measures, such as issuing Eco Passes, will be implemented to effectively reduce automobile usage.

B. 1999-2006 HOUSING ELEMENT UPDATE

The Housing Element was reviewed in 2000 and updated in 2000 and in 2003 as part of the General Plan Annual Review process. The public participation process was similar to the outreach process described above. Due to an expansion of the City's public outreach policy, approximately 15,000 citizens and interested parties received the General Plan Annual Review Newsletter, which discussed the housing element update.

Eight community meetings and formal public hearings before the Planning Commission and City Council were conducted to receive community input on the Housing Element as part of the 2000 General Plan Annual Review process. In addition, the Housing Element was reviewed at a public Housing Advisory Commission meeting. The document was also distributed to interested parties and posted on the web site for the Department of Planning, Building and Code Enforcement.

As part of the review and amendment process, the City continued its efforts to do public outreach to keep the community informed. Eight additional community meetings and formal public hearings before the Planning Commission and City Council were conducted during the months of September, October and November 2001 to solicit community input on the Housing Element and modifications to the document. As part of the City's Public Outreach Policy, the City notified the community through various mechanisms, including a newsletter to approximately 12,000 citizens, public notice in the Mercury News (circulation approximately 288,000) and posting on the Department's webpage. The revised Housing Element was also presented at a Housing Advisory Commission meeting in November 2001 to receive input.

C. PRIOR HOUSING ELEMENT UPDATES

The Housing Element was updated in 1994 as part of the San Jose 2020 General Plan Update. Each update process provided numerous opportunities for public participation. The goals, policies, and housing incentives that comprise of the housing element are built upon the key strategies developed from the community input and outreach resulting from past planning efforts.

For these updates, the City pursued a broad outreach process as part of the Annual Review of the General Plan. A newsletter, describing all of the major proposed amendments to the General Plan (including the housing element update) and public meetings to discuss these changes, was sent to approximately 1,000 citizens and interested organizations for each update. This process involved community meetings in each of the City's ten City Council districts. At each meeting, staff presented a summary of the housing element update and provided opportunities for public discussion. Following the community meetings, the Planning Commission held a public hearing on the housing element update to provide opportunities for public discussion and to recommend action by the City Council. Finally, the City Council conducted a public hearing and approved the housing element after providing additional opportunities for public review and discussion.

The 1994 update was reviewed by the 33-member San Jose 2020 General Plan Update Task Force comprised of representatives from a variety of groups including housing advocates, business people, developers, community groups, and others. The outreach efforts through community meetings and public hearings provided further opportunities for public participation. By hosting meetings in each City Council district, the community meetings demonstrated the City's commitment to opening up the process and making it accessible to all citizens and interested groups.

XII. HOUSING ELEMENT DATA SOURCES

POPULATION, HOUSEHOLD AND HOUSING CHARACTERISTICS

Population Characteristics	Source
Total Population	U.S. Census Bureau, 1960, 1970, 1975, 1980, 1990, 2000; City of San Jose Planning Division, 1965; California Department of Finance, 1985, 1995, 2000, 2005, 2008
Household and Group Quarters Population	U.S. Census Bureau, 1990 and 2000
Age Characteristics	U.S. Census Bureau, 1990, 2000, and 2006
Ethnic Characteristics	U.S. Census Bureau, 1990, 2000, and 2006
Household Characteristics	
Total Households and Household Size	U.S. Census Bureau, 1980, 1990, and 2000;
Household Size	U.S. Census Bureau, 1970, 1980, 1990, 2000 and 2006; California Department of Finance, 1985, 1995, 2000
Household Size and Structure Type by Tenure	U.S. Census Bureau, 2000
Household Type by Presence of Children	U.S. Census Bureau, 1990 and 2000
Mobility	U.S. Census Bureau, 2000
Housing Characteristics	
Total Housing Stock	U.S. Census Bureau, 1960, 1965, 1970, 1975, 1980, 1990, 2000 and 2008; California Department of Finance, 1985, 1995
Tenure, Vacancy, and Structure Type	U.S. Census Bureau, 1975, 1980, 1990, 2000;
Structural Age	City of San Jose Building Division, 2000-2007; U.S. Census Bureau, 2000
Substandard Housing	U.S. Census Bureau, 2006

ASSESSMENT OF CURRENT AND PROJECTED HOUSING NEED

Current Housing Need	Source
Price of Housing	Santa Clara County Association of Realtors, 2000-2008; RealFacts, 2008; U.S. Census Bureau, 2006
Ability To Pay	U.S. Census Bureau, 2006
Mobile homes	City of San Jose Planning Division (data collected regarding number of parks and spaces); U.S. Census Bureau, 2000 and City of San Jose Department of Housing (resident data)
Housing Assistance Needs	Comprehensive Housing Affordability Strategy (CHAS) data; U.S. Census Bureau, 1990, 2000, and 2006; U.S. Department of Housing and Urban Development Special Tabulations, 2000;
Homeless	2007 Santa Clara County Homeless Count; City of San Jose Department of Housing Consolidated Plan 2005-2010; Blue Ribbon Commission on Ending Homelessness and Solving the Affordable Housing Crisis in Santa Clara County
Projected Housing Needs	Projections 2007: Forecasts for the San Francisco Bay Area to the Year 2035, Association of Bay Area Governments, 2006; Regional Housing Needs Determination, June 2008
GOVERNMENTAL CONSTRAINTS	
General Plan and Zoning Regulations	City of San Jose Planning Division, 2008; San Jose 2020 General Plan; Zoning Ordinance (San Jose Municipal Code Title 20)
Development Approval Process	
Processing Time	City of San Jose Zoning Ordinance; San Jose 2020 General Plan; City of San Jose Department of Planning, Building and Code Enforcement, Public Works Department;
Design Guidelines	Toward Community, Residential Design Guidelines;

HOUSING

Fees and Taxes

City of San Jose Department of Planning, Building and Code Enforcement, Department of Public Works, Department of Transportation, Department of Parks, Recreation and Neighborhood Services, Department of Housing; 2006-2007 South Bay Area Cost of Development Survey

On-site and off-site improvements

City of San Jose Zoning Ordinance; City of San Jose - Department of Planning, Building and Code Enforcement, Public Works Department, and Department of Transportation

NON-GOVERNMENTAL CONSTRAINTS

Source

Production

City of San Jose Building Division, building permit data; ABAG Projections 2007

Available Land

Vacant Land Inventory, City of San Jose Planning Division, 2008; San Jose 2020 General Plan;

PRESERVATION OF ASSISTED HOUSING

Multifamily Assisted Housing Reform and Affordability Act of 1997; City of San Jose Department of Housing Consolidated Plan 2005-2010

ENERGY CONSERVATION

U.S. Department of Energy; California Energy Commission; California Public Utilities Commission; City of San Jose Environmental Services Department, Department of Planning, Building and Code Enforcement; Flex Your Power; Toward Community, Residential Design Guidelines, City of San Jose; California Title 24 Building Standards

HOUSING PROGRAMS

City of San Jose Department of Housing

EVALUATION OF PREVIOUS HOUSING ELEMENT

City of San Jose Department of Housing Consolidated Annual Performance Evaluation Report, 2007-2014; Regional Housing Needs Determination, ABAG

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Appendix C: Housing - Attachment 1 Adequate Sites Inventory

State law requires an Adequate Sites Inventory as part of a jurisdiction's Housing Element. The inventory must demonstrate that the housing potential on land suitable for residential development is adequate to accommodate the City's RHNA share of 34,721 total units and available for development over a seven-year period between January 2007 and July 2014.

Methodology

The inventory documents where there is greatest opportunity for residential development to occur between the 2007-2014 housing element planning period. These opportunities primarily consist of sites with existing residential General Plan designations that are: 1) approved for development; 2) zoned for residential development; 3) housing sites identified in Planned Communities; and 4) vacant. Additionally, sites identified for residential development in the Downtown area are also included in the inventory. These typologies are described in the inventory as:

1. Sites with Planning Entitlements¹
2. Planned Downtown Residential Development
3. Residential capacity in a Planned Community or Development Policy Area
4. Vacant sites that are designated for residential development in the General Plan

These categories are mutually exclusive; that is, the sites are not double-counted. For example, a vacant site that has received City approval for a specific development project would be listed under Category 1 and not listed as a vacant site in Category 4. Similarly, residential projects that have been approved and are located within the Downtown or a Planned Community area would be listed only under Category 1: Sites with Planning Entitlements, and are not under Category 2 or 3. Cumulatively, this inventory of planned housing sites demonstrates the City's ability to accommodate new residential development to achieve the City of San José's RHNA goal (otherwise known as the City's "fair share").

From the residential holding capacity, there are sufficient sites available for development to accommodate approximately 49,000 new housing units between 2007 and 2014. This figure excludes the residential development anticipated in future phases of the North San Jose Area Development Policy beyond 2014.² Another important note is that not all residentially-designated sites shown on the General Plan Land Use/Transportation Diagram are listed in the inventory. This is to factor in the potential challenges of developing on sites that are developed with other existing uses and do not have the benefit of previous community planning work as sites located in Planned Communities. While additional residential capacity exists on other residentially designated sites, the anticipated housing units identified in this methodology are sufficient to achieve the 2007-2014 RHNA total. Therefore, not every site with a residential land-use designation is included in the inventory.

¹ Units approved through a Planned Development (PD) zoning, PD permit, or other development permit but have not been issued building permits. This category includes 8,000 units entitled under Phase I of the North San Jose Development Policy.

² As of December 2008, the City has approved residential development in North San Jose up to the 8,000-unit cap in the first phase. However, given the current downturn in the economy, future phases of residential development in North San Jose are not assumed to occur prior to 2014.

**Appendix C: Housing Attachment 1.
Parcel-Based Adequate Housing Sites Inventory
for City of San Jose as of 12-1-2008**

Entitled Projects

Map ID	Land Type ¹	Council District	Map Panel	APN	Acres	General Plan	Zoning	Assumed Units	Approved Density (du/ac)	Counted Towards RHNA?	Subject to Inclusionary Requirement	Affordable Units
1	E/UP	3	67	467-30-027	0.18	Medium High Density Residential (12-25 DU/AC)	R-M	3	16.7	Yes	Yes	No
2	E/UP	3	67	467-31-031	0.18	Medium High Density Residential (12-25 DU/AC)	R-M	2	11.1	Yes	Yes	No
3	E/UP	3	83	467-37-066	0.18	Medium Density Residential (8-16 DU/AC)	R-2	2	11.1	Yes	Yes	No
4	E/UP	3	84	472-01-021	3.61	Medium High Density Residential (12-25 DU/AC)	A(PD)	67	17.7	Yes	Yes	Yes
5	E/UP	3	67	467-32-095	0.09	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	11.1	Yes	Yes	No
5	E/UP	3	67	467-32-096	0.09	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	11.1	Yes	Yes	No
6	E/UP	3	67	467-06-090	0.12	Medium Density Residential (8-16 DU/AC)	A(PD)	3	25.0	Yes	Yes	No
7	E/UP	3	50	230-29-065	6.05	Industrial Park/Preferred Hotel Site	A(PD)	528	87.3	Yes	Yes	No
8	E/UP	3	67	249-37-006	1.97	Mixed Use 1, 2, 2A, 3 & 4 see GP text	A(PD)	135	68.7	Yes	Yes	No
8	E/UP	3	67	249-37-005	0.11	Mixed Use 1, 2, 2A, 3 & 4 see GP text	A(PD)	8	68.7	Yes	Yes	No
9	E/UP	3	83	264-38-053	0.16	Medium High Density Residential (12-25 DU/AC)	A(PD)	4	25.0	Yes	Yes	No
10	E/UP	6	99	455-86-066	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.5	Yes	No	No
10	E/UP	6	99	455-86-008	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.5	Yes	No	No
10	E/UP	6	99	455-86-005	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.5	Yes	No	No
10	E/UP	6	99	455-86-011	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.5	Yes	No	No
10	E/UP	6	99	455-86-001	0.07	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.5	Yes	No	No
10	E/UP	6	99	455-86-003	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.5	Yes	No	No
10	E/UP	6	99	455-86-009	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.5	Yes	No	No
10	E/UP	6	99	455-86-007	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.5	Yes	No	No
10	E/UP	6	99	455-86-004	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.5	Yes	No	No
10	E/UP	6	99	455-86-010	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.5	Yes	No	No
10	E/UP	6	99	455-86-002	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.5	Yes	No	No
11	E/UP	10	155	742-35-141	1.03	Medium Low Density Residential (8.0 DU/AC)	A(PD)	6	5.8	Yes	No	No
12	E/UP	10	155	701-17-012	0.50	Medium High Density Residential (12-25 DU/AC)	A(PD)	5	10.7	Yes	No	No
12	E/UP	10	155	701-17-016	0.72	Medium High Density Residential (12-25 DU/AC)	A(PD)	8	10.7	Yes	No	No
13	E/UP	10	141	696-01-002	1.13	Medium Low Density Residential (8.0 DU/AC)	A(PD)	6	5.3	Yes	No	No
14	E/UP	3	83	264-34-046	0.20	Medium High Density Residential (12-25 DU/AC)	A(PD)	4	20.8	Yes	Yes	No
14	E/UP	3	83	264-34-043	0.15	Medium High Density Residential (12-25 DU/AC)	A(PD)	3	20.8	Yes	Yes	No
14	E/UP	3	83	264-34-044	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	2	20.8	Yes	Yes	No
14	E/UP	3	83	264-34-045	0.07	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	20.8	Yes	Yes	No
15	E/UP	6	99	455-85-001	0.19	High Density Residential (25-50 DU/AC)	A(PD)	9	24.6	Yes	No	No
15	E/UP	6	99	455-85-004	0.21	High Density Residential (25-50 DU/AC)	A(PD)	10	24.6	Yes	No	No
15	E/UP	6	99	455-85-007	0.19	High Density Residential (25-50 DU/AC)	A(PD)	9	24.6	Yes	No	No
15	E/UP	6	99	544-85-005	0.21	High Density Residential (25-50 DU/AC)	A(PD)	10	24.6	Yes	No	No
15	E/UP	6	99	455-85-006	0.19	High Density Residential (25-50 DU/AC)	A(PD)	9	24.6	Yes	No	No
15	E/UP	6	99	455-85-003	0.21	High Density Residential (25-50 DU/AC)	A(PD)	9	24.6	Yes	No	No
16	E/UP	3	83	434-07-016	0.21	Medium High Density Residential (12-25 DU/AC)	R-M	4	19.0	Yes	Yes	No
17	E/UP	3	66	230-54-001	0.15	High Density Residential (25-50 DU/AC)	A(PD)	3	25.3	Yes	No	No
17	E/UP	3	66	230-54-002	0.33	High Density Residential (25-50 DU/AC)	A(PD)	6	25.3	Yes	No	No
17	E/UP	3	66	230-54-003	0.61	High Density Residential (25-50 DU/AC)	A(PD)	9	25.3	Yes	No	No
17	E/UP	3	66	230-54-004	0.61	High Density Residential (25-50 DU/AC)	A(PD)	9	25.3	Yes	No	No
17	E/UP	3	66	230-55-005	0.23	High Density Residential (25-50 DU/AC)	A(PD)	6	25.3	Yes	No	No
17	E/UP	3	66	230-54-006	0.29	High Density Residential (25-50 DU/AC)	A(PD)	6	25.3	Yes	No	No

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Map ID	Land Type ¹	Council District	Map Panel	APN	Acres	General Plan	Zoning	Assumed Units	Approved Density (du/ac)	Counted Towards RHNA?	Subject to Inclusionary Requirement	Affordable Units
17	E/UP	3	66	230-54-007	0.33	High Density Residential (25-50 DU/AC)	A(PD)	6	25.3	Yes	No	No
17	E/UP	3	66	230-55-008	0.46	High Density Residential (25-50 DU/AC)	A(PD)	9	25.3	Yes	No	No
17	E/UP	3	66	230-55-009	0.46	High Density Residential (25-50 DU/AC)	A(PD)	9	25.3	Yes	No	No
17	E/UP	3	66	230-55-010	0.23	High Density Residential (25-50 DU/AC)	A(PD)	6	25.3	Yes	No	No
17	E/UP	3	66	230-54-011	0.18	High Density Residential (25-50 DU/AC)	A(PD)	3	25.3	Yes	No	No
18	E/UP	3	67	235-02-015	0.65	Transit Corridor Residential (25-65 DU/AC)	A(PD)	42	64.6	Yes	Yes	Yes
19	E/UP	3	84	472-44-011	0.10	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-009	0.10	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-007	0.10	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-005	0.10	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-001	0.12	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-028	0.09	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-022	0.10	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-018	0.09	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-016	0.09	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-014	0.09	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-012	0.10	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-010	0.10	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-008	0.10	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-006	0.10	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-004	0.10	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-024	0.12	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-019	0.09	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-003	0.10	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-023	0.07	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-021	0.11	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-002	0.10	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-027	0.07	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-020	0.10	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-017	0.09	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-015	0.09	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
19	E/UP	3	84	472-44-013	0.10	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.7	Yes	Yes	Yes
20	E/UP	4	36	244-48-010	0.23	High Density Residential (25-50 DU/AC)	A(PD)	9	25.9	Yes	No	No
20	E/UP	4	36	244-48-003	0.32	High Density Residential (25-50 DU/AC)	A(PD)	11	25.9	Yes	No	No
20	E/UP	4	36	244-48-005	0.19	High Density Residential (25-50 DU/AC)	A(PD)	9	25.9	Yes	No	No
20	E/UP	4	36	244-48-009	0.23	High Density Residential (25-50 DU/AC)	A(PD)	9	25.9	Yes	No	No
20	E/UP	4	36	244-48-006	0.22	High Density Residential (25-50 DU/AC)	A(PD)	9	25.9	Yes	No	No
20	E/UP	4	36	244-48-007	0.19	High Density Residential (25-50 DU/AC)	A(PD)	9	25.9	Yes	No	No
20	E/UP	4	36	244-48-001	0.30	High Density Residential (25-50 DU/AC)	A(PD)	12	25.9	Yes	No	No
20	E/UP	4	36	244-48-004	0.23	High Density Residential (25-50 DU/AC)	A(PD)	9	25.9	Yes	No	No
20	E/UP	4	36	244-48-008	0.15	High Density Residential (25-50 DU/AC)	A(PD)	9	25.9	Yes	No	No
20	E/UP	4	36	244-48-011	0.26	High Density Residential (25-50 DU/AC)	A(PD)	9	25.9	Yes	No	No
20	E/UP	4	36	244-48-002	0.26	High Density Residential (25-50 DU/AC)	A(PD)	9	25.9	Yes	No	No
21	E/UP	3	83	259-35-054	1.08	Core Area	DC	330	305.6	Yes	Yes	No
22	E/UP	3	83	264-30-070	0.21	High Density Residential (25-50 DU/AC)	A(PD)	7	39.7	Yes	Yes	No
22	E/UP	3	83	264-30-067	0.22	High Density Residential (25-50 DU/AC)	A(PD)	8	39.7	Yes	Yes	No
22	E/UP	3	83	264-30-068	0.15	High Density Residential (25-50 DU/AC)	A(PD)	7	39.7	Yes	Yes	No
22	E/UP	3	83	264-30-069	0.15	High Density Residential (25-50 DU/AC)	A(PD)	7	39.7	Yes	Yes	No
23	E/UP	3	83	264-30-115	0.64	High Density Residential (25-50 DU/AC)	A(PD)	28	45.2	Yes	Yes	No

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23	E/UP	3	83	264-30-074	0.20	High Density Residential (25-50 DU/AC)	A(PD)	10	45.2	Yes	Yes	No
24	E/UP	1	96	372-24-011	0.91	High Density Residential (25-50 DU/AC)	A(PD)	45	49.5	Yes	No	No
25	E/UP	4	35	097-07-031	3.21	Industrial Park	A(PD)	183	57.0	No	Yes	No
26	E/UP	4	35	097-07-072	2.86	Industrial Park	A(PD)	229	80.1	Yes	Yes	No
27	E/UP	1	81	299-38-082	0.97	Medium High Density Residential (12-25 DU/AC)	A(PD)	20	20.6	Yes	No	No
28	E/UP	5	68	481-18-067	1.09	General Commercial	A(PD)	78	65.0	Yes	Yes	Yes
28	E/UP	5	68	481-18-016	0.11	Medium Density Residential (8-16 DU/AC)	A(PD)	5	65.0	Yes	Yes	Yes
28	E/UP	5	68	481-18-017	0.11	Medium Density Residential (8-16 DU/AC)	A(PD)	5	65.0	Yes	Yes	Yes
28	E/UP	5	68	481-18-018	0.11	Medium Density Residential (8-16 DU/AC)	A(PD)	5	65.0	Yes	Yes	Yes
29	E/UP	1	98	299-46-024	0.25	Medium High Density Residential (12-25 DU/AC)	A(PD)	4	16.0	Yes	Yes	No
30	E/UP	1	82	303-48-040	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.4	Yes	No	No
30	E/UP	1	82	303-48-039	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.4	Yes	No	No
30	E/UP	1	82	303-48-037	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.4	Yes	No	No
30	E/UP	1	82	303-48-038	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.4	Yes	No	No
31	E/UP	1	82	303-33-092	0.08	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	5.3	Yes	No	No
31	E/UP	1	82	303-33-093	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	5.3	Yes	No	No
31	E/UP	1	82	303-33-091	0.08	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	5.3	Yes	No	No
31	E/UP	1	82	303-33-090	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	5.3	Yes	No	No
32	E/UP	3	83	472-28-101	0.29	High Density Residential (25-50 DU/AC)	A(PD)	55	20.8	Yes	Yes	Yes
32	E/UP	3	83	472-28-069	0.05	High Density Residential (25-50 DU/AC)	A(PD)	5	20.8	Yes	Yes	Yes
33	E/UP	4	19	015-02-012	0.49	Mixed Use	A(PD)	4	8.2	Yes	No	No
34	E/UP	3	67	230-29-022	0.94	Industrial Park/General Commercial	A(PD)	185	190.1	No	Yes	No
34	E/UP	3	67	230-29-034	1.48	Industrial Park/General Commercial	A(PD)	275	190.1	No	Yes	No
35	E/UP	8	101	660-30-062	0.45	7,000 to 8,000 Square Foot Lots	A(PD)	1	0.6	Yes	No	No
35	E/UP	8	101	660-30-060	0.39	7,000 to 8,000 Square Foot Lots	A(PD)	1	0.6	Yes	No	No
36	E/UP	6	99	284-03-009	0.32	General Commercial	A(PD)	19	59.4	Yes	No	No
37	E/UP	4	35	097-33-113	33.85	Industrial Park	A(PD)	1,900	56.1	Yes	Yes	No
38	E/UP	7	100	497-62-002	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-076	0.09	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-079	0.07	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-074	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-065	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-070	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-063	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-053	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-058	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-051	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-041	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-046	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-039	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-031	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-035	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-030	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-026	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-020	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-018	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-014	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-006	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-010	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No

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38	E/UP	7	100	497-62-004	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-001	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-077	0.07	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-080	0.08	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-075	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-071	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-067	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-064	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-060	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-054	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-052	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-048	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-042	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-040	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-036	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-032	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-028	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-023	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-016	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-008	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-003	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-062	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-057	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-050	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-045	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-038	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-034	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-027	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-021	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-015	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-009	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-078	0.07	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-073	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-066	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-061	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-055	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-049	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-043	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-037	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-033	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-025	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-022	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-012	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-072	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-069	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-059	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-056	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-047	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-068	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No

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Map ID	Land Type ¹	Council District	Map Panel	APN	Acres	General Plan	Zoning	Assumed Units	Approved Density (du/ac)	Counted Towards RHNA?	Subject to Inclusionary Requirement	Affordable Units
38	E/UP	7	100	497-62-044	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-029	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-019	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-024	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-017	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-013	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-011	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-007	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
38	E/UP	7	100	497-62-005	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	14.1	Yes	No	No
39	E/UP	6	99	434-30-027	0.36	High Density Residential (25-50 DU/AC)	R-M	10	27.8	Yes	No	No
40	E/UP	1	82	303-29-004	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	8.3	Yes	No	No
40	E/UP	1	82	303-29-003	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	8.3	Yes	No	No
40	E/UP	1	82	303-29-002	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	8.3	Yes	No	No
40	E/UP	1	82	303-29-001	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	8.3	Yes	No	No
41	E/UP	9	113	414-05-058	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	17.2	Yes	No	No
41	E/UP	9	113	414-05-060	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	17.2	Yes	No	No
41	E/UP	9	113	414-05-057	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	17.2	Yes	No	No
41	E/UP	9	113	414-05-059	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	17.2	Yes	No	No
41	E/UP	9	113	414-05-061	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	17.2	Yes	No	No
42	E/UP	1	96	372-22-017	0.37	Medium High Density Residential (12-25 DU/AC)	A(PD)	4	10.8	Yes	No	No
43	E/UP	2	131	678-22-047	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	7.1	Yes	No	No
43	E/UP	2	131	678-22-045	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	7.1	Yes	No	No
43	E/UP	2	131	678-22-044	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	7.1	Yes	No	No
43	E/UP	2	131	678-22-048	0.09	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	7.1	Yes	No	No
43	E/UP	2	131	678-22-051	0.08	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	7.1	Yes	No	No
43	E/UP	2	131	678-22-029	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	7.1	Yes	No	No
43	E/UP	2	131	678-22-049	0.12	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	7.1	Yes	No	No
43	E/UP	2	131	678-22-046	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	7.1	Yes	No	No
43	E/UP	2	131	678-22-050	0.09	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	7.1	Yes	No	No
44	E/UP	3	83	259-38-148	0.07	Residential Support for the Core Area (25+ DU/AC)	A(PD)	10	116.5	Yes	Yes	No
44	E/UP	3	83	259-38-041	0.27	Residential Support for the Core Area (25+ DU/AC)	A(PD)	30	116.5	Yes	Yes	No
44	E/UP	3	83	259-38-147	0.47	Residential Support for the Core Area (25+ DU/AC)	A(PD)	50	116.5	Yes	Yes	No
44	E/UP	3	83	259-38-036	0.30	Residential Support for the Core Area (25+ DU/AC)	A(PD)	30	116.5	Yes	Yes	No
44	E/UP	3	83	259-38-039	0.19	Residential Support for the Core Area (25+ DU/AC)	A(PD)	25	116.5	Yes	Yes	No
44	E/UP	3	83	259-38-042	0.15	Residential Support for the Core Area (25+ DU/AC)	A(PD)	25	116.5	Yes	Yes	No
44	E/UP	3	83	259-38-146	0.01	Residential Support for the Core Area (25+ DU/AC)	A(PD)	5	116.5	Yes	Yes	No
44	E/UP	3	83	259-38-109	0.23	Residential Support for the Core Area (25+ DU/AC)	A(PD)	30	116.5	Yes	Yes	No
44	E/UP	3	83	259-38-040	0.17	Residential Support for the Core Area (25+ DU/AC)	A(PD)	25	116.5	Yes	Yes	No
44	E/UP	3	83	259-38-145	0.06	Residential Support for the Core Area (25+ DU/AC)	A(PD)	10	116.5	Yes	Yes	No
44	E/UP	3	83	259-38-110	0.85	Residential Support for the Core Area (25+ DU/AC)	A(PD)	85	116.5	Yes	Yes	No
45	E/UP	9	128	569-25-023	0.50	High Density Residential (25-50 DU/AC)	A(PD)	20	40.0	Yes	No	No
46	E/UP	9	128	569-13-086	1.56	Medium Low Density Residential (8.0 DU/AC)	A(PD)	12	7.7	Yes	No	No
47	E/UP	1	96	372-20-029	0.08	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.2	Yes	No	No
47	E/UP	1	96	372-20-030	0.07	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.2	Yes	No	No
47	E/UP	1	96	372-20-033	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.2	Yes	No	No
47	E/UP	1	96	372-20-032	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.2	Yes	No	No
47	E/UP	1	96	372-20-031	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.2	Yes	No	No
48	E/UP	1	96	372-21-014	0.03	Medium Low Density Residential (8.0 DU/AC)	A(PD)	3	9.9	Yes	No	No
48	E/UP	1	96	372-21-012	1.78	Medium Low Density Residential (8.0 DU/AC)	A(PD)	15	9.9	Yes	No	No

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Map ID	Land Type ¹	Council District	Map Panel	APN	Acres	General Plan	Zoning	Assumed Units	Approved Density (du/ac)	Counted Towards RHNA?	Subject to Inclusionary Requirement	Affordable Units
49	E/UP	10	142	581-23-048	0.69	Low Density Residential (5.0 DU/AC)	A(PD)	2	2.9	Yes	No	No
50	E/UP	5	69	647-24-066	0.10	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	9.5	Yes	No	No
50	E/UP	5	69	647-24-069	0.10	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	9.5	Yes	No	No
50	E/UP	5	69	647-24-065	0.10	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	9.5	Yes	No	No
50	E/UP	5	69	647-24-068	0.11	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	9.5	Yes	No	No
50	E/UP	5	69	647-24-067	0.11	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	9.5	Yes	No	No
50	E/UP	5	69	647-24-064	0.10	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	9.5	Yes	No	No
51	E/UP	3	66	230-27-056	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-064	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-042	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-062	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-039	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-052	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-071	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-054	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-073	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-047	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-067	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-034	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-049	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-032	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-038	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-065	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-041	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-043	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-108	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-055	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-051	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-070	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-053	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-072	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-107	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-058	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-061	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-040	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-036	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-068	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-044	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-063	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-037	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-066	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-035	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-069	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-050	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
51	E/UP	3	66	230-27-033	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	13.6	Yes	No	No
52	E/UP	4	19	015-12-032	0.08	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.8	Yes	No	No
52	E/UP	4	19	015-12-031	0.27	Medium Density Residential (8-16 DU/AC)	A(PD)	2	8.8	Yes	No	No
53	E/UP	7	100	497-38-020	1.65	High Density Residential (25-50 DU/AC)	A(PD)	201	121.8	Yes	No	Yes
54	E/UP	5	68	481-46-010	2.25	Medium Density Residential (8-16 DU/AC)	A(PD)	86	38.2	Yes	Yes	Yes

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55	E/UP	6	99	434-19-065	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	6.9	Yes	No	No
55	E/UP	6	99	434-19-067	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	6.9	Yes	No	No
55	E/UP	6	99	434-19-069	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	6.9	Yes	No	No
55	E/UP	6	99	434-19-052	0.08	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	6.9	Yes	No	No
55	E/UP	6	99	434-19-054	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	6.9	Yes	No	No
55	E/UP	6	99	434-19-056	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	6.9	Yes	No	No
55	E/UP	6	99	434-19-058	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	6.9	Yes	No	No
55	E/UP	6	99	434-19-060	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	6.9	Yes	No	No
55	E/UP	6	99	434-19-062	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	6.9	Yes	No	No
55	E/UP	6	99	434-19-064	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	6.9	Yes	No	No
55	E/UP	6	99	434-19-066	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	6.9	Yes	No	No
55	E/UP	6	99	434-19-068	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	6.9	Yes	No	No
55	E/UP	6	99	434-19-051	0.08	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	6.9	Yes	No	No
55	E/UP	6	99	434-19-053	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	6.9	Yes	No	No
55	E/UP	6	99	434-19-055	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	6.9	Yes	No	No
55	E/UP	6	99	434-19-057	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	6.9	Yes	No	No
55	E/UP	6	99	434-19-059	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	6.9	Yes	No	No
55	E/UP	6	99	434-19-061	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	6.9	Yes	No	No
55	E/UP	6	99	434-19-063	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	6.9	Yes	No	No
56	E/UP	6	82	274-42-187	0.03	General Commercial	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-178	0.03	General Commercial	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-189	0.03	General Commercial	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-176	0.03	General Commercial	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-207	0.04	General Commercial	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-14-143	0.37	General Commercial	A(PD)	45	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-188	0.03	General Commercial	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-177	0.03	General Commercial	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-208	0.63	General Commercial	A(PD)	50	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-185	0.03	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-180	0.03	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-190	0.04	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-203	0.03	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	No	Yes
56	E/UP	6	82	274-42-205	0.03	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	No	Yes
56	E/UP	6	82	274-42-201	0.02	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-199	0.04	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-197	0.04	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-195	0.02	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-193	0.02	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-184	0.03	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-181	0.03	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-191	0.02	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-186	0.03	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-179	0.03	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-204	0.03	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	No	Yes
56	E/UP	6	82	274-42-206	0.03	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-202	0.04	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-200	0.04	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-198	0.02	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-196	0.04	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	Yes	Yes

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Map ID	Land Type ¹	Council District	Map Panel	APN	Acres	General Plan	Zoning	Assumed Units	Approved Density (du/ac)	Counted Towards RHNA?	Subject to Inclusionary Requirement	Affordable Units
56	E/UP	6	82	274-42-194	0.02	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-183	0.03	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-182	0.03	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	Yes	Yes
56	E/UP	6	82	274-42-192	0.02	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	40.3	Yes	Yes	Yes
57	E/UP	4	51	241-04-007	1.81	Medium Density Residential (8-16 DU/AC)	A(PD)	113	62.2	Yes	No	No
57	E/UP	4	51	254-17-084	12.55	Transit Corridor Residential (20+ DU/AC)	A(PD)	785	62.2	Yes	No	No
57	E/UP	4	51	241-03-020	11.69	Transit Corridor Residential (20+ DU/AC)	A(PD)	732	62.2	Yes	No	No
57	E/UP	4	51	241-04-006	12.42	Transit Corridor Residential (20+ DU/AC)	A(PD)	778	62.2	Yes	No	No
57	E/UP	4	51	254-17-007	1.75	Transit Corridor Residential (20+ DU/AC)	A(PD)	110	62.2	Yes	No	No
57	E/UP	4	51	254-17-095	4.78	Transit Corridor Residential (20+ DU/AC)	A(PD)	300	62.2	Yes	No	No
58	E/UP	3	67	235-04-005	0.75	Combined Industrial/Commercial	A(PD)	100	133.3	Yes	Yes	Yes
59	E/UP	6	98	284-01-005	1.89	General Commercial	A(PD)	91	48.1	Yes	No	No
60	E/UP	6	98	284-02-008	6.61	Transit Corridor Residential (20+ DU/AC)	A(PD)	236	36.0	Yes	Yes	No
60	E/UP	6	98	284-02-007	0.51	Transit Corridor Residential (20+ DU/AC)	A(PD)	20	36.0	Yes	Yes	No
61	E/UP	8	85	652-14-012	3.04	Urban Hillside	A(PD)	5	1.6	Yes	No	No
62	E/UP	4	19	015-05-137	0.15	Medium Density Residential (8-16 DU/AC)	R-M	2	13.3	Yes	No	No
63	E/UP	4	52	592-06-025	0.31	Transit Corridor Residential (20+ DU/AC)	A(PD)	7	23.1	Yes	No	No
63	E/UP	4	52	592-06-028	0.31	Transit Corridor Residential (20+ DU/AC)	A(PD)	7	23.1	Yes	No	No
63	E/UP	4	52	592-06-029	0.36	Transit Corridor Residential (20+ DU/AC)	A(PD)	8	23.1	Yes	No	No
63	E/UP	4	52	592-06-026	0.31	Transit Corridor Residential (20+ DU/AC)	A(PD)	8	23.1	Yes	No	No
63	E/UP	4	52	592-06-024	0.32	Transit Corridor Residential (20+ DU/AC)	A(PD)	7	23.1	Yes	No	No
63	E/UP	4	52	592-06-027	0.35	Transit Corridor Residential (20+ DU/AC)	A(PD)	8	23.1	Yes	No	No
64	E/UP	4	51	237-01-053	4.56	Medium High Density Residential (12-25 DU/AC)	A(PD)	71	21.5	Yes	No	No
65	E/UP	9	113	442-19-087	0.15	Low Density Residential (5.0 DU/AC)	R-1-8	1	6.9	Yes	No	No
65	E/UP	9	113	442-19-088	0.15	Low Density Residential (5.0 DU/AC)	R-1-8	1	6.9	Yes	No	No
65	E/UP	9	113	442-19-001	0.14	Low Density Residential (5.0 DU/AC)	R-1-8	1	6.9	Yes	No	No
65	E/UP	9	113	442-19-084	0.14	Low Density Residential (5.0 DU/AC)	R-1-8	1	6.9	Yes	No	No
65	E/UP	9	113	442-19-002	0.14	Low Density Residential (5.0 DU/AC)	R-1-8	1	6.9	Yes	No	No
66	E/UP	4	51	237-23-058	0.07	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-073	0.09	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-055	0.07	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-020	0.14	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-076	0.07	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-083	0.15	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-030	0.11	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-096	0.08	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-091	0.09	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-067	0.08	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-063	0.07	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-060	0.07	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-057	0.07	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-054	0.07	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-077	0.07	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-094	0.08	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-084	0.09	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-097	0.08	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-062	0.07	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-071	0.08	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-059	0.07	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No

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66	E/UP	4	51	237-23-056	0.07	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-080	0.08	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-087	0.09	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-065	0.08	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-025	0.08	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-078	0.08	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-093	0.07	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-082	0.11	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-029	0.14	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-095	0.08	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-090	0.14	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-064	0.10	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
66	E/UP	4	51	237-23-061	0.07	Medium Density Residential (8-16 DU/AC)	A(PD)	1	8.5	Yes	No	No
67	E/UP	6	114	459-05-003	0.25	Medium High Density Residential (12-25 DU/AC)	A(PD)	3	14.3	Yes	No	No
67	E/UP	6	114	459-05-004	0.17	Medium High Density Residential (12-25 DU/AC)	A(PD)	3	14.3	Yes	No	No
68	E/UP	2	130	706-04-015	22.95	No Underlying Designation	A(PD)	500	20.2	Yes	Yes	No
68	E/UP	2	130	706-06-018	80.53	No Underlying Designation	A(PD)	1,650	20.2	Yes	Yes	No
68	E/UP	2	130	706-06-013	38.79	No Underlying Designation	A(PD)	750	20.2	Yes	Yes	No
68	E/UP	2	130	706-05-034	1.40	No Underlying Designation	A(PD)	30	20.2	Yes	Yes	No
69	E/UP	4	35	097-06-055	11.55	Industrial Park	A(PD)	528	45.7	Yes	Yes	Yes
70	E/UP	6	99	264-07-079	0.36	Medium High Density Residential (12-25 DU/AC)	R-M	8	22.2	Yes	No	No
71	E/UP	6	99	429-47-001	0.41	Medium Low Density Residential (8.0 DU/AC)	A(PD)	3	7.3	Yes	No	No
72	E/UP	9	113	419-05-041	1.68	Office	A(PD)	23	13.7	Yes	No	No
73	E/UP	1	96	359-35-024	0.53	Medium High Density Residential (12-25 DU/AC)	A(PD)	7	14.0	Yes	No	No
73	E/UP	1	96	359-35-029	0.60	Medium High Density Residential (12-25 DU/AC)	A(PD)	8	14.0	Yes	No	No
73	E/UP	1	96	359-35-031	0.12	Medium High Density Residential (12-25 DU/AC)	A(PD)	3	14.0	Yes	No	No
73	E/UP	1	96	359-35-023	0.96	Medium High Density Residential (12-25 DU/AC)	A(PD)	15	14.0	Yes	No	No
73	E/UP	1	96	359-35-025	0.54	Medium High Density Residential (12-25 DU/AC)	A(PD)	7	14.0	Yes	No	No
73	E/UP	1	96	359-35-030	0.13	Medium High Density Residential (12-25 DU/AC)	A(PD)	3	14.0	Yes	No	No
73	E/UP	1	96	359-35-026	0.58	Medium High Density Residential (12-25 DU/AC)	A(PD)	7	14.0	Yes	No	No
73	E/UP	1	96	359-35-027	0.52	Neighborhood/Community Commercial	A(PD)	7	14.0	Yes	No	No
74	E/UP	5	68	481-17-070	0.63	Neighborhood/Community Commercial	A(PD)	14	22.2	Yes	Yes	No
75	E/UP	4	51	237-01-054	0.93	Industrial Park	A(PD)	18	19.4	Yes	No	No
76	E/UP	5	52	601-06-045	0.40	High Density Residential (25-50 DU/AC)	A(PD)	9	22.5	Yes	No	No
77	E/UP	7	84	477-15-002	0.56	Medium High Density Residential (12-25 DU/AC)	A(PD)	8	13.4	Yes	Yes	No
77	E/UP	7	84	477-15-003	0.56	Medium High Density Residential (12-25 DU/AC)	A(PD)	7	13.4	Yes	Yes	No
78	E/UP	7	84	477-66-004	0.91	Medium Low Density Residential (8.0 DU/AC)	A(PD)	10	11.0	Yes	Yes	No
78	E/UP	7	84	477-66-005	0.91	Medium Low Density Residential (8.0 DU/AC)	A(PD)	10	11.0	Yes	Yes	No
79	E/UP	6	99	284-03-048	1.17	Office	A(PD)	95	81.2	Yes	No	No
80	E/UP	4	35	097-07-068	26.60	Transit Corridor Residential (20+ DU/AC)	A(PD)	630	23.5	Yes	Yes	No
80	E/UP	4	35	097-07-069	0.54	Transit Corridor Residential (20+ DU/AC)	A(PD)	7	23.5	Yes	Yes	No
81	E/UP	4	67	254-77-001	0.35	Medium High Density Residential (12-25 DU/AC)	A(PD)	4	22.9	Yes	No	No
81	E/UP	4	67	254-77-002	0.28	Medium High Density Residential (12-25 DU/AC)	A(PD)	4	22.9	Yes	No	No
81	E/UP	4	67	254-77-003	0.49	Medium High Density Residential (12-25 DU/AC)	A(PD)	4	22.9	Yes	No	No
81	E/UP	4	67	254-77-004	0.26	Medium High Density Residential (12-25 DU/AC)	A(PD)	3	22.9	Yes	No	No
81	E/UP	4	67	254-77-005	0.13	Medium High Density Residential (12-25 DU/AC)	A(PD)	2	22.9	Yes	No	No
81	E/UP	4	67	254-77-006	0.13	Medium High Density Residential (12-25 DU/AC)	A(PD)	2	22.9	Yes	No	No
81	E/UP	4	67	254-77-007	0.27	Medium High Density Residential (12-25 DU/AC)	A(PD)	4	22.9	Yes	No	No
81	E/UP	4	67	254-77-008	0.21	Medium High Density Residential (12-25 DU/AC)	A(PD)	3	22.9	Yes	No	No

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81	E/UP	4	67	254-77-009	0.26	Medium High Density Residential (12-25 DU/AC)	A(PD)	4	22.9	Yes	No	No
81	E/UP	4	67	254-77-010	0.28	Medium High Density Residential (12-25 DU/AC)	A(PD)	4	22.9	Yes	No	No
81	E/UP	4	67	254-77-011	0.23	Medium High Density Residential (12-25 DU/AC)	A(PD)	3	22.9	Yes	No	No
82	E/UP	6	83	264-15-048	0.51	Transit-Oriented Mixed Use (40-100 DU/AC)	A(PD)	7	31.2	Yes	Yes	Yes
82	E/UP	6	83	264-15-041	0.35	Transit-Oriented Mixed Use (40-100 DU/AC)	A(PD)	7	31.2	Yes	Yes	Yes
82	E/UP	6	83	264-15-050	0.54	Transit-Oriented Mixed Use (40-100 DU/AC)	A(PD)	7	31.2	Yes	Yes	Yes
82	E/UP	6	83	264-15-054	0.37	Transit-Oriented Mixed Use (40-100 DU/AC)	A(PD)	7	31.2	Yes	Yes	Yes
82	E/UP	6	83	264-15-045	0.43	Transit-Oriented Mixed Use (40-100 DU/AC)	A(PD)	7	31.2	Yes	Yes	Yes
82	E/UP	6	83	264-15-060	0.22	Transit-Oriented Mixed Use (40-100 DU/AC)	A(PD)	7	31.2	Yes	Yes	Yes
82	E/UP	6	83	264-15-042	0.50	Transit-Oriented Mixed Use (40-100 DU/AC)	A(PD)	8	31.2	Yes	Yes	Yes
82	E/UP	6	83	264-15-044	0.43	Transit-Oriented Mixed Use (40-100 DU/AC)	A(PD)	7	31.2	Yes	Yes	Yes
82	E/UP	6	83	264-15-046	0.39	Transit-Oriented Mixed Use (40-100 DU/AC)	A(PD)	7	31.2	Yes	Yes	Yes
82	E/UP	6	83	264-15-055	0.37	Transit-Oriented Mixed Use (40-100 DU/AC)	A(PD)	7	31.2	Yes	Yes	Yes
82	E/UP	6	83	264-15-052	0.34	Transit-Oriented Mixed Use (40-100 DU/AC)	A(PD)	7	31.2	Yes	Yes	Yes
82	E/UP	6	83	264-15-043	0.50	Transit-Oriented Mixed Use (40-100 DU/AC)	A(PD)	8	31.2	Yes	Yes	Yes
82	E/UP	6	83	264-15-058	0.36	Transit-Oriented Mixed Use (40-100 DU/AC)	A(PD)	7	31.2	Yes	Yes	Yes
82	E/UP	6	83	264-15-059	0.18	Transit-Oriented Mixed Use (40-100 DU/AC)	A(PD)	7	31.2	Yes	Yes	Yes
82	E/UP	6	83	264-15-049	0.51	Transit-Oriented Mixed Use (40-100 DU/AC)	A(PD)	8	31.2	Yes	Yes	Yes
82	E/UP	6	83	264-15-047	0.40	Transit-Oriented Mixed Use (40-100 DU/AC)	A(PD)	7	31.2	Yes	Yes	Yes
82	E/UP	6	83	264-15-051	0.44	Transit-Oriented Mixed Use (40-100 DU/AC)	A(PD)	7	31.2	Yes	Yes	Yes
82	E/UP	6	83	264-15-053	0.36	Transit-Oriented Mixed Use (40-100 DU/AC)	A(PD)	7	31.2	Yes	Yes	Yes
83	E/UP	7	100	455-84-036	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-039	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-010	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-008	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-001	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-003	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-006	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-005	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-023	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-031	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-018	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-020	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-021	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-033	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-035	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-037	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-040	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-09-058	1.62	High Density Residential (25-50 DU/AC)	A(PD)	75	29.2	Yes	No	Yes
83	E/UP	7	100	455-09-059	3.75	High Density Residential (25-50 DU/AC)	A(PD)	150	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-009	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-007	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-016	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-002	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-004	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-025	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-028	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-030	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-038	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes

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Map ID	Land Type ¹	Council District	Map Panel	APN	Acres	General Plan	Zoning	Assumed Units	Approved Density (du/ac)	Counted Towards RHNA?	Subject to Inclusionary Requirement	Affordable Units
83	E/UP	7	100	455-84-011	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-013	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-015	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-026	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-029	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-012	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-014	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-024	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-09-063	2.17	High Density Residential (25-50 DU/AC)	A(PD)	100	29.2	Yes	No	Yes
83	E/UP	7	100	455-09-062	3.86	High Density Residential (25-50 DU/AC)	A(PD)	175	29.2	Yes	No	Yes
83	E/UP	7	100	455-09-060	4.97	High Density Residential (25-50 DU/AC)	A(PD)	226	29.2	Yes	No	Yes
83	E/UP	7	100	455-83-001	0.43	High Density Residential (25-50 DU/AC)	A(PD)	17	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-027	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-022	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-017	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-019	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-032	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
83	E/UP	7	100	455-84-034	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	29.2	Yes	No	Yes
84	E/UP	7	100	497-33-001	2.97	Medium High Density Residential (12-25 DU/AC)	A(PD)	72	24.2	Yes	No	Yes
85	E/UP	2	115	684-02-010	3.86	Medium Low Density Residential (8.0 DU/AC)	A(PD)	30	9.3	Yes	No	No
85	E/UP	2	115	684-02-004	0.21	Medium Low Density Residential (8.0 DU/AC)	A(PD)	5	9.3	Yes	No	No
85	E/UP	2	115	684-02-012	0.02	Medium Low Density Residential (8.0 DU/AC)	A(PD)	3	9.3	Yes	No	No
86	E/UP	6	82	279-03-020	0.65	Medium Low Density Residential (8.0 DU/AC)	A(PD)	2	3.1	Yes	No	No
87	E/UP	2	115	684-56-028	1.67	Very Low Density Residential (2.0 DU/AC)	A(PD)	3	1.8	Yes	No	No
88	E/UP	3	67	254-04-098	1.18	Transit Corridor Residential (20+ DU/AC)	A(PD)	60	54.0	Yes	No	Yes
88	E/UP	3	67	254-04-076	4.81	Transit Corridor Residential (20+ DU/AC)	A(PD)	300	54.0	Yes	No	Yes
88	E/UP	3	67	254-55-006	4.78	Transit Corridor Residential (20+ DU/AC)	A(PD)	250	54.0	Yes	No	Yes
88	E/UP	3	67	254-04-087	1.48	Transit Corridor Residential (20+ DU/AC)	A(PD)	75	54.0	Yes	No	Yes
88	E/UP	3	67	254-55-010	4.28	Transit Corridor Residential (20+ DU/AC)	A(PD)	227	54.0	Yes	No	Yes
88	E/UP	3	67	254-04-079	1.00	Transit Corridor Residential (20+ DU/AC)	A(PD)	50	54.0	Yes	No	Yes
88	E/UP	3	67	254-04-088	0.95	Transit Corridor Residential (20+ DU/AC)	A(PD)	50	54.0	Yes	No	Yes
88	E/UP	3	67	254-04-080	2.93	Transit Corridor Residential (20+ DU/AC)	A(PD)	150	54.0	Yes	No	Yes
88	E/UP	3	67	254-04-082	2.39	Transit Corridor Residential (20+ DU/AC)	A(PD)	125	54.0	Yes	No	Yes
89	E/UP	2	115	494-47-004	0.55	Medium Low Density Residential (8.0 DU/AC)	A(PD)	5	9.1	Yes	No	No
90	E/UP	8	85	654-03-009	6.91	Non-Urban Hillside	A(PD)	6	0.9	Yes	No	No
91	E/UP	6	99	434-30-005	0.32	High Density Residential (25-50 DU/AC)	A(PD)	9	28.1	Yes	No	No
92	E/UP	1	98	299-46-019	0.22	Medium High Density Residential (12-25 DU/AC)	A(PD)	4	18.2	Yes	No	No
93	E/UP	5	68	481-45-039	0.45	Medium Density Residential (8-16 DU/AC)	A(PD)	3	4.1	Yes	Yes	No
94	E/UP	3	67	467-04-001	0.33	Medium Low Density Residential (8.0 DU/AC)	A(PD)	4	12.1	Yes	Yes	No
95	E/UP	3	67	249-35-067	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	16.8	Yes	Yes	No
95	E/UP	3	67	249-35-086	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	16.8	Yes	Yes	No
95	E/UP	3	67	249-35-083	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	16.8	Yes	Yes	No
95	E/UP	3	67	249-35-081	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	16.8	Yes	Yes	No
95	E/UP	3	67	249-35-077	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	16.8	Yes	Yes	No
95	E/UP	3	67	249-35-071	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	16.8	Yes	Yes	No
95	E/UP	3	67	249-35-074	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	16.8	Yes	Yes	No
95	E/UP	3	67	249-35-068	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	16.8	Yes	Yes	No
95	E/UP	3	67	249-35-087	0.09	Medium High Density Residential (12-25 DU/AC)	A(PD)	2	16.8	Yes	Yes	No
95	E/UP	3	67	249-35-079	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	16.8	Yes	Yes	No

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95	E/UP	3	67	249-35-082	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	16.8	Yes	Yes	No
95	E/UP	3	67	249-35-076	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	16.8	Yes	Yes	No
95	E/UP	3	67	249-35-085	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	16.8	Yes	Yes	No
95	E/UP	3	67	249-35-084	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	16.8	Yes	Yes	No
95	E/UP	3	67	249-35-073	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	16.8	Yes	Yes	No
95	E/UP	3	67	249-35-063	0.44	Medium High Density Residential (12-25 DU/AC)	A(PD)	6	16.8	Yes	Yes	No
95	E/UP	3	67	249-35-069	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	16.8	Yes	Yes	No
95	E/UP	3	67	249-35-038	0.88	Medium High Density Residential (12-25 DU/AC)	A(PD)	16	16.8	Yes	Yes	No
95	E/UP	3	67	249-35-080	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	16.8	Yes	Yes	No
95	E/UP	3	67	249-35-078	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	16.8	Yes	Yes	No
95	E/UP	3	67	249-35-075	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	16.8	Yes	Yes	No
95	E/UP	3	67	249-35-072	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	16.8	Yes	Yes	No
95	E/UP	3	67	249-35-070	0.07	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	16.8	Yes	Yes	No
96	E/UP	4	35	097-07-086	9.98	Industrial Park	A(PD)	700	70.2	Yes	Yes	No
96	E/UP	4	35	097-07-008	0.05	Industrial Park	A(PD)	4	70.2	Yes	Yes	No
97	E/UP	4	51	237-01-011	2.59	Medium High Density Residential (12-25 DU/AC)	A(PD)	53	20.5	Yes	No	No
98	E/UP	1	97	299-37-031	1.71	Public/Quasi-Public	A(PD)	84	49.1	Yes	No	No
99	E/UP	1	97	299-36-048	0.31	General Commercial	A(PD)	4	13.5	Yes	No	No
99	E/UP	1	97	299-36-064	0.06	General Commercial	A(PD)	1	13.5	Yes	No	No
100	E/UP	3	83	249-44-101	0.66	Residential Support for the Core Area (25+ DU/AC)	A(PD)	43	65.2	Yes	Yes	Yes
101	E/UP	8	85	659-10-023	1.90	6,000 Square Foot Lots	A(PD)	8	4.1	Yes	No	No
101	E/UP	8	85	659-10-022	10.69	6,000 Square Foot Lots	A(PD)	43	4.1	Yes	No	No
102	E/UP			277-21-016	0.21	Medium High Density Residential (12-25 DU/AC)	A(PD)	4	17.1	Yes	No	No
102	E/UP	6	83	277-21-017	0.21	Medium High Density Residential (12-25 DU/AC)	A(PD)	3	17.1	Yes	No	No
103	E/UP	6	82	277-19-032	0.31	Medium High Density Residential (12-25 DU/AC)	A(PD)	4	12.9	Yes	No	No
104	E/UP	3	99	434-12-067	0.20	Medium High Density Residential (12-25 DU/AC)	A(PD)	3	15.0	Yes	Yes	No
105	E/UP	6	83	261-36-071	0.72	Residential Support for the Core Area (25+ DU/AC)/	A(PD)	50	65.8	Yes	Yes	No
105	E/UP	6	83	261-36-062	0.72	Residential Support for the Core Area (25+ DU/AC)/	A(PD)	50	65.8	Yes	Yes	No
105	E/UP	6	83	261-36-070	0.45	Residential Support for the Core Area (25+ DU/AC)/	A(PD)	25	65.8	Yes	Yes	No
106	E/UP	6	83	264-09-058	4.97	High Density Residential (25-50 DU/AC)	A(PD)	243	43.9	Yes	Yes	No
107	E/UP	9	127	421-40-067	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-094	0.55	Medium High Density Residential (12-25 DU/AC)	A(PD)	9	15.1	Yes	No	No
107	E/UP	9	127	421-40-038	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-051	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-043	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-062	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-070	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-041	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-088	0.27	Medium High Density Residential (12-25 DU/AC)	A(PD)	7	15.1	Yes	No	No
107	E/UP	9	127	421-40-101	0.56	Medium High Density Residential (12-25 DU/AC)	A(PD)	9	15.1	Yes	No	No
107	E/UP	9	127	421-40-072	0.10	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-074	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-076	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-078	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-080	0.07	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-081	0.07	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-096	0.32	Medium High Density Residential (12-25 DU/AC)	A(PD)	8	15.1	Yes	No	No
107	E/UP	9	127	421-40-011	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-013	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No

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107	E/UP	9	127	421-40-015	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-017	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-089	0.34	Medium High Density Residential (12-25 DU/AC)	A(PD)	7	15.1	Yes	No	No
107	E/UP	9	127	421-40-019	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-036	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-049	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-045	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-060	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-039	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-052	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-097	0.44	Medium High Density Residential (12-25 DU/AC)	A(PD)	7	15.1	Yes	No	No
107	E/UP	9	127	421-40-063	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-091	0.32	Medium High Density Residential (12-25 DU/AC)	A(PD)	8	15.1	Yes	No	No
107	E/UP	9	127	421-40-082	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-084	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-086	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-099	0.39	Medium High Density Residential (12-25 DU/AC)	A(PD)	8	15.1	Yes	No	No
107	E/UP	9	127	421-40-002	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-004	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-006	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-008	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-010	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-012	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-014	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-016	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-018	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-020	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-047	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-037	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-050	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-093	0.58	Medium High Density Residential (12-25 DU/AC)	A(PD)	9	15.1	Yes	No	No
107	E/UP	9	127	421-40-061	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-068	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-040	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-053	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-071	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-095	0.26	Medium High Density Residential (12-25 DU/AC)	A(PD)	8	15.1	Yes	No	No
107	E/UP	9	127	421-40-073	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-075	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-077	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-079	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-083	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-085	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-087	0.07	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-100	0.46	Medium High Density Residential (12-25 DU/AC)	A(PD)	9	15.1	Yes	No	No
107	E/UP	9	127	421-40-035	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-033	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-031	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-029	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No

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Map ID	Land Type ¹	Council District	Map Panel	APN	Acres	General Plan	Zoning	Assumed Units	Approved Density (du/ac)	Counted Towards RHNA?	Subject to Inclusionary Requirement	Affordable Units
107	E/UP	9	127	421-40-021	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-027	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-025	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-048	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-023	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-059	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-044	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-056	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-066	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-092	0.32	Medium High Density Residential (12-25 DU/AC)	A(PD)	9	15.1	Yes	No	No
107	E/UP	9	127	421-40-042	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-054	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-064	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-098	0.31	Medium High Density Residential (12-25 DU/AC)	A(PD)	8	15.1	Yes	No	No
107	E/UP	9	127	421-40-090	0.41	Medium High Density Residential (12-25 DU/AC)	A(PD)	9	15.1	Yes	No	No
107	E/UP	9	127	421-40-034	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-032	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-030	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-028	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-026	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-024	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-022	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-057	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-069	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-055	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-065	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-001	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-003	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-005	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-007	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-009	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-046	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
107	E/UP	9	127	421-40-058	0.05	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	15.1	Yes	No	No
108	E/UP	6	99	264-07-080	0.18	Medium High Density Residential (12-25 DU/AC)	R-M	4	21.8	Yes	No	No
108	E/UP	6	99	264-07-081	0.18	Medium High Density Residential (12-25 DU/AC)	R-M	4	21.8	Yes	No	No
108	E/UP	6	99	264-07-082	0.18	Medium High Density Residential (12-25 DU/AC)	R-M	4	21.8	Yes	No	No
109	E/UP	6	99	264-72-014	0.02	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	21.7	Yes	No	No
109	E/UP	6	99	264-72-003	0.02	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	21.7	Yes	No	No
109	E/UP	6	99	264-72-012	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	21.7	Yes	No	No
109	E/UP	6	99	264-72-006	0.02	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	21.7	Yes	No	No
109	E/UP	6	99	264-72-008	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	21.7	Yes	No	No
109	E/UP	6	99	264-72-011	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	21.7	Yes	No	No
109	E/UP	6	99	264-72-001	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	21.7	Yes	No	No
109	E/UP	6	99	264-72-010	0.02	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	21.7	Yes	No	No
109	E/UP	6	99	264-72-002	0.02	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	21.7	Yes	No	No
109	E/UP	6	99	264-72-015	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	21.7	Yes	No	No
109	E/UP	6	99	264-72-013	0.02	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	21.7	Yes	No	No
109	E/UP	6	99	264-72-004	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	21.7	Yes	No	No
109	E/UP	6	99	264-72-005	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	21.7	Yes	No	No

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Map ID	Land Type ¹	Council District	Map Panel	APN	Acres	General Plan	Zoning	Assumed Units	Approved Density (du/ac)	Counted Towards RHNA?	Subject to Inclusionary Requirement	Affordable Units
109	E/UP	6	99	264-72-007	0.02	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	21.7	Yes	No	No
109	E/UP	6	99	264-72-009	0.02	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	21.7	Yes	No	No
110	E/UP	8	101	680-02-009	0.20	Low Density Residential (5.0 DU/AC)	A(PD)	3	2.6	Yes	No	No
110	E/UP	8	101	680-02-008	2.94	Low Density Residential (5.0 DU/AC)	A(PD)	20	2.6	Yes	No	No
110	E/UP	8	101	680-02-007	0.28	Low Density Residential (5.0 DU/AC)	A(PD)	3	2.6	Yes	No	No
110	E/UP	8	101	680-02-016	1.83	Low Density Residential (5.0 DU/AC)	A(PD)	12	2.6	Yes	No	No
111	E/UP	4	52	254-78-012	1.91	Transit Corridor Residential (20+ DU/AC)	A(PD)	110	57.6	Yes	No	No
112	E/UP	4	52	254-78-010	0.29	Transit Corridor Residential (20+ DU/AC)	A(PD)	9	25.0	Yes	No	No
112	E/UP	4	52	254-78-007	0.37	Transit Corridor Residential (20+ DU/AC)	A(PD)	9	25.0	Yes	No	No
112	E/UP	4	52	254-78-003	0.32	Transit Corridor Residential (20+ DU/AC)	A(PD)	9	25.0	Yes	No	No
112	E/UP	4	52	254-78-006	0.25	Transit Corridor Residential (20+ DU/AC)	A(PD)	9	25.0	Yes	No	No
112	E/UP	4	52	254-78-002	0.43	Transit Corridor Residential (20+ DU/AC)	A(PD)	9	25.0	Yes	No	No
112	E/UP	4	52	254-78-005	0.37	Transit Corridor Residential (20+ DU/AC)	A(PD)	9	25.0	Yes	No	No
112	E/UP	4	52	254-78-008	0.26	Transit Corridor Residential (20+ DU/AC)	A(PD)	8	25.0	Yes	No	No
112	E/UP	4	52	254-78-004	0.42	Transit Corridor Residential (20+ DU/AC)	A(PD)	9	25.0	Yes	No	No
112	E/UP	4	52	254-78-001	0.31	Transit Corridor Residential (20+ DU/AC)	A(PD)	9	25.0	Yes	No	No
112	E/UP	4	52	254-78-009	0.26	Transit Corridor Residential (20+ DU/AC)	A(PD)	9	25.0	Yes	No	No
113	E/UP	6	83	264-06-096	3.03	High Density Residential (25-50 DU/AC)	A(PD)	150	57.5	Yes	Yes	No
113	E/UP	6	83	264-09-057	2.64	High Density Residential (25-50 DU/AC)	A(PD)	143	57.5	Yes	Yes	No
114	E/UP	6	83	264-09-045	2.78	High Density Residential (25-50 DU/AC)	A(PD)	125	50.0	Yes	Yes	No
114	E/UP	6	83	264-09-047	0.34	High Density Residential (25-50 DU/AC)	A(PD)	60	50.0	Yes	Yes	No
114	E/UP	6	83	264-09-054	2.67	High Density Residential (25-50 DU/AC)	A(PD)	125	50.0	Yes	Yes	No
114	E/UP	6	83	264-09-056	2.90	High Density Residential (25-50 DU/AC)	A(PD)	125	50.0	Yes	Yes	No
115	E/UP	8	116	660-72-020	2.34	Very Low Density Residential (2.0 DU/AC)	A(PD)	3	1.3	Yes	No	No
116	E/UP	4	35	097-06-038	9.11	Industrial Park	A(PD)	579	66.1	Yes	Yes	No
116	E/UP	4	35	097-06-039	14.77	Industrial Park	A(PD)	1,000	66.1	Yes	Yes	No
117	E/UP	6	66	230-13-012	2.67	Medium High Density Residential (12-25 DU/AC)	A(PD)	36	13.5	Yes	No	No
118	E/UP	8	117	660-02-013	17.88	Very Low Density Residential (2.0 DU/AC)	A(PD)	22	1.2	Yes	No	No
119	E/UP	2	130	689-20-026	3.45	Transit Corridor Residential (20+ DU/AC)	A(PD)	189	173.3	Yes	No	No
120	E/UP	6	82	277-40-011	1.45	Regional Commercial	A(PD)	112	54.2	Yes	No	No
120	E/UP	6	82	277-40-025	2.54	Regional Commercial	A(PD)	125	54.2	Yes	No	No
120	E/UP	6	82	277-40-015	2.11	Regional Commercial	A(PD)	125	54.2	Yes	No	No
120	E/UP	6	82	277-40-017	2.89	Regional Commercial	A(PD)	125	54.2	Yes	No	No
121	E/UP	6	82	277-46-001	2.32	Regional Commercial	A(PD)	238	102.6	Yes	No	No
122	E/UP	6	99	434-01-074	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	10.1	Yes	No	No
122	E/UP	6	99	434-01-071	0.08	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	10.1	Yes	No	No
122	E/UP	6	99	434-01-070	0.08	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	10.1	Yes	No	No
122	E/UP	6	99	434-01-072	0.06	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	10.1	Yes	No	No
122	E/UP	6	99	434-01-075	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	10.1	Yes	No	No
122	E/UP	6	99	434-01-067	0.08	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	10.1	Yes	No	No
122	E/UP	6	99	434-01-069	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	10.1	Yes	No	No
122	E/UP	6	99	434-01-073	0.06	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	10.1	Yes	No	No
122	E/UP	6	99	434-01-076	0.09	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	10.1	Yes	No	No
122	E/UP	6	99	434-01-068	0.07	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	10.1	Yes	No	No
123	E/UP	6	83	277-21-001	0.26	Medium High Density Residential (12-25 DU/AC)	R-M	4	15.4	Yes	No	No
124	E/UP	2	130	690-06-062	0.83	Medium Low Density Residential (8.0 DU/AC)	A(PD)	6	7.2	Yes	No	No
125	E/UP	7	100	455-83-045	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-054	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-006	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No

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125	E/UP	7	100	455-83-008	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-013	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-019	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-024	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-027	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-032	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-038	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-043	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-046	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-053	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-005	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-009	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-014	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-018	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-021	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-028	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-033	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-037	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-040	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-047	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-052	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-004	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-010	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-015	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-022	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-029	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-034	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-041	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-048	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-051	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-003	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-011	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-017	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-030	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-036	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-049	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-002	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-016	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-035	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-050	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-025	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-044	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-007	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-012	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-020	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-023	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-026	0.04	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-031	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
125	E/UP	7	100	455-83-039	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No

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Map ID	Land Type ¹	Council District	Map Panel	APN	Acres	General Plan	Zoning	Assumed Units	Approved Density (du/ac)	Counted Towards RHNA?	Subject to Inclusionary Requirement	Affordable Units
125	E/UP	7	100	455-83-042	0.03	High Density Residential (25-50 DU/AC)	A(PD)	1	18.9	Yes	No	No
126	E/UP	4	37	587-06-061	0.78	Medium Low Density Residential (8.0 DU/AC)	A(PD)	6	7.7	Yes	No	No
127	E/UP	6	99	455-14-006	1.10	General Commercial	A(PD)	32	29.1	Yes	No	No
128	E/UP	3	99	434-13-036	1.36	Transit Corridor Residential (25-150 DU/AC)	A(PD)	50	75.7	Yes	Yes	Yes
128	E/UP	3	99	434-13-002	1.82	Transit Corridor Residential (25-150 DU/AC)	A(PD)	69	75.7	Yes	Yes	Yes
129	E/UP	3	67	467-32-065	0.12	Medium Density Residential (8-16 DU/AC)	R-2	2	16.7	Yes	Yes	No
130	E/UP	5	68	481-45-001	0.48	Medium Density Residential (8-16 DU/AC)	A(PD)	5	10.4	Yes	Yes	No
131	E/UP	3	83	472-15-026	0.71	High Density Residential (40-70 DU/AC)	A(PD)	37	52.1	Yes	Yes	No
132	E/UP	6	98	284-07-026	0.06	High Density Residential (25-50 DU/AC)	A(PD)	6	24.7	Yes	No	No
132	E/UP	6	98	284-03-030	0.26	High Density Residential (25-50 DU/AC)	A(PD)	8	24.7	Yes	No	No
132	E/UP	6	98	284-03-032	0.28	High Density Residential (25-50 DU/AC)	A(PD)	8	24.7	Yes	No	No
132	E/UP	6	98	284-03-031	0.29	High Density Residential (25-50 DU/AC)	A(PD)	8	24.7	Yes	No	No
132	E/UP	6	98	284-03-029	0.29	High Density Residential (25-50 DU/AC)	A(PD)	8	24.7	Yes	No	No
132	E/UP	6	98	284-03-033	0.63	Medium High Density Residential (12-25 DU/AC)	A(PD)	8	24.7	Yes	No	No
133	E/UP	6	99	434-01-059	0.10	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	7.6	Yes	No	No
133	E/UP	6	99	434-01-061	0.10	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	7.6	Yes	No	No
133	E/UP	6	99	434-01-063	0.11	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	7.6	Yes	No	No
133	E/UP	6	99	434-01-060	0.12	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	7.6	Yes	No	No
133	E/UP	6	99	434-01-064	0.12	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	7.6	Yes	No	No
133	E/UP	6	99	434-01-066	0.12	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	7.6	Yes	No	No
133	E/UP	6	99	434-01-065	0.10	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	7.6	Yes	No	No
134	E/UP	10	128	694-02-002	0.92	Public Park and Open Space	A(PD)	20	22.9	Yes	No	Yes
134	E/UP	10	128	694-02-015	0.48	Public Park and Open Space	A(PD)	12	22.9	Yes	No	Yes
135	E/UP	9	127	523-43-060	1.15	Public/Quasi-Public	A(PD)	5	4.3	Yes	No	No
136	E/UP	6	83	261-08-079	0.36	Medium Density Residential (8-16 DU/AC)	A(PD)	4	11.1	Yes	No	No
137	E/UP	3	67	249-25-020	0.23	Medium Low Density Residential (8.0 DU/AC)	A(PD)	2	8.7	Yes	No	No
138	E/UP	3	67	249-05-055	0.26	Medium High Density Residential (12-25 DU/AC)	A(PD)	4	15.4	Yes	Yes	No
139	E/UP	3	67	249-08-002	0.90	High Density Residential (25-50 DU/AC)	A(PD)	25	25.2	Yes	Yes	Yes
139	E/UP	3	67	249-08-003	1.19	High Density Residential (25-50 DU/AC)	A(PD)	28	25.2	Yes	Yes	Yes
140	E/UP	3	83	467-22-157	1.32	Core Area	DC	206	156.1	Yes	Yes	No
141	E/UP	3	83	467-22-156	1.47	Core Area	DC	204	138.8	Yes	Yes	No
142	E/UP	3	83	259-35-043	0.33	Core Area	DC	90	273.2	Yes	Yes	No
142	E/UP	3	83	259-35-006	0.20	Core Area	DC	57	273.2	Yes	Yes	No
142	E/UP	3	83	259-35-007	0.74	Core Area	DC	200	273.2	Yes	Yes	No
143	E/UP	4	51	244-45-026	0.47	Medium High Density Residential (12-25 DU/AC)	A(PD)	22	17.7	Yes	No	No
143	E/UP	4	51	244-45-025	0.47	Medium High Density Residential (12-25 DU/AC)	A(PD)	22	17.7	Yes	No	No
143	E/UP	4	51	244-45-027	0.47	Medium High Density Residential (12-25 DU/AC)	A(PD)	22	17.7	Yes	No	No
143	E/UP	4	51	244-45-028	0.47	Medium High Density Residential (12-25 DU/AC)	A(PD)	22	17.7	Yes	No	No
143	E/UP	4	51	244-49-001	0.23	Medium High Density Residential (12-25 DU/AC)	A(PD)	7	17.7	Yes	No	No
143	E/UP	4	51	244-46-001	0.47	Medium High Density Residential (12-25 DU/AC)	A(PD)	22	17.7	Yes	No	No
144	E/UP	3	83	264-29-117	1.01	Core Area	DC	213	210.9	Yes	Yes	No
145	E/UP	5	68	481-19-003	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	23.5	Yes	Yes	Yes
145	E/UP	5	68	481-19-010	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	23.5	Yes	Yes	Yes
145	E/UP	5	68	481-19-006	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	23.5	Yes	Yes	Yes
145	E/UP	5	68	481-19-007	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	23.5	Yes	Yes	Yes
145	E/UP	5	68	481-19-001	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	23.5	Yes	Yes	Yes
145	E/UP	5	68	481-19-012	0.04	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	23.5	Yes	Yes	Yes
145	E/UP	5	68	481-19-004	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	23.5	Yes	Yes	Yes
145	E/UP	5	68	481-19-009	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	23.5	Yes	Yes	Yes

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145	E/UP	5	68	481-19-002	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	23.5	Yes	Yes	Yes
145	E/UP	5	68	481-19-011	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	23.5	Yes	Yes	Yes
145	E/UP	5	68	481-19-005	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	23.5	Yes	Yes	Yes
145	E/UP	5	68	481-19-008	0.03	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	23.5	Yes	Yes	Yes
146	E/UP	3	67	259-05-027	0.11	Transit Corridor Residential (20+ DU/AC)	A(PD)	37	175.3	Yes	No	No
146	E/UP	3	67	259-05-058	0.21	Transit Corridor Residential (20+ DU/AC)	A(PD)	37	175.3	Yes	No	No
146	E/UP	3	67	259-05-064	0.15	Transit Corridor Residential (20+ DU/AC)	A(PD)	37	175.3	Yes	No	No
146	E/UP	3	67	259-05-066	0.13	Transit Corridor Residential (20+ DU/AC)	A(PD)	37	175.3	Yes	No	No
146	E/UP	3	67	259-05-063	0.20	Transit Corridor Residential (20+ DU/AC)	A(PD)	37	175.3	Yes	No	No
146	E/UP	3	67	259-05-071	0.15	Transit Corridor Residential (20+ DU/AC)	A(PD)	37	175.3	Yes	No	No
146	E/UP	3	67	259-05-065	0.49	Transit Corridor Residential (20+ DU/AC)	A(PD)	37	175.3	Yes	No	No
146	E/UP	3	67	259-05-072	0.16	Transit Corridor Residential (20+ DU/AC)	A(PD)	37	175.3	Yes	No	No
146	E/UP	3	67	259-05-070	0.31	Transit Corridor Residential (20+ DU/AC)	A(PD)	37	175.3	Yes	No	No
147	E/UP	6	99	455-32-012	3.12	Transit Corridor Residential (20+ DU/AC)	A(PD)	170	54.5	Yes	No	No
148	E/UP	6	83	261-07-078	0.42	Medium Density Residential (8-16 DU/AC)	R-M	6	14.0	Yes	No	No
149	E/UP	6	82	274-46-049	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-069	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-071	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-033	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-102	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-031	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-023	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-112	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-073	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-042	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-044	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-078	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-076	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-080	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-081	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-083	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-085	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-090	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-088	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-092	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-039	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-037	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-093	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-095	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-097	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-035	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-100	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-104	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-029	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-027	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-105	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-107	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-109	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-025	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes

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149	E/UP	6	82	274-46-115	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-066	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-064	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-068	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-046	0.01	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-048	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-070	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-072	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-030	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-074	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-079	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-077	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-075	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-082	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-084	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-086	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-038	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-040	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-094	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-096	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-098	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-103	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-101	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-099	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-028	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-106	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-108	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-110	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-111	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-113	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-116	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-043	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-041	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-091	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-089	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-087	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-032	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-034	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-036	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-024	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-022	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-026	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-114	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-065	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-067	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-045	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-047	0.02	General Commercial	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-050	0.02	Medium Density Residential (8-16 DU/AC)	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-052	0.02	Medium Density Residential (8-16 DU/AC)	A(PD)	1	19.1	Yes	Yes	Yes

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149	E/UP	6	82	274-46-054	0.02	Medium Density Residential (8-16 DU/AC)	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-061	0.02	Medium Density Residential (8-16 DU/AC)	A(PD)	1	19.1	Yes	No	Yes
149	E/UP	6	82	274-46-063	0.02	Medium Density Residential (8-16 DU/AC)	A(PD)	1	19.1	Yes	No	Yes
149	E/UP	6	82	274-46-056	0.02	Medium Density Residential (8-16 DU/AC)	A(PD)	1	19.1	Yes	No	Yes
149	E/UP	6	82	274-46-058	0.02	Medium Density Residential (8-16 DU/AC)	A(PD)	1	19.1	Yes	No	Yes
149	E/UP	6	82	274-46-051	0.01	Medium Density Residential (8-16 DU/AC)	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-053	0.02	Medium Density Residential (8-16 DU/AC)	A(PD)	1	19.1	Yes	Yes	Yes
149	E/UP	6	82	274-46-062	0.02	Medium Density Residential (8-16 DU/AC)	A(PD)	1	19.1	Yes	No	Yes
149	E/UP	6	82	274-46-060	0.02	Medium Density Residential (8-16 DU/AC)	A(PD)	1	19.1	Yes	No	Yes
149	E/UP	6	82	274-46-055	0.02	Medium Density Residential (8-16 DU/AC)	A(PD)	1	19.1	Yes	No	Yes
149	E/UP	6	82	274-46-057	0.02	Medium Density Residential (8-16 DU/AC)	A(PD)	1	19.1	Yes	No	Yes
149	E/UP	6	82	274-46-059	0.02	Medium Density Residential (8-16 DU/AC)	A(PD)	1	19.1	Yes	No	Yes
150	E/UP	3	83	264-36-100	0.16	Medium High Density Residential (12-25 DU/AC)	R-M	2	12.5	Yes	Yes	No
151	E/UP	3	83	472-17-096	0.40	Victorian Preservation/Mixed Use	A(PD)	10	25.0	Yes	Yes	No
152	E/UP	3	83	472-18-051	3.68	High Density Residential (40-70 DU/AC)	A(PD)	238	68.5	Yes	Yes	No
153	E/UP	3	67	249-79-133	0.01	High Density Residential (25-50 DU/AC)	A(PD)	1	24.0	Yes	No	No
153	E/UP	3	67	249-79-140	0.01	High Density Residential (25-50 DU/AC)	A(PD)	1	24.0	Yes	No	No
153	E/UP	3	67	249-79-144	0.01	High Density Residential (25-50 DU/AC)	A(PD)	1	24.0	Yes	No	No
153	E/UP	3	67	249-79-136	0.02	High Density Residential (25-50 DU/AC)	A(PD)	1	24.0	Yes	No	No
153	E/UP	3	67	249-79-141	0.02	High Density Residential (25-50 DU/AC)	A(PD)	1	24.0	Yes	No	No
153	E/UP	3	67	249-79-135	0.01	High Density Residential (25-50 DU/AC)	A(PD)	1	24.0	Yes	No	No
153	E/UP	3	67	249-79-138	0.01	High Density Residential (25-50 DU/AC)	A(PD)	1	24.0	Yes	No	No
153	E/UP	3	67	249-79-142	0.02	High Density Residential (25-50 DU/AC)	A(PD)	1	24.0	Yes	No	No
153	E/UP	3	67	249-79-145	0.01	High Density Residential (25-50 DU/AC)	A(PD)	1	24.0	Yes	No	No
153	E/UP	3	67	249-79-137	0.02	High Density Residential (25-50 DU/AC)	A(PD)	1	24.0	Yes	No	No
153	E/UP	3	67	249-79-134	0.01	High Density Residential (25-50 DU/AC)	A(PD)	1	24.0	Yes	No	No
153	E/UP	3	67	249-79-139	0.01	High Density Residential (25-50 DU/AC)	A(PD)	1	24.0	Yes	No	No
153	E/UP	3	67	249-79-143	0.01	High Density Residential (25-50 DU/AC)	A(PD)	1	24.0	Yes	No	No
154	E/UP	4	35	097-52-013	7.06	Industrial Park	A(PD)	444	62.9	Yes	Yes	Yes
155	E/UP	4	35	097-52-028	2.64	Industrial Park	A(PD)	204	75.7	Yes	Yes	No
155	E/UP	4	35	097-52-029	4.68	Industrial Park	A(PD)	350	75.7	Yes	Yes	No
156	E/UP	3	67	249-09-010	2.55	Medium High Density Residential (12-25 DU/AC)	A(PD)	100	37.7	Yes	Yes	No
156	E/UP	3	67	249-09-009	0.62	Medium High Density Residential (12-25 DU/AC)	A(PD)	19	37.7	Yes	Yes	No
157	E/UP	6	82	277-18-034	0.43	Medium High Density Residential (12-25 DU/AC)	A(PD)	6	14.0	Yes	No	No
158	E/UP	9	114	442-44-050	4.69	No Underlying Designation	A(PD)	36	23.5	Yes	No	No
159	E/UP	6	99	439-08-014	0.69	Medium High Density Residential (12-25 DU/AC)	A(PD)	14	20.3	Yes	No	No
160	E/UP	6	99	429-03-081	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	7.7	Yes	No	No
160	E/UP	6	99	429-03-080	0.06	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	7.7	Yes	No	No
160	E/UP	6	99	429-03-082	0.08	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	7.7	Yes	No	No
161	E/UP	5	52	601-15-071	0.09	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	7.1	Yes	No	No
161	E/UP	5	52	601-15-073	0.17	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	7.1	Yes	No	No
161	E/UP	5	52	601-15-068	0.09	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	7.1	Yes	No	No
161	E/UP	5	52	601-15-070	0.09	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	7.1	Yes	No	No
161	E/UP	5	52	601-15-072	0.10	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	7.1	Yes	No	No
161	E/UP	5	52	601-15-069	0.11	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	7.1	Yes	No	No
161	E/UP	5	52	601-15-080	0.09	Public/Quasi-Public	A(PD)	1	7.1	Yes	No	No
161	E/UP	5	52	601-15-078	0.09	Public/Quasi-Public	A(PD)	1	7.1	Yes	No	No
161	E/UP	5	52	601-15-076	0.10	Public/Quasi-Public	A(PD)	1	7.1	Yes	No	No
161	E/UP	5	52	601-15-075	0.22	Public/Quasi-Public	A(PD)	1	7.1	Yes	No	No

¹Land Types: E/UP= Entitled/Unbuilt Project; PC= Planned Community; NSJ= North San Jose; DT= Downtown; VAC= Vacant/Unentitled.

Map ID	Land Type ¹	Council District	Map Panel	APN	Acres	General Plan	Zoning	Assumed Units	Approved Density (du/ac)	Counted Towards RHNA?	Subject to Inclusionary Requirement	Affordable Units
161	E/UP	5	52	601-15-081	0.10	Public/Quasi-Public	A(PD)	1	7.1	Yes	No	No
161	E/UP	5	52	601-15-079	0.09	Public/Quasi-Public	A(PD)	1	7.1	Yes	No	No
161	E/UP	5	52	601-15-077	0.09	Public/Quasi-Public	A(PD)	1	7.1	Yes	No	No
161	E/UP	5	52	601-15-074	0.15	Public/Quasi-Public	A(PD)	1	7.1	Yes	No	No
162	E/UP	6	82	261-13-031	0.42	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	2.7	Yes	No	No
162	E/UP	6	82	261-13-044	0.33	Medium Low Density Residential (8.0 DU/AC)	A(PD)	1	2.7	Yes	No	No
163	E/UP	9	114	447-05-012	1.54	No Underlying Designation	A(PD)	35	25.2	Yes	No	No
163	E/UP	9	114	447-05-011	0.63	No Underlying Designation	A(PD)	20	25.2	Yes	No	No
164	E/UP	3	83	467-01-008	0.21	Residential Support for the Core Area (25+ DU/AC)	DC	24	126.0	Yes	No	No
164	E/UP	3	83	467-01-118	1.32	Residential Support for the Core Area (25+ DU/AC)	DC	170	126.0	Yes	No	No
165	E/UP	6	83	261-01-051	0.22	No Underlying Designation	A(PD)	20	56.3	Yes	No	No
165	E/UP	6	83	261-01-052	0.20	No Underlying Designation	A(PD)	20	56.3	Yes	No	No
165	E/UP	6	83	261-01-053	0.17	No Underlying Designation	A(PD)	10	56.3	Yes	No	No
165	E/UP	6	83	261-01-054	0.14	No Underlying Designation	A(PD)	10	56.3	Yes	No	No
165	E/UP	6	83	261-01-039	0.25	No Underlying Designation	A(PD)	10	56.3	Yes	No	No
165	E/UP	6	83	261-01-040	0.33	No Underlying Designation	A(PD)	10	56.3	Yes	No	No
165	E/UP	6	83	261-01-050	1.41	Residential Support for the Core Area (25+ DU/AC)	A(PD)	75	56.3	Yes	No	No
165	E/UP	6	83	261-01-041	0.73	Residential Support for the Core Area (25+ DU/AC)	A(PD)	35	56.3	Yes	No	No
165	E/UP	6	83	261-01-042	0.15	Residential Support for the Core Area (25+ DU/AC)	A(PD)	10	56.3	Yes	No	No
165	E/UP	6	83	261-01-043	0.20	Residential Support for the Core Area (25+ DU/AC)	A(PD)	10	56.3	Yes	No	No
165	E/UP	6	83	261-01-085	0.42	Residential Support for the Core Area (25+ DU/AC)	A(PD)	20	56.3	Yes	No	No
165	E/UP	6	83	261-01-049	0.12	Residential Support for the Core Area (25+ DU/AC)	A(PD)	10	56.3	Yes	No	No
165	E/UP	6	83	261-01-086	0.11	Residential Support for the Core Area (25+ DU/AC)	A(PD)	10	56.3	Yes	No	No
166	E/UP	4	52	254-15-064	0.36	Medium Density Residential (8-16 DU/AC)	A(PD)	5	22.5	Yes	No	No
166	E/UP	4	52	254-15-032	0.74	Medium Density Residential (8-16 DU/AC)	A(PD)	12	22.5	Yes	No	No
166	E/UP	4	52	254-15-063	1.81	Medium Density Residential (8-16 DU/AC)	A(PD)	40	22.5	Yes	No	No
166	E/UP	4	52	254-15-031	0.15	Medium Density Residential (8-16 DU/AC)	A(PD)	3	22.5	Yes	No	No
166	E/UP	4	52	254-15-067	0.08	Medium High Density Residential (12-25 DU/AC)	A(PD)	1	22.5	Yes	No	No
166	E/UP	4	52	254-15-073	6.68	Medium High Density Residential (12-25 DU/AC)	A(PD)	150	22.5	Yes	No	No
166	E/UP	4	52	254-15-074	0.35	Medium High Density Residential (12-25 DU/AC)	A(PD)	10	22.5	Yes	No	No
166	E/UP	4	52	254-15-066	0.75	Medium High Density Residential (12-25 DU/AC)	A(PD)	25	22.5	Yes	No	No
166	E/UP	4	52	254-15-072	5.92	Neighborhood/Community Commercial	A(PD)	125	22.5	Yes	No	No
167	E/UP	4	51	241-42-103	2.84	Medium Density Residential (8-12 DU/AC)	A(PD)	34	12.0	Yes	No	No
168	E/UP	9	113	412-24-009	0.51	General Commercial	CP	69	135.3	Yes	No	No
169	E/UP	4	35	097-15-026	7.45	Industrial Park	A(PD)	500	67.3	Yes	Yes	No
169	E/UP	4	35	097-15-027	4.10	Industrial Park	A(PD)	277	67.3	Yes	Yes	No
170	E/UP	3	99	434-11-008	0.32	Medium Density Residential (8-16 DU/AC)	A(PD)	3	9.4	Yes	Yes	No
171	E/UP	3	83	467-01-034	0.08	Residential Support for the Core Area (25+ DU/AC)	A(PD)	2	25.0	Yes	Yes	No
172	E/UP	6	82	277-19-012	0.43	Medium High Density Residential (12-25 DU/AC)	A(PD)	6	14.0	Yes	No	No
173	E/UP	7	84	477-11-051	0.48	Medium Density Residential (8-16 DU/AC)	A(PD)	5	10.4	Yes	Yes	No
173	E/UP	7	84	477-11-052	0.49	Medium Density Residential (8-16 DU/AC)	A(PD)	5	10.4	Yes	Yes	No
174	E/UP	2	129	690-13-058	0.77	Medium Density Residential (8-16 DU/AC)	A(PD)	6	7.8	Yes	No	No
175	E/UP	5	52	599-01-057	1.06	Medium Low Density Residential (8.0 DU/AC)	A(PD)	7	6.6	Yes	No	No
176	E/UP	4	35	097-33-036	4.02	Industrial Park	A(PD)	297	73.9	Yes	Yes	No
177	E/UP	3	83	477-01-083	0.17	Commercial/Mixed Use	A(PD)	15	113.6	Yes	Yes	Yes
177	E/UP	3	83	477-01-079	0.21	Commercial/Mixed Use	A(PD)	30	113.6	Yes	Yes	Yes
177	E/UP	3	83	477-01-074	0.15	Commercial/Mixed Use	A(PD)	15	113.6	Yes	Yes	Yes
177	E/UP	3	83	477-01-082	0.65	Commercial/Mixed Use	A(PD)	74	113.6	Yes	Yes	Yes
178	E/UP	9	113	412-21-047	0.47	Medium Low Density Residential (8.0 DU/AC)	A(PD)	3	6.1	Yes	No	No

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Map ID	Land Type ¹	Council District	Map Panel	APN	Acres	General Plan	Zoning	Assumed Units	Approved Density (du/ac)	Counted Towards RHNA?	Subject to Inclusionary Requirement	Affordable Units
178	E/UP	9	113	412-21-046	0.35	Medium Low Density Residential (8.0 DU/AC)	A(PD)	2	6.1	Yes	No	No
179	E/UP	2	130	678-09-013	8.30	Medium Low Density Residential (8.0 DU/AC)	A(PD)	40	4.8	Yes	No	No
180	E/UP	3	67	235-05-015	0.90	Transit Corridor Residential (25-65 DU/AC)	A(PD)	70	71.6	Yes	Yes	Yes
180	E/UP	3	67	235-05-016	1.85	Transit Corridor Residential (25-65 DU/AC)	A(PD)	130	71.6	Yes	Yes	Yes
180	E/UP	3	67	235-05-012	0.46	Transit Corridor Residential (25-65 DU/AC)	A(PD)	30	71.6	Yes	Yes	Yes
180	E/UP	3	67	235-05-013	0.24	Transit Corridor Residential (25-65 DU/AC)	A(PD)	15	71.6	Yes	Yes	Yes
180	E/UP	3	67	235-05-014	0.59	Transit Corridor Residential (25-65 DU/AC)	A(PD)	45	71.6	Yes	Yes	Yes
181	E/UP	6	83	261-33-039	0.24	Residential Support for the Core Area (25+ DU/AC)	A(PD)	8	33.3	Yes	No	Yes
182	E/UP	6	83	277-20-012	0.22	General Commercial	A(PD)	15	61.9	Yes	Yes	Yes
182	E/UP	6	83	277-20-013	0.21	General Commercial	A(PD)	15	61.9	Yes	Yes	Yes
182	E/UP	6	83	277-20-014	0.22	General Commercial	A(PD)	15	61.9	Yes	Yes	Yes
182	E/UP	6	83	277-20-015	0.22	General Commercial	A(PD)	15	61.9	Yes	Yes	Yes
182	E/UP	6	83	277-20-010	0.36	General Commercial	A(PD)	23	61.9	Yes	Yes	Yes
182	E/UP	6	83	277-20-009	0.55	General Commercial	A(PD)	30	61.9	Yes	Yes	Yes
182	E/UP	6	83	277-20-008	0.31	General Commercial	A(PD)	15	61.9	Yes	Yes	Yes
182	E/UP	6	83	277-20-011	0.47	General Commercial	A(PD)	30	61.9	Yes	Yes	Yes
182	E/UP	6	83	277-20-007	0.47	Medium High Density Residential (12-25 DU/AC)	A(PD)	30	61.9	Yes	Yes	Yes
182	E/UP	6	83	277-20-006	0.49	Medium High Density Residential (12-25 DU/AC)	A(PD)	30	61.9	Yes	Yes	Yes
183	E/UP	4	52	591-12-047	0.41	Medium Low Density Residential (8.0 DU/AC)	A(PD)	3	7.3	Yes	No	No
184	E/UP	10	129	464-14-017	0.52	Medium High Density Residential (12-25 DU/AC)	A(PD)	8	15.4	Yes	No	No
185	E/UP	3	66	230-14-026	4.91	High Density Residential (25-50 DU/AC)	A(PD)	259	52.8	Yes	No	No
186	E/UP	6	83	261-32-058	0.32	General Commercial	A(PD)	9	28.1	Yes	Yes	No
187	E/UP	6	98	284-32-014	0.94	General Commercial	A(PD)	64	68	Yes	No	Yes

Total

707.0 Acres

27,492 Units

Entitled Projects Summary

Total Acres	707.0
Total Units Entitled	27,492
Total Affordable Units	2,135
ELI	703
VLI	1,079
LI	200
MOD	152

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**Affordable Housing Credits for RHNA 2007-2014 –
Units Built, Under Construction and/or Approved as of December 2008**

Map ID	Project Name	Status*	Units by Income Level					Total	Above Mod/ Unrestricted	For-Sale or Rental
			Units Approved	ELI	VLI	LI	MOD			
18	90 Archer Street	A	42	11	30			41	1	Rental
25	163 Baypointe	A	183	46	109	26		182	183	Rental
28	Blackwell Condos / Alum Rock at McCreery / McCreery Courtyards	A	93	46	46			92	1	Rental
32	Casa Feliz	UC	60	52	7	1		60	0	Rental
53	Fairgrounds Seniors / Corde Terra Seniors	UC	201	68	131			199	2	Rental
54	The Fairways at San Antonio	UC	86	26	58			84	2	Rental
56	Fiesta Seniors / San Carlos Townhomes/ Seniors	UC	127	99			16	115	12	For-Sale/ Rental
58	1470 N. 4th Street	A	100	35	40	25		100	0	Rental
69	Hyundai Site Mixed Use	A	528		11	84	10	105	423	For-Sale/ Rental
82	Monte Vista Condos - Cannery Square	UC	383	8	21		47	76	307	For-Sale
83	Montecito Vista Mixed Use / Orvieto Family	A	783	23	68			91	692	Rental
84	Monterey Family Village	UC	72	8	44	19		71	1	Rental
88	Newbury Park Mixed Use, Belovida at Newbury, Park, Kings Crossing, San Jose Family Shelter	A	1,287	122	183			305	982	Rental
100	One East Julian	B	43				8	8	35	For-Sale
128	Skyline at Tamien Station	B	240				24	24	216	For-Sale
134	Sycamore Terrace	A	32				16	16	16	For-Sale
139	10th & Hedding, Cornerstone at Japantown	A	53	14	27	11		52	1	Rental
145	Tierra Encantada Phase 2	B	12				12	12	0	For-Sale
149	Village Square	B	95				19	19	76	For-Sale
177	South 2nd Street Studios	A	134	49	84			133	1	Rental
180	Rosemary Family & Seniors	A	290	73	180	34		287	3	Rental
187	Leigh Ave Senior Hsg	A	64	23	40	0		63	1	Rental
TOTAL			4,908	703	1,079	200	152	2,135	2,955	

* Status = B (Built), UC (Under Construction), A (Approved)

Opportunity Sites

Map ID	Land Type ¹	Council Dist.	Map Panel No.	APN	Acres	General Plan	Zoning	Assumed Yield (Units)	Density (du/ac)	Minimum Density 30 du/ac	Counted Towards RHNA	Subject to Inclusionary Requirement	General Use Description
200	VAC	4	37	595-27-049	8.20	Rural Residential (0.2 DU/AC)	A(PD)	1	0.2	No	Yes	No	Vacant
201	VAC	8	101	676-23-006	18.24	Rural Residential (0.2 DU/AC)	A(PD)	3	0.2	No	Yes	No	Vacant
202	VAC	10	142	701-22-004	2.93	Estate Residential (1.0 DU/AC)	R-1-1	1	0.7	No	Yes	No	Vacant
203	VAC	8	116	680-33-033	0.28	Estate Residential (1.0 DU/AC)	A(PD)	1	0.7	No	Yes	No	Vacant
204	VAC	8	116	680-16-024	0.26	Estate Residential (1.0 DU/AC)	A(PD)	1	0.7	No	Yes	No	Vacant
205	VAC	8	116	680-14-019	0.37	Estate Residential (1.0 DU/AC)	A(PD)	1	0.7	No	Yes	No	Vacant
206	VAC	8	116	680-14-030	0.37	Estate Residential (1.0 DU/AC)	A(PD)	1	0.7	No	Yes	No	Vacant
207	VAC	8	116	680-14-022	0.37	Estate Residential (1.0 DU/AC)	A(PD)	1	0.7	No	Yes	No	Vacant
208	VAC	8	116	680-12-004	0.35	Estate Residential (1.0 DU/AC)	A(PD)	1	0.7	No	Yes	No	Vacant
209	VAC	8	101	676-38-035	18.79	Estate Residential (1.0 DU/AC)	A(PD)	12	0.7	No	Yes	No	Vacant
210	VAC	8	116	680-22-017	0.33	Estate Residential (1.0 DU/AC)	A(PD)	1	0.7	No	Yes	No	Vacant
211	VAC	8	116	680-34-010	0.59	Estate Residential (1.0 DU/AC)	A(PD)	1	0.7	No	Yes	No	Vacant
212	VAC	10	142	701-68-015	0.29	Very Low Density Residential (2.0 DU/AC)	A(PD)	1	1.2	No	Yes	No	Vacant
213	VAC	10	142	701-68-020	0.54	Very Low Density Residential (2.0 DU/AC)	A(PD)	1	1.2	No	Yes	No	Vacant
214	VAC	5	53	612-02-049	0.36	Very Low Density Residential (2.0 DU/AC)	Unincorporated	1	1.2	No	Yes	No	Vacant
215	VAC	5	53	612-11-036	0.46	Very Low Density Residential (2.0 DU/AC)	Unincorporated	1	1.2	No	Yes	No	Vacant
216	VAC	5	53	612-09-016	0.74	Very Low Density Residential (2.0 DU/AC)	Unincorporated	1	1.2	No	Yes	No	Vacant
217	VAC	5	53	612-17-038	0.96	Very Low Density Residential (2.0 DU/AC)	Unincorporated	1	1.2	No	Yes	No	Vacant
218	VAC	5	53	612-16-047	1.14	Very Low Density Residential (2.0 DU/AC)	Unincorporated	1	1.2	No	Yes	No	Vacant
219	VAC	5	53	612-66-015	3.38	Very Low Density Residential (2.0 DU/AC)	Unincorporated	3	1.2	No	Yes	No	Vacant
220	VAC	5	53	612-68-002	7.62	Very Low Density Residential (2.0 DU/AC)	A(PD)	8	1.2	No	Yes	No	Vacant
221	VAC	5	69	612-36-022	1.08	Very Low Density Residential (2.0 DU/AC)	R-1-2	1	1.2	No	Yes	No	Vacant
222	VAC	5	69	612-36-027	5.03	Very Low Density Residential (2.0 DU/AC)	R-1-5	5	1.2	No	Yes	No	Vacant
223	VAC	5	69	612-36-003	1.44	Very Low Density Residential (2.0 DU/AC)	R-1-2	1	1.2	No	Yes	No	Vacant
224	VAC	8	85	652-10-005	0.38	Very Low Density Residential (2.0 DU/AC)	R-1-2	1	1.2	No	Yes	No	Vacant
225	VAC	4	37	092-43-013	0.80	Very Low Density Residential (2.0 DU/AC)	A(PD)	1	1.2	No	Yes	No	Vacant
226	VAC	4	37	595-38-009	0.27	Very Low Density Residential (2.0 DU/AC)	R-1-5(PD)	1	1.2	No	Yes	No	Vacant
227	VAC	4	37	595-38-014	0.76	Very Low Density Residential (2.0 DU/AC)	R-1-5(PD)	1	1.2	No	Yes	No	Vacant
228	VAC	4	37	595-12-020	7.68	Very Low Density Residential (2.0 DU/AC)	R-1-1	8	1.2	No	Yes	No	Vacant
229	VAC	4	37	595-35-031	0.37	Very Low Density Residential (2.0 DU/AC)	R-1-2(PD)	1	1.2	No	Yes	No	Vacant
230	VAC	4	37	595-35-007	0.67	Very Low Density Residential (2.0 DU/AC)	R-1-2(PD)	1	1.2	No	Yes	No	Vacant
231	VAC	4	37	595-11-014	1.70	Very Low Density Residential (2.0 DU/AC)	R-1-2	1	1.2	No	Yes	No	Vacant
232	VAC	2	115	684-03-042	0.25	Very Low Density Residential (2.0 DU/AC)	R-1-5	1	1.2	No	Yes	No	Vacant
233	VAC	2	115	684-43-030	2.63	Very Low Density Residential (2.0 DU/AC)	A(PD)	3	1.2	No	Yes	No	Vacant
234	VAC	2	116	678-18-037	0.35	Very Low Density Residential (2.0 DU/AC)	A(PD)	1	1.2	No	Yes	No	Vacant
235	VAC	8	85	659-25-002	1.75	Very Low Density Residential (2.0 DU/AC)	Unincorporated	2	1.2	No	Yes	No	Vacant
236	VAC	8	101	676-80-001	2.52	Very Low Density Residential (2.0 DU/AC)	A(PD)	2	1.2	No	Yes	No	Vacant
237	VAC	8	101	676-24-001	4.63	Very Low Density Residential (2.0 DU/AC)	R-1-5	5	1.2	No	Yes	No	Vacant
238	VAC	6	114	442-01-043	0.94	Very Low Density Residential (2.0 DU/AC)	R-1-5	1	1.2	No	Yes	No	Vacant
239	VAC	4	37	595-27-049	6.00	Very Low Density Residential (2.0 DU/AC)	A(PD)	7	1.2	No	Yes	No	Vacant
240	VAC	4	37	595-27-049	12.95	Very Low Density Residential (2.0 DU/AC)	A(PD)	15	1.2	No	Yes	No	Vacant
241	VAC	10	141	696-01-025	13.15	Very Low Density Residential (2.0 DU/AC)	Unincorporated	15	1.2	No	Yes	No	Vacant
242	VAC	4	37	595-12-026	12.46	Very Low Density Residential (2.0 DU/AC)	Unincorporated	14	1.2	No	Yes	No	Vacant
243	VAC	4	37	092-43-027	0.69	Very Low Density Residential (2.0 DU/AC)	A(PD)	1	1.2	No	Yes	No	Vacant
244	VAC	4	37	595-10-005	28.07	Very Low Density Residential (2.0 DU/AC)	R-1-1	32	1.2	No	Yes	No	Vacant
245	VAC	10	142	696-14-034	13.09	Very Low Density Residential (2.0 DU/AC)	R-1-2	15	1.2	No	Yes	No	Vacant
246	VAC	10	142	696-14-032	3.58	Very Low Density Residential (2.0 DU/AC)	R-1-2	4	1.2	No	Yes	No	Vacant
247	VAC	10	142	701-22-003	0.70	Very Low Density Residential (2.0 DU/AC)	R-1-2	1	1.2	No	Yes	No	Vacant
248	VAC	10	155	583-11-099	2.35	Very Low Density Residential (2.0 DU/AC)	R-1-2	2	1.2	No	Yes	No	Vacant
249	VAC	10	141	581-46-019	1.40	Very Low Density Residential (2.0 DU/AC)	R-1-8	2	1.2	No	Yes	No	Vacant

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Map ID	Land Type ¹	Council Dist.	Map Panel No.	APN	Acres	General Plan	Zoning	Assumed Yield (Units)	Density (du/ac)	Minimum Density 30 du/ac	Counted Towards RHNA	Subject to Inclusionary Requirement	General Use Description
250	VAC	10	155	583-70-006	0.96	Very Low Density Residential (2.0 DU/AC)	A(PD)	1	1.2	No	Yes	No	Vacant
251	VAC	8	101	660-08-010	2.58	Very Low Density Residential (2.0 DU/AC)	A	3	1.2	No	Yes	No	Vacant
252	VAC	10	155	583-71-017	1.37	Very Low Density Residential (2.0 DU/AC)	A(PD)	1	1.2	No	Yes	No	Vacant
253	VAC	10	155	583-08-030	2.06	Very Low Density Residential (2.0 DU/AC)	A(PD)	2	1.2	No	Yes	No	Vacant
254	VAC	10	155	583-68-031	0.58	Very Low Density Residential (2.0 DU/AC)	A(PD)	1	1.2	No	Yes	No	Vacant
255	VAC	10	155	583-08-037	0.81	Very Low Density Residential (2.0 DU/AC)	A(PD)	1	1.2	No	Yes	No	Vacant
256	VAC	10	155	583-68-034	1.08	Very Low Density Residential (2.0 DU/AC)	A(PD)	1	1.2	No	Yes	No	Vacant
257	VAC	10	155	583-51-018	8.01	Very Low Density Residential (2.0 DU/AC)	A(PD)	9	1.2	No	Yes	No	Vacant
258	VAC	10	155	583-48-019	0.44	Very Low Density Residential (2.0 DU/AC)	A(PD)	1	1.2	No	Yes	No	Vacant
259	VAC	10	155	583-43-035	0.99	Very Low Density Residential (2.0 DU/AC)	A(PD)	1	1.2	No	Yes	No	Vacant
260	VAC	10	155	583-51-007	1.33	Very Low Density Residential (2.0 DU/AC)	A(PD)	1	1.2	No	Yes	No	Vacant
261	VAC	10	155	583-51-005	0.95	Very Low Density Residential (2.0 DU/AC)	A(PD)	1	1.2	No	Yes	No	Vacant
262	VAC	10	155	583-43-038	1.01	Very Low Density Residential (2.0 DU/AC)	A(PD)	1	1.2	No	Yes	No	Vacant
263	VAC	10	155	583-11-029	0.94	Very Low Density Residential (2.0 DU/AC)	R-1-2	1	1.2	No	Yes	No	Vacant
264	VAC	10	155	583-11-094	1.80	Very Low Density Residential (2.0 DU/AC)	R-1-2(PD)	2	1.2	No	Yes	No	Vacant
265	VAC	10	155	583-11-017	0.85	Very Low Density Residential (2.0 DU/AC)	R-1-2	1	1.2	No	Yes	No	Vacant
266	VAC	10	155	583-43-043	0.28	Very Low Density Residential (2.0 DU/AC)	A(PD)	1	1.2	No	Yes	No	Vacant
267	VAC	10	155	583-11-079	0.35	Very Low Density Residential (2.0 DU/AC)	R-1-2	1	1.2	No	Yes	No	Vacant
268	VAC	10	142	701-68-023	0.59	Very Low Density Residential (2.0 DU/AC)	A(PD)	1	1.2	No	Yes	No	Vacant
269	VAC	8	116	680-66-002	1.42	Very Low Density Residential (3.0 DU/AC)	A(PD)	2	1.5	No	Yes	No	Vacant
270	VAC	8	116	680-66-009	0.70	Very Low Density Residential (3.0 DU/AC)	A(PD)	1	1.5	No	Yes	No	Vacant
271	VAC	8	101	659-05-044	0.38	Low Density Residential (5.0 DU/AC)	A	1	3.1	No	Yes	No	Vacant
272	VAC	8	101	660-23-015	2.80	Low Density Residential (5.0 DU/AC)	A	8	3.1	No	Yes	No	Vacant
273	VAC	8	101	676-37-012	1.58	Low Density Residential (5.0 DU/AC)	R-1-5	4	3.1	No	Yes	No	Vacant
274	VAC	6	113	288-20-041	0.43	Low Density Residential (5.0 DU/AC)	R-1-5	1	3.1	No	Yes	No	Vacant
275	VAC	9	113	442-04-011	0.28	Low Density Residential (5.0 DU/AC)	R-1-8	1	3.1	No	Yes	No	Vacant
276	VAC	5	52	599-28-001	4.09	Low Density Residential (5.0 DU/AC)	Unincorporated	12	3.1	No	Yes	No	Vacant
277	VAC	4	52	595-15-069	3.30	Low Density Residential (5.0 DU/AC)	R-1-8	10	3.1	No	Yes	No	Vacant
278	VAC	8	101	676-36-005	2.22	Low Density Residential (5.0 DU/AC)	R-1-5	6	3.1	No	Yes	No	Vacant
279	VAC	10	141	575-01-003	3.87	Low Density Residential (5.0 DU/AC)	R-1-1	12	3.1	No	Yes	No	Vacant
280	VAC	5	52	612-19-026	4.30	Low Density Residential (5.0 DU/AC)	Unincorporated	13	3.1	No	Yes	No	Vacant
281	VAC	4	37	595-04-040	5.40	Low Density Residential (5.0 DU/AC)	R-1-8	16	3.1	No	Yes	No	Vacant
282	VAC	10	142	701-21-019	1.54	Low Density Residential (5.0 DU/AC)	R-1-1	4	3.1	No	Yes	No	Vacant
283	VAC	10	141	581-15-047	0.26	Low Density Residential (5.0 DU/AC)	R-1-8	1	3.1	No	Yes	No	Vacant
284	VAC	10	141	581-29-005	0.60	Low Density Residential (5.0 DU/AC)	R-1-8	1	3.1	No	Yes	No	Vacant
285	VAC	10	155	581-25-024	1.05	Low Density Residential (5.0 DU/AC)	R-1-8	3	3.1	No	Yes	No	Vacant
286	VAC	10	155	581-26-001	10.74	Low Density Residential (5.0 DU/AC)	R-1-8	33	3.1	No	Yes	No	Vacant
287	VAC	10	155	701-58-048	2.80	Low Density Residential (5.0 DU/AC)	A	8	3.1	No	Yes	No	Vacant
288	VAC	5	52	599-27-011	1.52	Low Density Residential (5.0 DU/AC)	R-1-5	4	3.1	No	Yes	No	Vacant
289	VAC	5	52	612-03-026	0.46	Low Density Residential (5.0 DU/AC)	Unincorporated	1	3.1	No	Yes	No	Vacant
290	VAC	5	52	599-26-047	0.21	Low Density Residential (5.0 DU/AC)	Unincorporated	1	3.1	No	Yes	No	Vacant
291	VAC	5	52	599-30-036	0.51	Low Density Residential (5.0 DU/AC)	Unincorporated	1	3.1	No	Yes	No	Vacant
292	VAC	4	37	587-08-028	0.19	Low Density Residential (5.0 DU/AC)	R-1-5	1	3.1	No	Yes	No	Vacant
293	VAC	4	37	595-10-066	0.47	Low Density Residential (5.0 DU/AC)	R-1-5	1	3.1	No	Yes	No	Vacant
294	VAC	8	101	659-04-011	4.63	Low Density Residential (5.0 DU/AC)	A	14	3.1	No	Yes	No	Vacant
295	VAC	4	37	595-10-013	2.13	Low Density Residential (5.0 DU/AC)	A	6	3.1	No	Yes	No	Vacant
296	VAC	2	143	704-11-009	4.37	Low Density Residential (5.0 DU/AC)	OS	13	3.1	No	Yes	No	Vacant
297	VAC	10	142	696-05-001	3.33	Low Density Residential (5.0 DU/AC)	A	10	3.1	No	Yes	No	Vacant
298	VAC	10	129	695-11-046	1.08	Low Density Residential (5.0 DU/AC)	R-1-5	3	3.1	No	Yes	No	Vacant
299	VAC	10	129	695-11-039	1.45	Low Density Residential (5.0 DU/AC)	R-1-5	4	3.1	No	Yes	No	Vacant
300	VAC	10	129	695-11-022	0.55	Low Density Residential (5.0 DU/AC)	R-1-5	1	3.1	No	Yes	No	Vacant
301	VAC	10	129	695-11-051	0.91	Low Density Residential (5.0 DU/AC)	R-1-8	2	3.1	No	Yes	No	Vacant
302	VAC	10	129	695-03-043	1.50	Low Density Residential (5.0 DU/AC)	R-1-5	4	3.1	No	Yes	No	Vacant
303	VAC	10	129	695-03-032	0.38	Low Density Residential (5.0 DU/AC)	R-1-5	1	3.1	No	Yes	No	Vacant

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304	VAC	8	101	676-23-012	0.80	Low Density Residential (5.0 DU/AC)	A(PD)	2	3.1	No	Yes	No	Vacant
305	VAC	5	68	484-46-047	0.22	Medium Low Density Residential (8.0 DU/AC)	R-1-8	2	7.2	No	Yes	Yes	Vacant
306	VAC	5	68	484-33-071	0.50	Medium Low Density Residential (8.0 DU/AC)	R-1-8	4	7.2	No	Yes	Yes	Vacant
307	VAC	5	68	488-01-046	0.42	Medium Low Density Residential (8.0 DU/AC)	CP	3	7.2	No	Yes	Yes	Vacant
308	VAC	8	85	649-24-017	3.17	Medium Low Density Residential (8.0 DU/AC)	R-1-8	23	7.2	No	Yes	No	Vacant
309	VAC	5	84	486-30-100	0.97	Medium Low Density Residential (8.0 DU/AC)	R-M	7	7.2	No	Yes	Yes	Vacant
310	VAC	4	37	586-18-055	0.90	Medium Low Density Residential (8.0 DU/AC)	R-1-8	6	7.2	No	Yes	No	Vacant
311	VAC	4	37	586-19-042	0.91	Medium Low Density Residential (8.0 DU/AC)	R-1-8	7	7.2	No	Yes	No	Vacant
312	VAC	4	37	092-33-038	1.52	Medium Low Density Residential (8.0 DU/AC)	R-1-8	11	7.2	No	Yes	No	Vacant
313	VAC	4	37	595-21-007	0.25	Medium Low Density Residential (8.0 DU/AC)	R-1-5	2	7.2	No	Yes	No	Vacant
314	VAC	4	37	595-18-030	0.16	Medium Low Density Residential (8.0 DU/AC)	R-1-5	1	7.2	No	Yes	No	Vacant
315	VAC	4	37	595-14-080	0.52	Medium Low Density Residential (8.0 DU/AC)	R-1-8	4	7.2	No	Yes	No	Vacant
316	VAC	4	37	595-14-068	0.39	Medium Low Density Residential (8.0 DU/AC)	R-1-8	3	7.2	No	Yes	No	Vacant
317	VAC	4	37	595-01-041	0.48	Medium Low Density Residential (8.0 DU/AC)	R-1-8	3	7.2	No	Yes	No	Vacant
318	VAC	4	52	595-01-085	0.28	Medium Low Density Residential (8.0 DU/AC)	R-1-8	2	7.2	No	Yes	No	Vacant
319	VAC	4	52	595-01-101	0.34	Medium Low Density Residential (8.0 DU/AC)	R-1-8	2	7.2	No	Yes	No	Vacant
320	VAC	4	52	595-26-045	3.47	Medium Low Density Residential (8.0 DU/AC)	R-1-5	25	7.2	No	Yes	No	Vacant
321	VAC	3	67	249-12-047	0.19	Medium Low Density Residential (8.0 DU/AC)	R-2	1	7.2	No	Yes	Yes	Vacant
322	VAC	3	67	249-16-066	0.18	Medium Low Density Residential (8.0 DU/AC)	R-2	1	7.2	No	Yes	Yes	Vacant
323	VAC	3	67	249-18-010	0.15	Medium Low Density Residential (8.0 DU/AC)	R-1-8	1	7.2	No	Yes	No	Vacant
324	VAC	3	67	249-65-018	0.20	Medium Low Density Residential (8.0 DU/AC)	CP	1	7.2	No	Yes	Yes	Vacant
325	VAC	3	67	249-62-007	0.15	Medium Low Density Residential (8.0 DU/AC)	R-2	1	7.2	No	Yes	Yes	Vacant
326	VAC	3	67	249-24-081	0.25	Medium Low Density Residential (8.0 DU/AC)	R-1-8	2	7.2	No	Yes	No	Vacant
327	VAC	3	67	249-13-012	0.20	Medium Low Density Residential (8.0 DU/AC)	R-2	1	7.2	No	Yes	Yes	Vacant
328	VAC	3	67	249-33-049	0.13	Medium Low Density Residential (8.0 DU/AC)	R-2	1	7.2	No	Yes	Yes	Vacant
329	VAC	3	67	249-11-077	0.13	Medium Low Density Residential (8.0 DU/AC)	R-2	1	7.2	No	Yes	Yes	Vacant
330	VAC	3	67	235-08-015	0.20	Medium Low Density Residential (8.0 DU/AC)	R-2	1	7.2	No	Yes	No	Vacant
331	VAC	3	67	235-08-083	0.23	Medium Low Density Residential (8.0 DU/AC)	R-2	2	7.2	No	Yes	No	Vacant
332	VAC	6	66	230-41-011	0.11	Medium Low Density Residential (8.0 DU/AC)	R-1-8	1	7.2	No	Yes	No	Vacant
333	VAC	3	67	467-05-059	0.10	Medium Low Density Residential (8.0 DU/AC)	R-2	1	7.2	No	Yes	Yes	Vacant
334	VAC	3	67	467-13-003	0.14	Medium Low Density Residential (8.0 DU/AC)	LI	1	7.2	No	Yes	Yes	Vacant
335	VAC	3	67	467-13-056	0.40	Medium Low Density Residential (8.0 DU/AC)	R-2	3	7.2	No	Yes	Yes	Vacant
336	VAC	3	83	467-50-083	1.37	Medium Low Density Residential (8.0 DU/AC)	R-1-8	10	7.2	No	Yes	Yes	Vacant
337	VAC	3	67	467-29-028	0.67	Medium Low Density Residential (8.0 DU/AC)	R-1-8	5	7.2	No	Yes	Yes	Vacant
338	VAC	6	82	261-21-066	0.15	Medium Low Density Residential (8.0 DU/AC)	R-1-8	1	7.2	No	Yes	No	Vacant
339	VAC	3	83	472-22-088	0.22	Medium Low Density Residential (8.0 DU/AC)	R-1-8	2	7.2	No	Yes	Yes	Vacant
340	VAC	3	83	472-30-049	0.23	Medium Low Density Residential (8.0 DU/AC)	R-1-8	2	7.2	No	Yes	Yes	Vacant
341	VAC	3	83	264-32-011	0.23	Medium Low Density Residential (8.0 DU/AC)	R-M	2	7.2	No	Yes	Yes	Vacant
342	VAC	6	82	274-57-040	0.16	Medium Low Density Residential (8.0 DU/AC)	R-1-8	1	7.2	No	Yes	No	Vacant
343	VAC	6	82	274-59-054	0.24	Medium Low Density Residential (8.0 DU/AC)	CO	2	7.2	No	Yes	No	Vacant
344	VAC	6	82	277-29-032	0.15	Medium Low Density Residential (8.0 DU/AC)	Unincorporated	1	7.2	No	Yes	No	Vacant
345	VAC	7	83	434-23-085	0.12	Medium Low Density Residential (8.0 DU/AC)	R-2	1	7.2	No	Yes	Yes	Vacant
346	VAC	7	99	434-22-069	0.22	Medium Low Density Residential (8.0 DU/AC)	R-1-8	2	7.2	No	Yes	Yes	Vacant
347	VAC	9	128	569-35-049	0.36	Medium Low Density Residential (8.0 DU/AC)	R-1-8	3	7.2	No	Yes	No	Vacant
348	VAC	9	127	419-36-131	0.32	Medium Low Density Residential (8.0 DU/AC)	R-1-8	2	7.2	No	Yes	No	Vacant
349	VAC	9	127	419-37-109	0.16	Medium Low Density Residential (8.0 DU/AC)	R-1-8	1	7.2	No	Yes	No	Vacant
350	VAC	9	127	419-37-108	0.15	Medium Low Density Residential (8.0 DU/AC)	R-1-8	1	7.2	No	Yes	No	Vacant
351	VAC	9	141	567-23-027	0.35	Medium Low Density Residential (8.0 DU/AC)	R-1-8	3	7.2	No	Yes	No	Vacant
352	VAC	2	115	684-03-037	0.20	Medium Low Density Residential (8.0 DU/AC)	R-1-5	1	7.2	No	Yes	No	Vacant
353	VAC	2	115	684-04-002	0.35	Medium Low Density Residential (8.0 DU/AC)	R-1-5	3	7.2	No	Yes	No	Vacant
354	VAC	2	115	684-04-002	0.27	Medium Low Density Residential (8.0 DU/AC)	R-1-5	2	7.2	No	Yes	No	Vacant
355	VAC	2	115	684-02-008	1.36	Medium Low Density Residential (8.0 DU/AC)	R-1-1	10	7.2	No	Yes	No	Vacant
356	VAC	2	116	684-16-001	1.68	Medium Low Density Residential (8.0 DU/AC)	A(PD)	12	7.2	No	Yes	Yes	Vacant
357	VAC	2	144	706-11-021	0.27	Medium Low Density Residential (8.0 DU/AC)	A	2	7.2	No	Yes	No	Vacant

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358	VAC	10	142	695-14-014	2.63	Medium Low Density Residential (8.0 DU/AC)	R-1-5	19	7.2	No	Yes	No	Vacant
359	VAC	10	129	695-11-047	0.39	Medium Low Density Residential (8.0 DU/AC)	R-1-5	3	7.2	No	Yes	No	Vacant
360	VAC	10	129	695-11-031	0.61	Medium Low Density Residential (8.0 DU/AC)	R-1-5	4	7.2	No	Yes	No	Vacant
361	VAC	8	85	649-18-027	1.48	Medium Low Density Residential (8.0 DU/AC)	R-1-8	11	7.2	No	Yes	No	Vacant
362	VAC	8	85	491-37-106	0.51	Medium Low Density Residential (8.0 DU/AC)	A	4	7.2	No	Yes	No	Vacant
363	VAC	8	101	676-33-009	0.48	Medium Low Density Residential (8.0 DU/AC)	R-1-5	3	7.2	No	Yes	No	Vacant
364	VAC	8	101	676-20-086	0.83	Medium Low Density Residential (8.0 DU/AC)	R-1-8	6	7.2	No	Yes	No	Vacant
365	VAC	7	100	670-13-028	0.19	Medium Low Density Residential (8.0 DU/AC)	R-1-8	1	7.2	No	Yes	Yes	Vacant
366	VAC	8	101	676-16-020	0.72	Medium Low Density Residential (8.0 DU/AC)	R-1-8	5	7.2	No	Yes	No	Vacant
367	VAC	8	101	676-81-003	1.57	Medium Low Density Residential (8.0 DU/AC)	R-1-8(CL)	11	7.2	No	Yes	No	Vacant
368	VAC	8	102	665-02-001	1.77	Medium Low Density Residential (8.0 DU/AC)	R-1-1(PD)	13	7.2	No	Yes	No	Vacant
369	VAC	7	84	477-76-002	0.92	Medium Low Density Residential (8.0 DU/AC)	R-1-8	7	7.2	No	Yes	Yes	Vacant
370	VAC	7	84	477-20-047	1.63	Medium Low Density Residential (8.0 DU/AC)	A	12	7.2	No	Yes	No	Vacant
371	VAC	7	84	477-55-106	0.95	Medium Low Density Residential (8.0 DU/AC)	A(PD)	7	7.2	No	Yes	Yes	Vacant
372	VAC	7	100	499-19-029	0.52	Medium Low Density Residential (8.0 DU/AC)	R-1-8	4	7.2	No	Yes	No	Vacant
373	VAC	6	114	455-45-005	0.73	Medium Low Density Residential (8.0 DU/AC)	A	5	7.2	No	Yes	No	Vacant
374	VAC	7	115	494-03-014	0.18	Medium Low Density Residential (8.0 DU/AC)	R-2	1	7.2	No	Yes	No	Vacant
375	VAC	6	83	264-17-103	0.24	Medium Low Density Residential (8.0 DU/AC)	R-2	2	7.2	No	Yes	Yes	Vacant
376	VAC	3	83	264-18-043	0.22	Medium Low Density Residential (8.0 DU/AC)	R-2	2	7.2	No	Yes	Yes	Vacant
377	VAC	3	83	264-41-074	0.48	Medium Low Density Residential (8.0 DU/AC)	R-2	3	7.2	No	Yes	Yes	Vacant
378	VAC	6	83	264-41-066	0.16	Medium Low Density Residential (8.0 DU/AC)	R-2	1	7.2	No	Yes	Yes	Vacant
379	VAC	6	83	264-43-018	0.56	Medium Low Density Residential (8.0 DU/AC)	R-2	4	7.2	No	Yes	Yes	Vacant
380	VAC	6	83	264-43-071	0.56	Medium Low Density Residential (8.0 DU/AC)	R-2	4	7.2	No	Yes	Yes	Vacant
381	VAC	6	83	264-42-109	0.18	Medium Low Density Residential (8.0 DU/AC)	R-2	1	7.2	No	Yes	Yes	Vacant
382	VAC	6	83	264-42-041	0.29	Medium Low Density Residential (8.0 DU/AC)	R-2	2	7.2	No	Yes	Yes	Vacant
383	VAC	6	82	282-01-014	0.22	Medium Low Density Residential (8.0 DU/AC)	Unincorporated	2	7.2	No	Yes	No	Vacant
384	VAC	6	98	282-06-024	0.84	Medium Low Density Residential (8.0 DU/AC)	Unincorporated	6	7.2	No	Yes	No	Vacant
385	VAC	6	99	434-19-038	0.21	Medium Low Density Residential (8.0 DU/AC)	R-1-8	2	7.2	No	Yes	No	Vacant
386	VAC	6	99	429-05-023	0.40	Medium Low Density Residential (8.0 DU/AC)	R-1-8	3	7.2	No	Yes	No	Vacant
387	VAC	6	99	429-51-044	0.27	Medium Low Density Residential (8.0 DU/AC)	R-1-8	2	7.2	No	Yes	No	Vacant
388	VAC	6	99	439-17-009	0.45	Medium Low Density Residential (8.0 DU/AC)	R-1-8	3	7.2	No	Yes	No	Vacant
389	VAC	9	113	442-31-001	0.82	Medium Low Density Residential (8.0 DU/AC)	R-1-8	6	7.2	No	Yes	No	Vacant
390	VAC	1	82	303-41-018	0.36	Medium Low Density Residential (8.0 DU/AC)	R-1-8	3	7.2	No	Yes	No	Vacant
391	VAC	1	82	303-32-041	0.24	Medium Low Density Residential (8.0 DU/AC)	R-1-8	2	7.2	No	Yes	No	Vacant
392	VAC	1	97	381-22-001	0.92	Medium Low Density Residential (8.0 DU/AC)	R-1-8	7	7.2	No	Yes	No	Vacant
393	VAC	1	112	403-38-001	0.70	Medium Low Density Residential (8.0 DU/AC)	R-1-8	5	7.2	No	Yes	No	Vacant
394	VAC	7	100	670-13-004	0.19	Medium Low Density Residential (8.0 DU/AC)	R-1-8	1	7.2	No	Yes	Yes	Vacant
395	VAC	4	37	595-14-080	0.18	Medium Low Density Residential (8.0 DU/AC)	R-1-8	1	7.2	No	Yes	No	Vacant
396	VAC	8	85	670-29-020	34.59	Medium Low Density Residential (8.0 DU/AC)	R-1-8	249	7.2	No	Yes	Yes	Vacant
397	VAC	3	67	467-05-048	1.99	Medium Low Density Residential (8.0 DU/AC)	R-2	14	7.2	No	Yes	Yes	Vacant
398	VAC	10	142	701-01-006	0.82	Medium Low Density Residential (8.0 DU/AC)	R-1-8	6	7.2	No	Yes	No	Vacant
399	VAC	9	115	459-28-001	9.02	Medium Low Density Residential (8.0 DU/AC)	A	65	7.2	No	Yes	No	Vacant
400	VAC	10	128	567-28-005	5.19	Medium Low Density Residential (8.0 DU/AC)	R-1-8	37	7.2	No	Yes	No	Vacant
401	VAC	5	52	599-16-116	0.28	Medium Low Density Residential (8.0 DU/AC)	R-1-8	2	7.2	No	Yes	No	Vacant
402	VAC	5	52	484-11-082	1.40	Medium Low Density Residential (8.0 DU/AC)	R-1-8	10	7.2	No	Yes	No	Vacant
403	VAC	5	68	484-31-001	0.22	Medium Low Density Residential (8.0 DU/AC)	CN	2	7.2	No	Yes	Yes	Vacant
404	VAC	5	52	599-01-055	1.29	Medium Low Density Residential (8.0 DU/AC)	A	9	7.2	No	Yes	No	Vacant
405	VAC	5	52	599-39-047	0.38	Medium Low Density Residential (8.0 DU/AC)	Unincorporated	3	7.2	No	Yes	No	Vacant
406	VAC	8	101	676-33-014	0.41	Medium Low Density Residential (8.0 DU/AC)	A	3	7.2	No	Yes	No	Vacant
407	VAC	5	52	601-07-066	1.14	Medium Low Density Residential (8.0 DU/AC)	Unincorporated	8	7.2	No	Yes	No	Vacant
408	VAC	5	52	601-08-128	0.31	Medium Low Density Residential (8.0 DU/AC)	Unincorporated	2	7.2	No	Yes	No	Vacant
409	VAC	5	52	601-07-075	0.70	Medium Low Density Residential (8.0 DU/AC)	Unincorporated	5	7.2	No	Yes	No	Vacant
410	VAC	5	52	612-23-056	6.22	Medium Low Density Residential (8.0 DU/AC)	Unincorporated	45	7.2	No	Yes	No	Vacant
411	VAC	5	68	484-04-012	0.29	Medium Low Density Residential (8.0 DU/AC)	R-1-8	2	7.2	No	Yes	No	Vacant

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412	VAC	5	52	612-21-120	1.26	Medium Low Density Residential (8.0 DU/AC)	Unincorporated	9	7.2	No	Yes	No	Vacant
413	VAC	5	69	601-29-009	2.71	Medium Low Density Residential (8.0 DU/AC)	Unincorporated	20	7.2	No	Yes	No	Vacant
414	VAC	6	83	264-48-106	0.11	Medium Low Density Residential (8.0 DU/AC)	R-1-8	1	7.2	No	Yes	Yes	Vacant
415	VAC	5	68	647-07-074	0.53	Medium Low Density Residential (8.0 DU/AC)	A	4	7.2	No	Yes	Yes	Vacant
416	VAC	5	68	601-25-119	1.35	Medium Low Density Residential (8.0 DU/AC)	Unincorporated	10	7.2	No	Yes	No	Vacant
417	VAC	5	68	601-25-121	0.36	Medium Low Density Residential (8.0 DU/AC)	Unincorporated	3	7.2	No	Yes	No	Vacant
418	VAC	5	68	601-22-050	0.22	Medium Low Density Residential (8.0 DU/AC)	Unincorporated	2	7.2	No	Yes	No	Vacant
419	VAC	5	68	601-22-118	0.14	Medium Low Density Residential (8.0 DU/AC)	Unincorporated	1	7.2	No	Yes	No	Vacant
420	VAC	5	68	484-17-035	0.16	Medium Low Density Residential (8.0 DU/AC)	Unincorporated	1	7.2	No	Yes	No	Vacant
421	VAC	5	68	481-14-130	0.11	Medium Low Density Residential (8.0 DU/AC)	R-1-8	1	7.2	No	Yes	Yes	Vacant
422	VAC	5	68	481-43-017	0.20	Medium Low Density Residential (8.0 DU/AC)	R-2	1	7.2	No	Yes	Yes	Vacant
423	VAC	5	68	481-25-078	1.17	Medium Low Density Residential (8.0 DU/AC)	R-1-8	8	7.2	No	Yes	Yes	Vacant
424	VAC	5	68	481-32-055	1.74	Medium Low Density Residential (8.0 DU/AC)	R-1-8	13	7.2	No	Yes	Yes	Vacant
425	VAC	8	101	679-13-005	2.98	Medium Low Density Residential (8.0 DU/AC)	A(PD)	21	7.2	No	Yes	No	Vacant
426	VAC	3	67	467-33-034	0.25	Medium Density Residential (8-16 DU/AC)	R-M	3	12.8	No	Yes	Yes	Vacant
427	VAC	3	68	472-06-090	0.12	Medium Density Residential (8-16 DU/AC)	R-1-8	2	12.8	No	Yes	Yes	Vacant
428	VAC	3	84	472-36-017	0.70	Medium Density Residential (8-16 DU/AC)	A(PD)	9	12.8	No	Yes	Yes	Vacant
429	VAC	3	67	249-46-088	0.11	Medium Density Residential (8-16 DU/AC)	R-M	1	12.8	No	Yes	Yes	Vacant
430	VAC	3	83	259-48-063	0.24	Medium Density Residential (8-16 DU/AC)	R-2	3	12.8	No	Yes	Yes	Vacant
431	VAC	3	83	264-35-097	0.31	Medium Density Residential (8-16 DU/AC)	R-M	4	12.8	No	Yes	Yes	Vacant
432	VAC	3	83	264-26-022	0.13	Medium Density Residential (8-16 DU/AC)	R-2	2	12.8	No	Yes	Yes	Vacant
433	VAC	3	83	264-20-065	0.13	Medium Density Residential (8-16 DU/AC)	R-2	2	12.8	No	Yes	Yes	Vacant
434	VAC	3	83	264-20-106	0.14	Medium Density Residential (8-16 DU/AC)	R-2	2	12.8	No	Yes	Yes	Vacant
435	VAC	3	83	264-20-047	0.11	Medium Density Residential (8-16 DU/AC)	R-2	1	12.8	No	Yes	Yes	Vacant
436	VAC	3	83	264-35-099	0.15	Medium Density Residential (8-16 DU/AC)	R-2	2	12.8	No	Yes	Yes	Vacant
437	VAC	3	83	264-35-027	0.60	Medium Density Residential (8-16 DU/AC)	R-2	8	12.8	No	Yes	Yes	Vacant
438	VAC	3	83	264-35-100	0.61	Medium Density Residential (8-16 DU/AC)	R-2	8	12.8	No	Yes	Yes	Vacant
439	VAC	3	83	264-40-124	0.36	Medium Density Residential (8-16 DU/AC)	R-2	5	12.8	No	Yes	Yes	Vacant
440	VAC	3	83	264-40-125	0.37	Medium Density Residential (8-16 DU/AC)	R-2	5	12.8	No	Yes	Yes	Vacant
441	VAC	3	83	434-04-071	0.20	Medium Density Residential (8-16 DU/AC)	A(PD)	3	12.8	No	Yes	Yes	Vacant
442	VAC	3	83	434-05-016	0.12	Medium Density Residential (8-16 DU/AC)	CP	2	12.8	No	Yes	Yes	Vacant
443	VAC	3	83	434-05-057	0.12	Medium Density Residential (8-16 DU/AC)	R-2	2	12.8	No	Yes	Yes	Vacant
444	VAC	3	83	434-05-097	0.12	Medium Density Residential (8-16 DU/AC)	R-2	2	12.8	No	Yes	Yes	Vacant
445	VAC	3	83	434-09-094	0.21	Medium Density Residential (8-16 DU/AC)	R-2	3	12.8	No	Yes	Yes	Vacant
446	VAC	7	99	434-22-099	0.47	Medium Density Residential (8-16 DU/AC)	CP	6	12.8	No	Yes	Yes	Vacant
447	VAC	3	99	434-10-073	0.18	Medium Density Residential (8-16 DU/AC)	R-2	2	12.8	No	Yes	Yes	Vacant
448	VAC	3	99	434-11-063	0.17	Medium Density Residential (8-16 DU/AC)	R-2	2	12.8	No	Yes	Yes	Vacant
449	VAC	3	99	434-11-041	0.12	Medium Density Residential (8-16 DU/AC)	R-2	2	12.8	No	Yes	Yes	Vacant
450	VAC	9	127	421-20-014	1.02	Medium Density Residential (8-16 DU/AC)	CO	13	12.8	No	Yes	No	Vacant
451	VAC	2	115	684-01-021	0.54	Medium Density Residential (8-16 DU/AC)	LI	7	12.8	No	Yes	No	Vacant
452	VAC	2	115	685-03-002	2.78	Medium Density Residential (8-16 DU/AC)	LI	36	12.8	No	Yes	No	Vacant
453	VAC	8	85	491-03-049	0.89	Medium Density Residential (8-16 DU/AC)	A(PD)	11	12.8	No	Yes	No	Vacant
454	VAC	8	101	676-06-015	0.50	Medium Density Residential (8-16 DU/AC)	A(PD)	6	12.8	No	Yes	No	Vacant
455	VAC	7	84	477-11-020	2.19	Medium Density Residential (8-16 DU/AC)	R-1-8	28	12.8	No	Yes	Yes	Vacant
456	VAC	6	114	455-45-007	4.52	Medium Density Residential (8-16 DU/AC)	A	58	12.8	No	Yes	No	Vacant
457	VAC	7	115	494-66-003	5.81	Medium Density Residential (8-16 DU/AC)	A(PD)	74	12.8	No	Yes	No	Vacant
458	VAC	6	99	429-20-054	0.59	Medium Density Residential (8-16 DU/AC)	R-1-8	8	12.8	No	Yes	No	Vacant
459	VAC	6	99	429-51-045	0.29	Medium Density Residential (8-16 DU/AC)	R-1-8	4	12.8	No	Yes	No	Vacant
460	VAC	5	68	484-03-036	0.14	Medium Density Residential (8-16 DU/AC)	R-1-8	2	12.8	No	Yes	No	Vacant
461	VAC	5	68	484-04-011	1.69	Medium Density Residential (8-16 DU/AC)	R-1-8	22	12.8	No	Yes	No	Vacant
462	VAC	5	68	481-24-033	1.22	Medium Density Residential (8-16 DU/AC)	R-1-8	16	12.8	No	Yes	Yes	Vacant
463	VAC	4	51	254-19-014	0.78	Medium Density Residential (8-16 DU/AC)	A	10	12.8	No	Yes	No	Vacant
464	VAC	3	67	254-12-011	1.08	Medium Density Residential (8-16 DU/AC)	R-M	14	12.8	No	Yes	Yes	Vacant
465	VAC	5	68	481-19-055	0.19	Medium Density Residential (8-16 DU/AC)	R-1-8	2	12.8	No	Yes	Yes	Vacant

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466	VAC	1	97	381-12-099	0.41	Medium Density Residential (8-16 DU/AC)	CP	5	12.8	No	Yes	No	Vacant
467	VAC	5	68	481-23-072	0.38	Medium Density Residential (8-16 DU/AC)	R-1-8	5	12.8	No	Yes	Yes	Vacant
468	VAC	5	68	484-41-090	0.26	Medium Density Residential (8-16 DU/AC)	R-2	3	12.8	No	Yes	Yes	Vacant
469	VAC	5	68	481-22-066	0.50	Medium Density Residential (8-16 DU/AC)	R-1-8	6	12.8	No	Yes	Yes	Vacant
470	VAC	5	68	481-22-067	0.74	Medium Density Residential (8-16 DU/AC)	R-1-8	9	12.8	No	Yes	Yes	Vacant
471	VAC	3	67	235-09-018	0.64	Medium Density Residential (8-16 DU/AC)	R-2	8	12.8	No	Yes	No	Vacant
472	VAC	3	67	249-41-032	0.14	Medium Density Residential (8-16 DU/AC)	R-M	2	12.8	No	Yes	No	Vacant
473	VAC	3	67	249-41-024	0.14	Medium Density Residential (8-16 DU/AC)	R-M	2	12.8	No	Yes	No	Vacant
474	VAC	3	67	249-41-022	0.14	Medium Density Residential (8-16 DU/AC)	R-M	2	12.8	No	Yes	No	Vacant
475	VAC	3	67	249-47-009	0.19	Medium Density Residential (8-16 DU/AC)	R-M	2	12.8	No	Yes	Yes	Vacant
476	VAC	3	67	249-47-018	0.10	Medium Density Residential (8-16 DU/AC)	CN	1	12.8	No	Yes	Yes	Vacant
477	VAC	3	67	249-47-025	0.16	Medium Density Residential (8-16 DU/AC)	R-M	2	12.8	No	Yes	Yes	Vacant
478	VAC	3	67	249-50-084	0.22	Medium Density Residential (8-16 DU/AC)	R-2	3	12.8	No	Yes	Yes	Vacant
479	VAC	3	67	467-06-089	0.12	Medium Density Residential (8-16 DU/AC)	R-2	2	12.8	No	Yes	Yes	Vacant
480	VAC	4	19	015-43-020	2.49	Medium Density Residential (8-12 DU/AC)	A(PD)	25	10.0	No	Yes	No	Vacant
481	VAC	4	19	015-12-112	0.49	Medium Density Residential (8-16 DU/AC)	R-M	6	12.8	No	Yes	No	Vacant
482	VAC	4	19	015-05-139	0.55	Medium Density Residential (8-16 DU/AC)	R-M	7	12.8	No	Yes	No	Vacant
483	VAC	4	19	015-12-098	0.13	Medium Density Residential (8-16 DU/AC)	CN	2	12.8	No	Yes	No	Vacant
484	VAC	4	19	015-05-072	0.27	Medium Density Residential (8-16 DU/AC)	R-1-8	3	12.8	No	Yes	No	Vacant
485	VAC	4	19	015-12-071	0.28	Medium Density Residential (8-16 DU/AC)	R-1-8	4	12.8	No	Yes	No	Vacant
486	VAC	4	19	015-05-082	0.96	Medium Density Residential (8-16 DU/AC)	CN	12	12.8	No	Yes	No	Vacant
487	VAC	4	19	015-02-033	0.15	Medium Density Residential (8-16 DU/AC)	CN	2	12.8	No	Yes	No	Vacant
488	VAC	4	20	015-06-023	0.21	Medium Density Residential (8-16 DU/AC)	A(PD)	3	12.8	No	Yes	No	Vacant
489	VAC	4	20	015-11-119	0.57	Medium Density Residential (8-16 DU/AC)	R-M	7	12.8	No	Yes	No	Vacant
490	VAC	4	20	015-06-158	0.20	Medium Density Residential (8-16 DU/AC)	R-M	3	12.8	No	Yes	No	Vacant
491	VAC	4	20	015-06-021	0.20	Medium Density Residential (8-16 DU/AC)	R-M	3	12.8	No	Yes	No	Vacant
492	VAC	4	20	015-06-173	0.41	Medium Density Residential (8-16 DU/AC)	R-M	5	12.8	No	Yes	No	Vacant
493	VAC	4	20	015-06-152	0.14	Medium Density Residential (8-16 DU/AC)	R-M	2	12.8	No	Yes	No	Vacant
494	VAC	4	20	015-06-087	0.21	Medium Density Residential (8-16 DU/AC)	R-M	3	12.8	No	Yes	No	Vacant
495	VAC	4	19	015-12-111	0.28	Medium Density Residential (8-16 DU/AC)	R-M	4	12.8	No	Yes	No	Vacant
496	VAC	6	99	264-05-077	1.59	Medium High Density Residential (12-25 DU/AC)	R-M	30	18.9	No	Yes	No	Vacant
497	VAC	6	99	264-02-045	0.65	Medium High Density Residential (12-25 DU/AC)	R-M	12	18.9	No	Yes	No	Vacant
498	VAC	1	81	303-26-036	0.30	Medium High Density Residential (12-25 DU/AC)	CP	6	18.9	No	Yes	No	Vacant
499	VAC	6	99	264-11-064	0.93	Medium High Density Residential (12-25 DU/AC)	LI	18	18.9	No	Yes	No	Vacant
500	VAC	1	96	372-20-027	0.36	Medium High Density Residential (12-25 DU/AC)	R-M	7	18.9	No	Yes	No	Vacant
501	VAC	1	96	372-20-027	0.56	Medium High Density Residential (12-25 DU/AC)	R-M	11	18.9	No	Yes	No	Vacant
502	VAC	6	82	277-18-031	1.07	Medium High Density Residential (12-25 DU/AC)	R-M	20	18.9	No	Yes	Yes	Vacant
503	VAC	3	83	472-12-058	2.58	Medium High Density Residential (12-25 DU/AC)	R-1-8	49	18.9	No	Yes	Yes	Vacant
504	VAC	5	68	254-08-056	2.35	Medium High Density Residential (12-25 DU/AC)	A	44	18.9	No	Yes	No	Vacant
505	VAC	4	51	589-19-063	3.36	Medium High Density Residential (12-25 DU/AC)	R-1-8	64	18.9	No	Yes	No	Vacant
506	VAC	3	68	472-05-026	0.92	Medium High Density Residential (12-25 DU/AC)	LI	17	18.9	No	Yes	Yes	Vacant
507	VAC	3	68	472-05-074	0.49	Medium High Density Residential (12-25 DU/AC)	LI	9	18.9	No	Yes	Yes	Vacant
508	VAC	3	67	467-30-025	0.14	Medium High Density Residential (12-25 DU/AC)	R-M	3	18.9	No	Yes	Yes	Vacant
509	VAC	3	67	259-22-059	0.47	Medium High Density Residential (12-25 DU/AC)	R-1-8	9	18.9	No	Yes	No	Vacant
510	VAC	3	83	472-29-090	0.25	Medium High Density Residential (12-25 DU/AC)	CO	5	18.9	No	Yes	Yes	Vacant
511	VAC	6	83	264-48-037	0.23	Medium High Density Residential (12-25 DU/AC)	R-2	4	18.9	No	Yes	Yes	Vacant
512	VAC	3	83	434-07-080	0.36	Medium High Density Residential (12-25 DU/AC)	CP	7	18.9	No	Yes	Yes	Vacant
513	VAC	3	83	264-30-066	0.11	Medium High Density Residential (12-25 DU/AC)	CG	2	18.9	No	Yes	Yes	Vacant
514	VAC	9	128	569-18-058	1.63	Medium High Density Residential (12-25 DU/AC)	R-M(PD)	31	18.9	No	Yes	No	Vacant
515	VAC	9	128	567-30-016	4.07	Medium High Density Residential (12-25 DU/AC)	R-1-8	77	18.9	No	Yes	No	Vacant
516	VAC	10	115	462-14-004	1.23	Medium High Density Residential (12-25 DU/AC)	A	23	18.9	No	Yes	No	Vacant
517	VAC	6	99	264-03-075	0.33	Medium High Density Residential (12-25 DU/AC)	R-1-8	6	18.9	No	Yes	No	Vacant
518	VAC	6	99	264-03-007	0.20	Medium High Density Residential (12-25 DU/AC)	R-1-8	4	18.9	No	Yes	No	Vacant
519	VAC	6	99	455-31-053	6.00	High Density Residential (25-50 DU/AC)	A(PD)	239	39.9	No	Yes	No	Vacant

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520	VAC	5	68	486-39-031	1.01	High Density Residential (25-50 DU/AC)	CP	40	39.9	No	Yes	Yes	Vacant
521	VAC	9	128	458-17-018	10.78	High Density Residential (25-50 DU/AC)	A(PD)	430	39.9	No	Yes	No	Vacant
522	VAC	10	128	567-49-042	0.45	High Density Residential (25-50 DU/AC)	R-M	18	39.9	No	Yes	Yes	Vacant
523	VAC	7	84	477-20-148	1.16	High Density Residential (25-50 DU/AC)	IP	46	39.9	No	Yes	Yes	Vacant
524	VAC	6	99	284-03-016	0.74	High Density Residential (25-50 DU/AC)	R-M	30	39.9	No	Yes	No	Vacant
525	VAC	6	99	284-07-015	2.18	High Density Residential (25-50 DU/AC)	R-1-8	87	39.9	No	Yes	No	Vacant
526	VAC	1	96	372-14-088	0.66	High Density Residential (25-50 DU/AC)	R-M	26	39.9	No	Yes	No	Vacant
527	VAC	3	83	467-01-077	0.19	Residential Support for the Core Area (25+ DU/AC)	CG	12	63.5	Yes	Yes	Yes	Vacant
528	VAC	3	83	259-22-058	0.47	Residential Support for the Core Area (25+ DU/AC)	LI	30	63.5	Yes	Yes	Yes	Vacant
529	VAC	3	83	472-27-106	0.11	Residential Support for the Core Area (25+ DU/AC)	CG	7	63.5	Yes	Yes	Yes	Vacant
530	VAC	3	83	264-26-088	0.11	Residential Support for the Core Area (25+ DU/AC)	LI	7	63.5	Yes	Yes	Yes	Vacant
531	VAC	3	83	259-46-046	0.38	Residential Support for the Core Area (25+ DU/AC)	LI	24	63.5	Yes	Yes	Yes	Vacant
532	VAC	3	83	259-46-090	0.55	Residential Support for the Core Area (25+ DU/AC)	LI	35	63.5	Yes	Yes	Yes	Vacant
533	VAC	3	83	264-20-110	0.12	Residential Support for the Core Area (25+ DU/AC)	CP	8	63.5	Yes	Yes	Yes	Vacant
534	VAC	3	83	259-48-031	0.16	Residential Support for the Core Area (25+ DU/AC)	LI	10	63.5	Yes	Yes	Yes	Vacant
535	VAC	3	83	259-47-070	0.21	Residential Support for the Core Area (25+ DU/AC)	LI	13	63.5	Yes	Yes	Yes	Vacant
536	VAC	3	83	467-01-035	0.22	Residential Support for the Core Area (25+ DU/AC)	CG	14	63.5	Yes	Yes	Yes	Vacant
537	VAC	4	52	254-29-026	1.35	Transit Corridor Residential (20+ DU/AC)	R-M	61	45.0	Yes	Yes	No	Vacant
538	VAC	4	51	245-01-003	14.00	Transit Corridor Residential (20+ DU/AC)	Unincorporated	630	45.0	Yes	Yes	No	Vacant
539	VAC	5	52	254-06-042	9.54	Transit Corridor Residential (20+ DU/AC)	R-M	429	45.0	Yes	Yes	No	Vacant
540	VAC	4	52	254-29-025	1.36	Transit Corridor Residential (20+ DU/AC)	R-M	61	45.0	Yes	Yes	No	Vacant
541	VAC	4	35	097-07-028	2.62	Transit/Employment Residential (55+ DU/AC)	IP	144	55.0	Yes	No	Yes	Vacant
542	VAC	4	35	097-07-047	3.67	Transit/Employment Residential (55+ DU/AC)	IP	202	55.0	Yes	No	Yes	Vacant
543	VAC	4	35	097-07-085	3.45	Transit/Employment Residential (55+ DU/AC)	IP	190	55.0	Yes	No	Yes	Vacant
544	VAC	4	35	097-06-037	5.50	Transit/Employment Residential (55+ DU/AC)	IP	303	55.0	Yes	No	Yes	Vacant
545	VAC	4	35	097-15-034	11.21	Transit/Employment Residential (55+ DU/AC)	IP	617	55.0	Yes	No	Yes	Vacant
546	VAC	4	36	097-15-033	11.41	Transit/Employment Residential (55+ DU/AC)	IP	628	55.0	Yes	No	Yes	Vacant
547	VAC	6	98	284-32-001	2.54	High Density Residential (25-50 DU/AC)	A(PD)	101	39.9	No	Yes	No	Vacant
548	VAC	3	83	467-01-120	0.43	Medium Density Residential (8-16 DU/AC)	CG	6	12.8	No	Yes	Yes	Vacant
549	VAC	4	51	237-03-070	20.63	High Density Residential (25-50 DU/AC)	IP	823	39.9	No	No	Yes	Vacant
575	PC	4	51	241-23-049	0.39	Medium Density Residential (8-12 DU/AC)	A	4	10.0	No	No	No	Single-Family Residential
576	PC	4	51	241-30-099	0.71	Medium Density Residential (8-12 DU/AC)	A	7	10.0	No	No	No	Single-Family Residential
577	PC	4	51	241-30-098	0.36	Medium Density Residential (8-12 DU/AC)	A(PD)	3	10.0	No	No	No	Single-Family Residential
578	PC	4	51	241-01-029	0.40	Medium Density Residential (8-12 DU/AC)	A	4	10.0	No	No	No	Single-Family Residential
579	PC	4	51	241-30-113	0.92	Medium Density Residential (8-12 DU/AC)	A(PD)	8	10.0	No	No	No	Single-Family Residential
580	PC	4	51	241-35-067	0.25	Medium Density Residential (8-12 DU/AC)	A	2	10.0	No	No	No	Single-Family Residential
581	PC	4	51	245-43-017	2.40	Medium Low Density Residential (8.0 DU/AC)	A	20	7.2	No	Yes	No	Single-Family Residential
582	PC	7	99	455-19-065	0.80	Single Family Residential (1.0 DU/AC)	Unincorporated	1	0.7	No	Yes	No	Single-Family Residential
583	PC	7	99	455-19-075	1.20	Single Family Residential (1.0 DU/AC)	R-1-1	1	0.7	No	Yes	No	Single-Family Residential
584	PC	7	99	455-19-071	2.13	Single Family Residential (1.0 DU/AC)	R-1-1	2	0.7	No	Yes	No	Single-Family Residential
585	PC	7	99	455-19-078	0.67	Single Family Residential (1.0 DU/AC)	R-1-1	1	0.7	No	Yes	No	Single-Family Residential
586	PC	7	99	455-19-050	2.19	Single Family Residential (1.0 DU/AC)	Unincorporated	2	0.7	No	Yes	No	Single-Family Residential
587	PC	7	99	455-19-106	2.74	Single Family Residential (1.0 DU/AC)	Unincorporated	3	0.7	No	Yes	No	Vacant
588	PC	7	99	455-19-122	0.51	Single Family Residential (1.0 DU/AC)	R-1-1	1	0.7	No	Yes	No	Vacant
589	PC	7	99	455-19-120	1.16	Single Family Residential (1.0 DU/AC)	R-1-1	1	0.7	No	Yes	No	Vacant
590	PC	7	99	455-19-121	1.13	Single Family Residential (1.0 DU/AC)	R-1-1	1	0.7	No	Yes	No	Vacant
591	PC	7	99	455-19-049	2.67	Single Family Residential (1.0 DU/AC)	R-1-1	2	0.7	No	Yes	No	Vacant
592	PC	7	99	455-59-013	1.41	Multi-Family Residential (24-40 DU/AC)	A(PD)	56	32.0	No	Yes	No	Vacant
593	PC	7	99	455-59-009	0.70	Multi-Family Residential (24+ DU/AC)	A(PD)	39	24.0	No	Yes	No	Vacant
594	PC	7	99	455-59-006	0.48	Multi-Family Residential (24+ DU/AC)	A(PD)	26	24.0	No	Yes	No	Vacant
595	PC	7	99	455-59-007	0.19	Multi-Family Residential (24+ DU/AC)	A(PD)	10	24.0	No	Yes	No	Vacant
596	PC	7	114	455-19-038	1.64	Single Family Residential (1.0 DU/AC)	R-1-1	1	0.7	No	Yes	No	Vacant
597	PC	7	99	455-19-039	1.08	Single Family Residential (1.0 DU/AC)	R-1-1	1	0.7	No	Yes	No	Single-Family Residential
598	PC	7	99	455-19-040	1.33	Single Family Residential (1.0 DU/AC)	R-1-1	1	0.7	No	Yes	No	Vacant

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599	PC	7	99	455-19-082	0.84	Single Family Residential (1.0 DU/AC)	R-1-1	1	0.7	No	Yes	No	Single-Family Residential
600	PC	7	99	455-19-048	1.03	Single Family Residential (1.0 DU/AC)	Unincorporated	1	0.7	No	Yes	No	Single-Family Residential
601	PC	7	99	455-09-049	11.32	Single Family Residential (1.0 DU/AC)	Unincorporated	11	0.7	No	Yes	No	Vacant
602	PC	7	99	455-19-097	1.05	Single Family Residential (1.0 DU/AC)	R-1-1	1	0.7	No	Yes	No	Vacant
603	PC	7	100	455-09-049	36.23	Multi-Family Residential (24-40 DU/AC)	Unincorporated	1,453	32.0	No	Yes	No	Vacant
604	PC	7	115	455-09-049	16.70	Multi-Family Residential (24+ DU/AC)	Unincorporated	925	24.0	No	Yes	No	Vacant
605	PC	7	100	455-59-008	4.37	Multi-Family Residential (24+ DU/AC)	A(PD)	240	24.0	No	Yes	No	Vacant
606	PC	7	99	455-19-098	1.00	Single Family Residential (1.0 DU/AC)	R-1-1	1	0.7	No	Yes	No	Vacant
607	PC	7	99	455-19-099	2.38	Single Family Residential (1.0 DU/AC)	R-1-1	2	0.7	No	Yes	No	Single-Family Residential
608	PC	7	99	455-19-100	0.80	Single Family Residential (1.0 DU/AC)	R-1-1	1	0.7	No	Yes	No	Single-Family Residential
609	PC	7	99	455-19-003	0.20	Single Family Residential (1.0 DU/AC)	Unincorporated	1	0.7	No	Yes	No	Single-Family Residential
610	PC	8	85	659-58-067	0.67	7,000 to 8,000 Square Foot Lots	A(PD)	1	0.7	No	Yes	No	Single-Family Residential
611	PC	8	85	659-22-011	7.90	Hillside Lots	A(PD)	21	2.7	No	Yes	No	Vacant
612	PC	3	67	249-08-016	0.14	Medium High Density Residential (12-25 DU/AC)	R-2	3	18.9	No	Yes	Yes	Industrial
613	PC	3	67	249-08-017	0.14	Medium High Density Residential (12-25 DU/AC)	R-2	3	18.9	No	Yes	Yes	Industrial
614	PC	3	67	249-08-018	0.14	Medium High Density Residential (12-25 DU/AC)	R-2	3	18.9	No	Yes	Yes	Industrial
615	PC	3	67	249-08-019	0.14	Medium High Density Residential (12-25 DU/AC)	R-2	3	18.9	No	Yes	Yes	Industrial
616	PC	3	67	249-08-020	0.55	Medium High Density Residential (12-25 DU/AC)	R-2	10	18.9	No	Yes	Yes	Industrial
617	PC	3	67	249-08-021	0.13	Medium High Density Residential (12-25 DU/AC)	R-2	2	18.9	No	Yes	Yes	Multi-Family Residential
618	PC	3	67	249-08-022	0.14	Medium High Density Residential (12-25 DU/AC)	R-2	3	18.9	No	Yes	Yes	Multi-Family Residential
619	PC	3	67	249-08-023	0.14	Medium High Density Residential (12-25 DU/AC)	R-2	3	18.9	No	Yes	Yes	Multi-Family Residential
620	PC	3	67	249-08-025	0.14	Medium High Density Residential (12-25 DU/AC)	R-2	3	18.9	No	Yes	Yes	Vacant
621	PC	3	67	249-08-026	0.41	Medium High Density Residential (12-25 DU/AC)	LI	8	18.9	No	Yes	Yes	Vacant
622	PC	3	67	249-08-027	0.14	Medium High Density Residential (12-25 DU/AC)	R-2	3	18.9	No	Yes	Yes	Multi-Family Residential
623	PC	3	67	249-08-028	0.14	Medium High Density Residential (12-25 DU/AC)	R-2	3	18.9	No	Yes	Yes	Multi-Family Residential
624	PC	3	67	249-09-005	1.48	Medium High Density Residential (12-25 DU/AC)	LI	28	18.9	No	Yes	Yes	Industrial
625	PC	3	67	249-09-004	0.57	Medium High Density Residential (12-25 DU/AC)	LI	11	18.9	No	Yes	Yes	Industrial
626	PC	3	67	249-05-012	0.16	Medium High Density Residential (12-25 DU/AC)	R-2	3	18.9	No	Yes	No	Multi-Family Residential
627	PC	3	67	249-05-013	0.15	Medium High Density Residential (12-25 DU/AC)	R-2	3	18.9	No	Yes	No	Multi-Family Residential
628	PC	3	67	249-05-059	0.15	Medium High Density Residential (12-25 DU/AC)	LI	3	18.9	No	Yes	Yes	Industrial
629	PC	3	67	249-05-058	0.50	Medium High Density Residential (12-25 DU/AC)	LI	9	18.9	No	Yes	No	Industrial
630	PC	3	67	249-05-009	0.13	Medium High Density Residential (12-25 DU/AC)	CN	2	18.9	No	Yes	Yes	Industrial
631	PC	3	67	249-08-005	0.55	Medium High Density Residential (12-25 DU/AC)	LI	10	18.9	No	Yes	Yes	Industrial
632	PC	3	67	249-08-006	0.28	Medium High Density Residential (12-25 DU/AC)	LI	5	18.9	No	Yes	Yes	Vacant
633	PC	3	67	249-08-007	0.27	Medium High Density Residential (12-25 DU/AC)	LI	5	18.9	No	Yes	Yes	Vacant
634	PC	3	67	249-08-008	0.14	Medium High Density Residential (12-25 DU/AC)	LI	3	18.9	No	Yes	Yes	Industrial
635	PC	3	67	249-08-009	0.54	Medium High Density Residential (12-25 DU/AC)	LI	10	18.9	No	Yes	Yes	Industrial
636	PC	3	67	249-08-010	0.13	Medium High Density Residential (12-25 DU/AC)	LI	2	18.9	No	Yes	Yes	Industrial
637	PC	3	67	249-08-011	0.14	Medium High Density Residential (12-25 DU/AC)	LI	3	18.9	No	Yes	Yes	Industrial
638	PC	3	67	249-08-012	0.14	Medium High Density Residential (12-25 DU/AC)	LI	3	18.9	No	Yes	Yes	Industrial
639	PC	3	67	249-08-013	0.14	Medium High Density Residential (12-25 DU/AC)	LI	3	18.9	No	Yes	Yes	Industrial
640	PC	3	67	249-08-014	0.14	Medium High Density Residential (12-25 DU/AC)	LI	3	18.9	No	Yes	Yes	Industrial
641	PC	3	67	249-36-025	0.14	Medium High Density Residential (12-25 DU/AC)	LI	3	18.9	No	Yes	No	Single-Family House
642	PC	3	67	249-36-026	0.14	Medium High Density Residential (12-25 DU/AC)	LI	3	18.9	No	Yes	No	Warehouse
643	PC	3	67	249-36-002	0.15	Medium High Density Residential (12-25 DU/AC)	LI	3	18.9	No	Yes	No	Single-Family House
644	PC	3	67	249-36-003	0.15	Medium High Density Residential (12-25 DU/AC)	LI	3	18.9	No	Yes	No	Single-Family House
645	PC	3	67	249-36-004	0.14	Medium High Density Residential (12-25 DU/AC)	LI	3	18.9	No	Yes	No	Single-Family House
646	PC	3	67	249-09-001	4.15	Mixed Use	A(PD)	184	44.5	Yes	Yes	Yes	Industrial
647	PC	3	67	249-07-006	5.24	Mixed Use	A(PD)	200	38.3	Yes	Yes	No	Industrial
648	PC	3	67	249-36-011	0.14	Medium High Density Residential (12-25 DU/AC)	LI	3	18.9	No	Yes	No	Auto Repair Shop
649	PC	3	67	249-36-012	0.15	Medium High Density Residential (12-25 DU/AC)	LI	3	18.9	No	Yes	No	Auto Repair Shop
650	PC	3	67	249-39-039	5.28	Mixed Use	LI	600	113.7	Yes	Yes	Yes	Industrial
651	PC	3	67	249-08-004	2.90	Mixed Use	LI	166	57.5	Yes	Yes	Yes	Industrial
652	PC	3	67	249-36-013	0.15	Medium High Density Residential (12-25 DU/AC)	LI	3	18.9	No	Yes	No	Vacant

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653	PC	3	67	249-38-042	1.28	High Density Residential (25-50 DU/AC)	HI	51	39.9	No	Yes	Yes	Industrial
654	PC	3	67	249-08-015	0.14	Medium High Density Residential (12-25 DU/AC)	CN	3	18.9	No	Yes	Yes	Industrial
655	PC	3	83	472-17-013	0.10	Commercial/Mixed Use	CP	1	10.0	No	Yes	Yes	Parking Lot
656	PC	3	83	472-17-014	0.10	Commercial/Mixed Use	CP	1	10.0	No	Yes	Yes	Commercial Retail
657	PC	3	83	472-17-015	0.19	Commercial/Mixed Use	CP	3	20.0	No	Yes	Yes	Commercial Retail
658	PC	3	83	472-17-016	0.15	Commercial/Mixed Use	CP	2	14.0	No	Yes	Yes	Car Wash
659	PC	3	83	472-17-017	0.13	Commercial/Mixed Use	CP	2	16.0	No	Yes	Yes	Auto Repair
660	PC	3	83	472-17-018	0.13	Commercial/Mixed Use	CP	2	16.0	No	Yes	Yes	Auto Repair
661	PC	3	83	472-17-094	0.13	Victorian Preservation/Mixed Use	CN	2	16.0	No	Yes	Yes	Retail Parking
662	PC	3	83	472-17-095	0.27	Victorian Preservation/Mixed Use	CN	4	15.0	No	Yes	Yes	Auto Repair
663	PC	3	83	472-16-007	0.16	High Density Residential (40-70 DU/AC)	LI	11	70.0	Yes	Yes	Yes	Auto Repair
664	PC	3	83	472-16-008	0.16	High Density Residential (40-70 DU/AC)	LI	11	70.0	Yes	Yes	Yes	Single-Family Residential
665	PC	3	83	472-16-009	0.16	High Density Residential (40-70 DU/AC)	LI	11	70.0	Yes	Yes	Yes	Single-Family Residential
666	PC	3	83	472-16-073	0.32	High Density Residential (40-70 DU/AC)	LI	22	70.0	Yes	Yes	Yes	Light Industrial
667	PC	3	83	472-16-011	0.16	High Density Residential (40-70 DU/AC)	LI	11	70.0	Yes	Yes	Yes	Single-Family Residential
668	PC	3	83	472-16-012	0.16	High Density Residential (40-70 DU/AC)	LI	11	70.0	Yes	Yes	Yes	Single-Family Residential
669	PC	3	83	472-16-013	0.26	High Density Residential (40-70 DU/AC)	LI	18	70.0	Yes	Yes	Yes	Parking Lot
670	PC	3	83	472-16-014	0.14	High Density Residential (40-70 DU/AC)	LI	10	70.0	Yes	Yes	Yes	Single-Family Residential
671	PC	3	83	472-16-015	0.14	High Density Residential (40-70 DU/AC)	LI	10	70.0	Yes	Yes	Yes	Single-Family Residential
672	PC	3	83	472-16-016	0.14	High Density Residential (20-50 DU/AC)	LI	7	50.0	No	Yes	Yes	Auto Repair Lot
673	PC	3	83	472-16-017	0.15	High Density Residential (20-50 DU/AC)	LI	8	50.0	No	Yes	Yes	Auto Repair Lot
674	PC	3	83	472-16-018	0.15	High Density Residential (20-50 DU/AC)	LI	8	50.0	No	Yes	Yes	Light Industrial
675	PC	3	83	472-16-022	0.15	High Density Residential (20-50 DU/AC)	LI	8	50.0	No	Yes	Yes	Duplex
676	PC	3	83	472-16-064	0.08	High Density Residential (20-50 DU/AC)	CP	4	50.0	No	Yes	Yes	Commercial Retail
677	PC	3	83	472-16-023	0.17	High Density Residential (20-50 DU/AC)	LI	9	50.0	No	Yes	Yes	Single-Family Residential
678	PC	3	83	472-16-024	0.16	High Density Residential (20-50 DU/AC)	LI	8	50.0	No	Yes	Yes	Duplex
679	PC	3	83	472-16-025	0.23	High Density Residential (40-70 DU/AC)	LI	16	70.0	Yes	Yes	Yes	Church/Parking
680	PC	3	83	472-16-026	0.25	High Density Residential (40-70 DU/AC)	LI	18	70.0	Yes	Yes	Yes	Parking Lot
681	PC	3	83	472-16-027	0.15	High Density Residential (40-70 DU/AC)	LI	11	70.0	Yes	Yes	Yes	Auto Repair
682	PC	3	83	472-16-028	0.15	High Density Residential (40-70 DU/AC)	LI	11	70.0	Yes	Yes	Yes	Single-Family Residential
683	PC	3	83	472-16-030	0.16	High Density Residential (40-70 DU/AC)	LI	11	70.0	Yes	Yes	Yes	Single-Family Residential
684	PC	3	83	472-16-031	0.16	High Density Residential (40-70 DU/AC)	LI	11	70.0	Yes	Yes	Yes	Multi-Family Residential
685	PC	3	83	472-16-032	0.16	High Density Residential (40-70 DU/AC)	LI	11	70.0	Yes	Yes	Yes	Light Industrial
686	PC	3	83	472-16-033	0.16	High Density Residential (40-70 DU/AC)	LI	11	70.0	Yes	Yes	Yes	Light Industrial
687	PC	3	83	472-16-034	0.16	High Density Residential (40-70 DU/AC)	LI	11	70.0	Yes	Yes	Yes	Multi-Family Residential
688	PC	3	83	472-16-035	0.20	High Density Residential (40-70 DU/AC)	LI	14	70.0	Yes	Yes	Yes	Multi-Family Residential
689	PC	3	83	472-16-036	0.19	High Density Residential (40-70 DU/AC)	LI	13	70.0	Yes	Yes	Yes	Multi-Family Residential
690	PC	3	83	472-16-038	0.21	High Density Residential (40-70 DU/AC)	LI	15	70.0	Yes	Yes	Yes	Single-Family Residential
691	PC	3	83	472-16-039	0.64	Victorian Preservation/Mixed Use	LI	9	14.0	No	Yes	Yes	Funeral Home
692	PC	3	83	472-16-040	0.20	Commercial/Mixed Use	CP	3	15.0	No	Yes	Yes	Retail/Single-Family Res
693	PC	3	83	472-16-041	0.12	Commercial/Mixed Use	CP	2	16.7	No	Yes	Yes	Commercial
694	PC	3	83	472-16-042	0.09	Commercial/Mixed Use	CP	1	11.1	No	Yes	Yes	Commercial
695	PC	3	83	472-16-053	0.19	Commercial/Mixed Use	CP	3	15.8	No	Yes	Yes	Commercial Retail
696	PC	3	83	472-16-054	0.20	Commercial/Mixed Use	CP	3	15.0	No	Yes	Yes	Commercial Retail
697	PC	3	83	472-16-055	0.18	Commercial/Mixed Use	CP	3	16.7	No	Yes	Yes	Commercial Retail
698	PC	3	83	472-16-056	0.24	Commercial/Mixed Use	CP	3	12.5	No	Yes	Yes	Parking Lot
699	PC	3	83	472-16-057	0.10	Commercial/Mixed Use	CP	1	10.0	No	Yes	Yes	Commercial Retail
700	PC	3	83	472-16-058	0.04	Commercial/Mixed Use	CP	1	25.0	No	Yes	Yes	Commercial Retail
701	PC	3	83	472-16-059	0.27	Commercial/Mixed Use	CP	4	14.8	No	Yes	Yes	Auto Repair/Used Car Lot
702	PC	3	83	472-16-062	0.04	Commercial/Mixed Use	CP	1	25.0	No	Yes	Yes	Commercial Retail
703	PC	3	83	472-16-063	0.05	Commercial/Mixed Use	CP	1	20.0	No	Yes	Yes	Commercial Retail
704	PC	3	83	472-16-049	0.14	Commercial/Mixed Use	CP	2	14.3	No	Yes	Yes	Commercial Retail
705	PC	3	83	472-16-050	0.31	Commercial/Mixed Use	CP	4	12.9	No	Yes	Yes	Parking Lot
706	PC	3	83	472-16-051	0.34	Commercial/Mixed Use	CP	5	14.7	No	Yes	Yes	Commercial Retail

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707	PC	3	83	472-16-061	0.38	Commercial/Mixed Use	CP	5	13.2	No	Yes	Yes	Parking Lot
708	PC	3	83	472-16-044	0.14	Commercial/Mixed Use	CP	2	14.3	No	Yes	Yes	Auto Repair
709	PC	3	83	472-16-045	0.19	Commercial/Mixed Use	CP	3	15.8	No	Yes	Yes	Office/Bank
710	PC	3	83	472-16-070	0.05	Commercial/Mixed Use	CP	1	20.0	No	Yes	Yes	Commercial
711	PC	3	83	472-17-007	0.07	Commercial/Mixed Use	CP	1	14.3	No	Yes	Yes	Commercial
712	PC	3	83	472-17-001	0.23	Commercial/Mixed Use	CP	3	13.0	No	Yes	Yes	Used Car Lot
713	PC	3	83	472-17-034	0.16	Victorian Preservation/Mixed Use	CN	2	12.5	No	Yes	Yes	Auto Repair
714	PC	3	83	472-14-060	0.17	High Density Residential (20-50 DU/AC)	LI	9	52.9	No	Yes	Yes	Multi-Family Residential
715	PC	3	83	472-14-024	0.25	High Density Residential (20-50 DU/AC)	CP	13	52.0	No	Yes	Yes	Industrial
716	PC	3	83	472-14-025	0.37	High Density Residential (20-50 DU/AC)	LI	19	51.4	No	Yes	Yes	Industrial
717	PC	3	83	472-14-026	0.12	High Density Residential (20-50 DU/AC)	LI	6	50.0	No	Yes	Yes	Industrial
718	PC	3	83	472-14-027	0.12	High Density Residential (20-50 DU/AC)	LI	6	50.0	No	Yes	Yes	Industrial
719	PC	3	83	472-14-028	0.12	High Density Residential (20-50 DU/AC)	LI	6	50.0	No	Yes	Yes	Industrial
720	PC	3	83	472-14-029	0.12	High Density Residential (20-50 DU/AC)	LI	6	50.0	No	Yes	Yes	Industrial
721	PC	3	83	472-14-030	0.12	High Density Residential (20-50 DU/AC)	LI	6	50.0	No	Yes	Yes	Industrial
722	PC	3	83	472-14-031	0.15	High Density Residential (20-50 DU/AC)	LI	8	53.3	No	Yes	Yes	Industrial
723	PC	3	83	472-14-032	0.29	High Density Residential (20-50 DU/AC)	LI	14	48.3	No	Yes	Yes	Industrial
724	PC	3	83	472-14-059	0.27	High Density Residential (20-50 DU/AC)	LI	14	51.9	No	Yes	Yes	Industrial
725	PC	3	83	472-14-055	0.42	High Density Residential (40-70 DU/AC)	LI	29	69.0	Yes	Yes	Yes	Industrial
726	PC	3	83	472-16-069	0.08	High Density Residential (20-50 DU/AC)	LI	4	50.0	No	Yes	Yes	Light Industrial
727	PC	3	83	472-16-001	0.60	Victorian Preservation/Mixed Use	LI	8	13.3	No	Yes	Yes	Commercial/Parking Lot
728	PC	3	83	472-16-002	0.21	High Density Residential (40-70 DU/AC)	LI	15	71.4	Yes	Yes	Yes	Single-Family Residential
729	PC	3	83	472-16-003	0.19	High Density Residential (40-70 DU/AC)	LI	13	68.4	Yes	Yes	Yes	Single-Family Residential
730	PC	3	83	472-16-004	0.21	High Density Residential (40-70 DU/AC)	LI	15	71.4	Yes	Yes	Yes	Multi-Family Residential
731	PC	3	83	472-16-005	0.16	High Density Residential (40-70 DU/AC)	LI	11	68.8	Yes	Yes	Yes	Single-Family Residential
732	PC	3	83	472-16-006	0.16	High Density Residential (40-70 DU/AC)	LI	11	68.8	Yes	Yes	Yes	Auto Repair
733	PC	3	83	472-18-007	1.04	High Density Residential (40-70 DU/AC)	LI	73	70.2	Yes	Yes	Yes	Industrial
734	PC	3	83	472-18-058	0.86	High Density Residential (40-70 DU/AC)	LI	60	69.8	Yes	Yes	Yes	Industrial
735	PC	3	83	472-18-061	0.14	High Density Residential (40-70 DU/AC)	A(PD)	10	71.4	Yes	Yes	Yes	Industrial
736	PC	3	83	472-26-083	0.36	Commercial/Mixed Use	CP	5	13.9	No	Yes	Yes	Commercial
737	PC	3	83	477-02-049	0.16	Commercial/Mixed Use	LI	2	12.5	No	Yes	Yes	Commercial
738	PC	3	83	472-27-087	0.11	High Density Residential (40-70 DU/AC)	R-M	8	72.7	Yes	Yes	Yes	Industrial
739	PC	3	83	472-27-088	0.19	High Density Residential (40-70 DU/AC)	R-M	13	68.4	Yes	Yes	Yes	Industrial
740	PC	3	83	472-27-105	0.86	High Density Residential (40-70 DU/AC)	LI	60	69.8	Yes	Yes	Yes	Industrial
741	PC	3	83	472-25-092	1.23	High Density Residential (40-70 DU/AC)	A(PD)	86	69.9	Yes	Yes	Yes	Industrial
742	PC	3	83	472-18-024	0.18	Arts-Related Mixed Use	LI	3	16.7	No	Yes	Yes	Commercial
743	PC	3	83	472-18-062	0.27	High Density Residential (40-70 DU/AC)	A(PD)	19	70.4	Yes	Yes	Yes	Industrial
744	PC	3	83	477-01-077	0.23	Commercial/Mixed Use	CP	3	13.0	No	Yes	Yes	Commercial
745	PC	3	83	477-01-073	0.29	Commercial/Mixed Use	CP	4	13.8	No	Yes	Yes	Commercial
746	PC	3	83	477-01-068	0.15	Commercial/Mixed Use	CP	2	13.3	No	Yes	Yes	Commercial
747	PC	3	83	477-01-069	0.19	Commercial/Mixed Use	CP	3	15.8	No	Yes	Yes	Commercial
748	PC	3	83	477-02-026	0.13	Commercial/Mixed Use	CP	2	15.4	No	Yes	Yes	Commercial
749	PC	3	83	472-18-010	0.14	High Density Residential (40-70 DU/AC)	A(PD)	10	71.4	Yes	Yes	Yes	Industrial
750	PC	3	83	472-18-011	0.14	High Density Residential (40-70 DU/AC)	A(PD)	10	71.4	Yes	Yes	Yes	Industrial
751	PC	3	83	472-18-012	0.13	High Density Residential (40-70 DU/AC)	A(PD)	9	69.2	Yes	Yes	Yes	Industrial
752	PC	3	83	472-16-071	0.21	Commercial/Mixed Use	CP	3	14.3	No	Yes	Yes	Commercial
753	PC	3	83	472-17-002	0.14	Commercial/Mixed Use	CP	2	14.3	No	Yes	Yes	Commercial Office
754	PC	3	83	472-17-003	0.16	Commercial/Mixed Use	CP	2	12.5	No	Yes	Yes	Parking Lot
755	PC	3	83	472-17-004	0.23	Commercial/Mixed Use	CP	3	13.0	No	Yes	Yes	Commercial Retail
756	PC	3	83	472-17-005	0.20	Commercial/Mixed Use	CP	3	15.0	No	Yes	Yes	Commercial Retail
757	PC	3	83	472-17-006	0.33	Commercial/Mixed Use	CP	5	15.2	No	Yes	Yes	Commercial Retail
758	PC	3	83	472-17-008	0.16	Commercial/Mixed Use	CP	2	12.5	No	Yes	Yes	Used Car Lot
759	PC	3	83	472-17-009	0.08	Commercial/Mixed Use	CP	1	12.5	No	Yes	Yes	Commercial Retail
760	PC	3	83	472-17-010	0.10	Commercial/Mixed Use	CP	1	10.0	No	Yes	Yes	Parking Lot

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761	PC	3	83	472-17-024	0.16	Victorian Preservation/Mixed Use	R-2	2	12.5	No	Yes	Yes	Vacant
762	PC	3	83	472-17-092	0.29	Victorian Preservation/Mixed Use	CN	4	13.8	No	Yes	Yes	Vacant
763	PC	3	83	472-17-042	0.19	Victorian Preservation/Mixed Use	CN	3	15.8	No	Yes	Yes	Vacant
764	PC	3	83	472-17-011	0.10	Commercial/Mixed Use	CP	1	10.0	No	Yes	Yes	Commercial Retail
765	PC	3	83	472-17-019	0.17	Commercial/Mixed Use	CP	2	11.8	No	Yes	Yes	Bicycle Shop/Parking
766	PC	3	83	472-17-012	0.20	Commercial/Mixed Use	CP	3	15.0	No	Yes	Yes	Commercial Retail
767	PC	6	83	259-38-018	0.18	Transit-Oriented Mixed Use (40-150 DU/AC)	LI	18	100.0	Yes	Yes	Yes	Parking Lot
768	PC	6	83	259-38-019	0.15	Transit-Oriented Mixed Use (40-150 DU/AC)	LI	15	100.0	Yes	Yes	Yes	Commercial
769	PC	6	83	259-38-089	0.19	Transit-Oriented Mixed Use (40-150 DU/AC)	LI	19	100.0	Yes	Yes	Yes	Commercial
770	PC	6	83	259-38-090	0.15	Transit-Oriented Mixed Use (40-150 DU/AC)	CN	15	100.0	Yes	Yes	Yes	Parking Lot
771	PC	6	83	261-35-003	0.35	Transit-Oriented Mixed Use (40-150 DU/AC)	LI	35	100.0	Yes	Yes	Yes	Industrial
772	PC	6	83	261-35-010	0.38	Transit-Oriented Mixed Use (40-150 DU/AC)	LI	38	100.0	Yes	Yes	Yes	Industrial
773	PC	6	83	261-35-006	0.28	Transit-Oriented Mixed Use (40-150 DU/AC)	LI	28	100.0	Yes	Yes	Yes	Industrial
774	PC	6	83	261-35-014	1.76	Transit-Oriented Mixed Use (40-150 DU/AC)	LI	176	100.0	Yes	Yes	Yes	Industrial
775	PC	6	83	261-38-001	0.10	Combined Com./Ind. with Live/Work Overlay	HI	4	40.0	No	Yes	Yes	Industrial
776	PC	6	83	259-48-013	0.17	Transit-Oriented Mixed Use (40-150 DU/AC)	LI	17	100.0	Yes	Yes	Yes	Industrial
777	PC	6	83	259-48-052	0.61	Transit-Oriented Mixed Use (40-150 DU/AC)	LI	61	100.0	Yes	Yes	Yes	Industrial
778	PC	6	83	259-48-053	0.97	Transit-Oriented Mixed Use (40-150 DU/AC)	LI	97	100.0	Yes	Yes	Yes	Industrial
779	PC	6	83	259-48-011	0.84	Transit-Oriented Mixed Use (40-150 DU/AC)	LI	84	100.0	Yes	Yes	Yes	Industrial
780	PC	6	83	259-48-012	0.15	Transit-Oriented Mixed Use (40-150 DU/AC)	LI	15	100.0	Yes	Yes	Yes	Commercial
781	PC	6	83	261-34-016	0.46	Transit-Oriented Mixed Use (40-150 DU/AC)	LI	46	100.0	Yes	Yes	Yes	Vacant
782	PC	6	83	261-34-017	0.61	Transit-Oriented Mixed Use (40-150 DU/AC)	LI	61	100.0	Yes	Yes	Yes	Parking Lot
783	PC	6	83	261-34-018	0.28	Transit-Oriented Mixed Use (40-150 DU/AC)	LI	28	100.0	Yes	Yes	Yes	Vacant
784	PC	6	83	261-38-049	0.54	Combined Com./Ind. with Live/Work Overlay	HI	19	35.2	No	Yes	Yes	Industrial
785	PC	6	83	261-38-065	1.20	Combined Com./Ind. with Live/Work Overlay	LI	42	35.0	No	Yes	Yes	Industrial
786	PC	6	83	261-38-064	0.70	Combined Com./Ind. with Live/Work Overlay	LI	25	35.7	No	Yes	Yes	Industrial
787	PC	6	83	261-38-041	0.09	Combined Com./Ind. with Live/Work Overlay	LI	3	33.3	No	Yes	Yes	Parking Lot
788	PC	6	83	261-38-024	0.18	Combined Com./Ind. with Live/Work Overlay	LI	6	33.3	No	Yes	Yes	Industrial/Parking
789	PC	6	83	261-38-025	0.09	Combined Com./Ind. with Live/Work Overlay	LI	3	33.3	No	Yes	Yes	Parking Lot
790	PC	6	83	261-38-026	0.08	Combined Com./Ind. with Live/Work Overlay	HI	3	37.5	No	Yes	Yes	Parking Lot
791	PC	6	83	261-38-035	0.11	Combined Com./Ind. with Live/Work Overlay	HI	4	36.4	No	Yes	Yes	Parking Lot
792	PC	6	83	261-38-028	0.09	Combined Com./Ind. with Live/Work Overlay	HI	3	33.3	No	Yes	Yes	Parking Lot
793	PC	6	83	261-38-029	0.09	Combined Com./Ind. with Live/Work Overlay	HI	3	33.3	No	Yes	Yes	Parking Lot
794	PC	6	83	261-38-030	0.09	Combined Com./Ind. with Live/Work Overlay	HI	3	33.3	No	Yes	Yes	Parking Lot
795	PC	6	83	261-38-048	0.09	Combined Com./Ind. with Live/Work Overlay	HI	3	33.3	No	Yes	Yes	Parking Lot
796	PC	6	83	261-38-038	0.09	Combined Com./Ind. with Live/Work Overlay	LI	3	33.3	No	Yes	Yes	Industrial
797	PC	6	83	261-38-011	0.10	Combined Com./Ind. with Live/Work Overlay	LI	4	40.0	No	Yes	Yes	Parking Lot
798	PC	6	83	261-38-012	0.10	Combined Com./Ind. with Live/Work Overlay	LI	4	40.0	No	Yes	Yes	Parking Lot
799	PC	6	83	261-38-037	0.19	Combined Com./Ind. with Live/Work Overlay	LI	7	36.8	No	Yes	Yes	Industrial
800	PC	6	83	261-38-004	0.10	Combined Com./Ind. with Live/Work Overlay	HI	4	40.0	No	Yes	Yes	Parking Lot
801	PC	6	83	261-38-005	0.10	Combined Com./Ind. with Live/Work Overlay	HI	4	40.0	No	Yes	Yes	Industrial
802	PC	6	83	261-38-047	0.10	Combined Com./Ind. with Live/Work Overlay	HI	4	40.0	No	Yes	Yes	Parking Lot
803	PC	6	83	261-38-050	0.37	Combined Com./Ind. with Live/Work Overlay	HI	13	35.1	No	Yes	Yes	Industrial
804	PC	6	83	261-38-057	0.33	Combined Com./Ind. with Live/Work Overlay	IP	12	36.4	No	Yes	Yes	Vehicle Rental
805	PC	6	83	261-39-035	0.24	Combined Com./Ind. with Live/Work Overlay	HI	8	33.3	No	Yes	Yes	Outdoor Storage
806	PC	6	83	261-39-036	0.47	Combined Com./Ind. with Live/Work Overlay	HI	16	34.0	No	Yes	No	Outdoor Storage
807	PC	6	83	261-39-002	0.24	Combined Com./Ind. with Live/Work Overlay	Unincorporated	8	33.3	No	Yes	No	Industrial Warehouse
808	PC	6	83	261-39-003	0.34	Combined Com./Ind. with Live/Work Overlay	Unincorporated	12	35.3	No	Yes	Yes	Vehicle Rental
809	PC	6	83	261-39-020	0.07	Transit Corridor Res. (12+ DU/AC)/General Com.	Unincorporated	2	28.6	No	Yes	No	Industrial
810	PC	6	83	261-39-024	0.16	Transit Corridor Res. (12+ DU/AC)/General Com.	Unincorporated	6	37.5	No	Yes	No	Industrial
811	PC	6	83	261-39-025	0.79	Transit Corridor Residential (12+ DU/AC)	Unincorporated	28	35.4	No	Yes	No	Industrial
812	PC	6	83	261-39-026	0.09	Transit Corridor Res. (12+ DU/AC)/General Com.	Unincorporated	3	33.3	No	Yes	No	Industrial
813	PC	6	83	261-39-027	0.79	Transit Corridor Residential (12+ DU/AC)	Unincorporated	28	35.4	No	Yes	No	Industrial
814	PC	6	83	261-39-009	0.96	Transit Corridor Residential (12+ DU/AC)	Unincorporated	100	104.2	No	Yes	No	Industrial

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815	PC	6	83	261-39-010	1.64	Transit Corridor Residential (12+ DU/AC)	Unincorporated	57	34.8	No	Yes	No	Office/Parking Lot
816	PC	6	83	261-39-011	0.16	Transit Corridor Residential (12+ DU/AC)	Unincorporated	6	37.5	No	Yes	No	Single-Family Residential
817	PC	6	83	261-39-012	0.17	Transit Corridor Residential (12+ DU/AC)	Unincorporated	6	35.3	No	Yes	No	Single-Family Residential
818	PC	6	83	261-39-013	0.15	Transit Corridor Residential (12+ DU/AC)	Unincorporated	5	33.3	No	Yes	No	Parking Lot
819	PC	6	83	261-39-014	0.18	Transit Corridor Residential (12+ DU/AC)	Unincorporated	6	33.3	No	Yes	No	Single-Family Residential
820	PC	6	83	261-39-015	0.16	Transit Corridor Res. (12+ DU/AC)/General Com.	Unincorporated	6	37.5	No	Yes	No	Outdoor Storage
821	PC	6	83	261-39-016	0.17	Transit Corridor Res. (12+ DU/AC)/General Com.	Unincorporated	6	35.3	No	Yes	No	Outdoor Storage
822	PC	6	83	261-39-004	0.11	Combined Com./Ind. with Live/Work Overlay	Unincorporated	4	36.4	No	Yes	Yes	Commercial Retail
823	PC	6	83	261-39-005	0.08	Combined Com./Ind. with Live/Work Overlay	Unincorporated	3	37.5	No	Yes	Yes	Parking Lot
824	PC	6	83	261-39-039	0.15	Transit Corridor Res. (12+ DU/AC)/General Com.	Unincorporated	13	86.7	No	Yes	Yes	Industrial
825	PC	6	83	261-39-006	0.09	Transit Corridor Res. (12+ DU/AC)/General Com.	Unincorporated	3	33.3	No	Yes	Yes	Single-Family Residential
826	PC	6	83	261-39-029	0.24	Transit Corridor Res. (12+ DU/AC)/General Com.	Unincorporated	8	33.3	No	Yes	Yes	Restaurant
827	PC	6	83	264-14-024	0.54	Transit-Oriented Mixed Use (40-100 DU/AC)	HI	38	70.4	Yes	Yes	Yes	Industrial
828	PC	6	83	264-14-025	0.33	Transit-Oriented Mixed Use (40-100 DU/AC)	HI	23	69.7	Yes	Yes	Yes	Industrial
829	PC	6	83	264-14-026	0.47	Transit-Oriented Mixed Use (40-100 DU/AC)	HI	33	70.2	Yes	Yes	Yes	Industrial
830	PC	6	83	264-14-028	0.65	Transit-Oriented Mixed Use (40-100 DU/AC)	HI	46	70.8	Yes	Yes	Yes	Industrial
831	PC	6	83	264-15-001	4.68	Transit-Oriented Mixed Use (40-100 DU/AC)	HI	328	70.1	Yes	Yes	Yes	Industrial
832	PC	6	83	264-15-003	0.49	Transit-Oriented Mixed Use (40-100 DU/AC)	HI	34	69.4	Yes	Yes	Yes	Industrial
833	PC	6	83	264-15-024	0.66	Transit-Oriented Mixed Use (40-100 DU/AC)	HI	46	69.7	Yes	Yes	Yes	Industrial
834	PC	6	83	264-14-110	1.03	Transit-Oriented Mixed Use (40-100 DU/AC)	HI	72	69.9	Yes	Yes	Yes	Industrial
835	PC	6	83	264-15-002	0.14	Transit-Oriented Mixed Use (40-100 DU/AC)	HI	10	71.4	Yes	Yes	Yes	Industrial
836	PC	6	83	261-39-028	0.07	Combined Com./Ind. with Live/Work Overlay	HI	2	28.6	No	Yes	Yes	Industrial Warehouse
837	PC	6	83	261-39-041	0.25	Combined Com./Ind. with Live/Work Overlay	Unincorporated	9	36.0	No	Yes	No	Vacant
838	PC	6	83	261-39-042	0.29	Combined Com./Ind. with Live/Work Overlay	Unincorporated	10	34.5	No	Yes	Yes	Vacant
839	PC	6	83	261-39-038	0.11	Combined Com./Ind. with Live/Work Overlay	Unincorporated	10	90.9	No	Yes	No	Vacant
840	PC	6	83	261-38-018	0.04	Combined Com./Ind. with Live/Work Overlay	IP	1	25.0	No	Yes	Yes	Industrial
841	PC	6	83	259-38-133	0.33	Transit-Oriented Mixed Use (40-150 DU/AC)	LI	33	100.0	Yes	Yes	Yes	Vacant
842	PC	6	83	264-14-129	4.47	Transit-Oriented Mixed Use (40-100 DU/AC)	HI	313	70.0	Yes	Yes	Yes	Industrial
843	PC	6	83	261-33-040	0.42	Residential Support for the Core Area (25+ DU/AC)	LI	27	64.3	Yes	Yes	No	Industrial
844	PC	6	83	261-36-064	0.57	Med. High Density Res. (12-25 DU/AC)/General Com.	A(PD)	11	19.3	No	Yes	Yes	Industrial
845	PC	6	83	261-34-019	0.17	Transit-Oriented Mixed Use (40-150 DU/AC)	LI	17	100.0	Yes	Yes	Yes	Vacant
846	PC	6	83	261-35-007	0.71	Transit-Oriented Mixed Use (40-150 DU/AC)	LI	71	100.0	Yes	Yes	Yes	Parking Lot
847	PC	6	83	261-35-027	4.04	Transit-Oriented Mixed Use (40-150 DU/AC)	LI	404	100.0	Yes	Yes	Yes	Industrial
848	PC	6	83	259-38-139	0.06	Transit-Oriented Mixed Use (40-150 DU/AC)	LI	6	100.0	Yes	Yes	Yes	Vacant
849	PC	6	83	259-38-014	0.13	Transit-Oriented Mixed Use (40-150 DU/AC)	LI	13	100.0	Yes	Yes	Yes	Vacant
850	PC	6	83	259-38-015	0.09	Transit-Oriented Mixed Use (40-150 DU/AC)	LI	9	100.0	Yes	Yes	Yes	Industrial
851	PC	6	83	259-38-087	0.13	Transit-Oriented Mixed Use (40-150 DU/AC)	CN	13	100.0	Yes	Yes	Yes	Industrial
852	PC	6	83	259-38-088	0.16	Transit-Oriented Mixed Use (40-150 DU/AC)	CN	16	100.0	Yes	Yes	Yes	Commercial
853	PC	3	67	235-03-001	0.42	Transit Corridor Res. (25-65 DU/AC)/General Com.	CG	23	54.8	Yes	No	Yes	Commercial
854	PC	3	67	235-03-003	2.76	TCR (25-65 DU/AC)/Limited Hotel Expansion	CG	152	55.1	Yes	No	Yes	Hotel
855	PC	3	67	235-03-005	2.38	Transit Corridor Residential (25-65 DU/AC)	LI	131	55.0	Yes	No	Yes	Industrial
856	PC	3	67	235-03-006	0.32	Transit Corridor Residential (25-65 DU/AC)	LI	18	56.3	Yes	No	Yes	Commercial
857	PC	3	67	235-03-007	0.28	Transit Corridor Residential (25-65 DU/AC)	LI	15	53.6	Yes	No	Yes	Commercial
858	PC	3	67	235-03-008	0.40	Transit Corridor Residential (25-65 DU/AC)	LI	22	55.0	Yes	No	Yes	Commercial
859	PC	3	67	235-03-009	0.28	Transit Corridor Residential (25-65 DU/AC)	LI	15	53.6	Yes	No	Yes	Commercial
860	PC	3	67	235-03-010	0.31	Transit Corridor Residential (25-65 DU/AC)	LI	17	54.8	Yes	No	Yes	Commercial
861	PC	3	67	235-03-011	0.40	Transit Corridor Residential (25-65 DU/AC)	LI	22	55.0	Yes	No	Yes	Commercial
862	PC	3	67	235-03-012	1.56	Transit Corridor Residential (25-65 DU/AC)	LI	86	55.1	Yes	No	Yes	Industrial
863	PC	3	67	235-05-001	0.39	Transit Corridor Residential (25-65 DU/AC)	CG	21	53.8	Yes	No	Yes	Commercial
864	PC	3	67	235-05-029	0.73	TCR (25-65 DU/AC)/Limited Hotel Expansion	CG	40	54.8	Yes	No	Yes	Hotel
865	PC	3	67	235-05-011	1.68	Transit Corridor Residential (25-65 DU/AC)	CG	92	54.8	Yes	Yes	Yes	Hotel
866	PC	3	67	235-05-003	4.01	TCR (25-65 DU/AC)/Limited Hotel Expansion	CG	221	55.1	Yes	No	Yes	Hotel
867	PC	3	67	235-05-004	0.17	Transit Corridor Res. (25-65 DU/AC)/General Com.	CG	9	52.9	Yes	No	Yes	Commercial
868	PC	3	67	235-05-005	0.24	Transit Corridor Res. (25-65 DU/AC)/General Com.	CG	13	54.2	Yes	No	Yes	Commercial

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869	PC	3	67	235-05-006	0.60	Transit Corridor Res. (25-65 DU/AC)/General Com.	LI	33	55.0	Yes	No	Yes	Commercial
870	PC	3	67	235-05-007	0.53	Transit Corridor Res. (25-65 DU/AC)/General Com.	LI	29	54.7	Yes	No	Yes	Vacant
871	PC	3	67	235-05-009	0.42	Transit Corridor Residential (25-65 DU/AC)	LI	23	54.8	Yes	No	Yes	Vacant
872	PC	3	66	230-29-082	4.85	Transit Corridor Res. (25-65 DU/AC)/General Com.	IP	267	55.1	Yes	No	Yes	Office
873	PC	3	67	230-29-088	3.56	Transit Corridor Res. (25-65 DU/AC)/General Com.	CO(PD)	196	55.1	Yes	No	Yes	Office
874	PC	3	67	230-29-079	0.80	Transit Corridor Residential (25-65 DU/AC)	CG	44	55.0	Yes	No	Yes	Office
875	PC	3	67	230-29-081	0.79	Transit Corridor Residential (25-65 DU/AC)	CG	43	54.4	Yes	No	Yes	Office
876	PC	3	67	230-30-107	1.08	Transit Corridor Res. (25-65 DU/AC)/General Com.	R-M	59	54.6	Yes	Yes	No	Multi-Family Residential
877	PC	3	67	230-30-108	0.13	Transit Corridor Res. (25-65 DU/AC)/General Com.	R-M	7	53.8	Yes	Yes	No	Multi-Family Residential
878	PC	3	67	230-30-109	0.14	Transit Corridor Res. (25-65 DU/AC)/General Com.	R-M	8	57.1	Yes	Yes	No	Multi-Family Residential
879	PC	3	67	230-30-110	0.14	Transit Corridor Res. (25-65 DU/AC)/General Com.	R-M	8	57.1	Yes	Yes	No	Multi-Family Residential
880	PC	3	67	230-35-081	0.13	Transit Corridor Res. (25-65 DU/AC)/General Com.	CN	7	53.8	Yes	Yes	No	Commercial
881	PC	3	67	230-35-089	0.47	Transit Corridor Res. (25-65 DU/AC)/General Com.	CN	26	55.3	Yes	Yes	No	Commercial
882	PC	3	67	230-35-094	0.14	Transit Corridor Res. (25-65 DU/AC)/General Com.	CO	8	57.1	Yes	Yes	No	Commercial
883	PC	3	67	230-35-095	0.13	Transit Corridor Res. (25-65 DU/AC)/General Com.	CO	7	53.8	Yes	Yes	No	Commercial
884	PC	3	67	230-35-093	1.15	Transit Corridor Res. (25-65 DU/AC)/General Com.	CN	63	54.8	Yes	Yes	No	Commercial
885	PC	3	67	230-35-096	0.22	Transit Corridor Res. (25-65 DU/AC)/General Com.	CN	12	54.5	Yes	Yes	No	Commercial
886	PC	3	67	235-02-035	0.53	Transit Corridor Residential (25-65 DU/AC)	CN	29	54.7	Yes	No	Yes	Hotel
887	PC	3	67	230-35-033	0.50	Transit Corridor Res. (25-65 DU/AC)/General Com.	R-2	28	56.0	Yes	Yes	No	Commercial
888	PC	3	67	235-01-004	1.33	Transit Corridor Res. (25-65 DU/AC)/General Com.	LI	73	54.9	Yes	No	Yes	Industrial
889	PC	3	67	235-02-027	0.58	Transit Corridor Res. (25-65 DU/AC)/General Com.	LI	32	55.2	Yes	No	Yes	Commercial
890	PC	3	67	235-02-031	1.39	Transit Corridor Residential (25-65 DU/AC)	LI	76	54.7	Yes	No	Yes	Hotel
891	PC	3	67	235-02-018	0.42	Transit Corridor Residential (25-65 DU/AC)	LI	23	54.8	Yes	No	Yes	Commercial
892	PC	3	67	230-29-093	2.74	Transit Corridor Res. (25-65 DU/AC)/General Com.	CP	151	55.1	Yes	No	Yes	Office
893	PC	3	67	235-05-008	4.04	Transit Corridor Residential (25-65 DU/AC)	LI	222	55.0	Yes	No	Yes	Hotel
894	PC	3	67	235-01-003	0.42	Transit Corridor Res. (25-65 DU/AC)/General Com.	LI	23	54.8	Yes	No	Yes	Industrial
895	PC	3	67	235-01-005	0.90	Transit Corridor Res. (25-65 DU/AC)/General Com.	LI	50	55.6	Yes	No	Yes	Vacant
896	PC	3	67	235-02-033	1.48	Transit Corridor Residential (25-65 DU/AC)	CG	81	54.7	Yes	No	Yes	Hotel
897	PC	3	67	235-01-012	6.33	Transit/Employment Residential (55+)	CG	443	70.0	Yes	No	Yes	Office
898	PC	3	67	235-04-001	0.53	Transit/Employment Residential (55+)	LI	37	69.8	Yes	No	Yes	Commercial Retail
899	PC	3	67	235-04-009	4.35	Transit/Employment Residential (55+)	IP	305	70.1	Yes	No	Yes	1 & 2 Story R&D
900	PC	3	67	235-04-002	0.71	Transit/Employment Residential (55+)	LI	50	70.4	Yes	No	Yes	Commercial/Parking
901	PC	3	67	235-04-003	0.59	Transit/Employment Residential (55+)	LI	41	69.5	Yes	No	Yes	Commercial Retail
902	PC	3	67	235-04-004	1.26	Transit/Employment Residential (55+)	LI	88	69.8	Yes	No	Yes	Commercial Retail
903	PC	3	67	235-04-006	0.44	Transit/Employment Residential (55+)	LI	31	70.5	Yes	No	Yes	Office
904	PC	3	67	235-04-007	0.49	Transit/Employment Residential (55+)	LI	34	69.4	Yes	No	Yes	Office
905	PC	3	67	235-04-008	0.60	Transit/Employment Residential (55+)	CG	42	70.0	Yes	No	Yes	Office
906	PC	3	67	235-04-011	0.53	Transit/Employment Residential (55+)	LI	37	69.8	Yes	No	Yes	1 & 2 Story R&D
907	PC	3	67	235-04-012	0.96	Transit/Employment Residential (55+)	LI	67	69.8	Yes	No	Yes	Industrial
908	PC	3	67	235-04-013	0.96	Transit/Employment Residential (55+)	LI	67	69.8	Yes	No	Yes	Industrial
909	PC	3	67	235-04-014	4.70	Transit/Employment Residential (55+)	LI	329	70.0	Yes	No	Yes	Industrial
910	PC	3	67	235-04-015	1.17	Transit/Employment Residential (55+)	LI	82	70.1	Yes	No	Yes	Industrial
911	PC	3	67	235-04-016	6.26	Transit/Employment Residential (55+)	IP	438	70.0	Yes	No	Yes	1 & 2 Story R&D
912	PC	3	67	235-05-019	1.23	Transit/Employment Residential (55+)	LI	86	69.9	Yes	No	Yes	Commercial
913	PC	3	67	235-05-020	1.00	Transit/Employment Residential (55+)	LI	70	70.0	Yes	No	Yes	Industrial
914	PC	3	67	235-05-021	1.39	Transit/Employment Residential (55+)	CN	97	69.8	Yes	No	Yes	Hotel
915	PC	3	67	235-05-022	0.50	Transit/Employment Residential (55+)	CN	35	70.0	Yes	No	Yes	Hotel
916	PC	3	67	235-05-023	0.36	Transit/Employment Residential (55+)	LI	25	69.4	Yes	No	Yes	Commercial
917	PC	3	67	235-05-024	0.54	Transit/Employment Residential (55+)	LI	38	70.4	Yes	No	Yes	Commercial
918	PC	3	67	235-05-018	1.15	Transit/Employment Residential (55+)	CN	81	70.4	Yes	No	Yes	Hotel
919	PC	3	67	235-05-025	1.12	Transit/Employment Residential (55+)	LI	78	69.6	Yes	No	Yes	Commercial
920	PC	3	67	235-05-026	1.55	Transit/Employment Residential (55+)	LI	109	70.3	Yes	No	Yes	Commercial
921	PC	3	67	235-05-033	1.94	Transit/Employment Residential (55+)	LI	136	70.1	Yes	No	Yes	Commercial
922	PC	3	67	230-29-117	4.94	Transit/Employment Residential (55+)	A(PD)	302	61.1	Yes	No	Yes	Vacant

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923	PC	3	66	230-29-083	3.28	Transit/Employment Residential (55+)	IP	230	70.1	Yes	No	Yes	Office
924	PC	3	66	230-29-084	7.42	Transit/Employment Residential (55+)	A(PD)	519	69.9	Yes	No	Yes	Office
925	PC	3	50	230-26-001	2.55	Transit/Employment Residential (55+)	IP	179	70.2	Yes	No	Yes	Office
926	PC	3	50	230-29-063	2.51	Transit/Employment Residential (55+)	IP	176	70.1	Yes	No	Yes	Office
927	PC	3	50	230-29-064	2.60	Transit/Employment Residential (55+)	IP	182	70.0	Yes	No	Yes	Office
928	PC	3	51	230-29-026	0.43	Transit/Employment Residential (55+)	CO(PD)	30	69.8	Yes	No	Yes	Retail
929	PC	3	50	230-29-120	3.85	Transit/Employment Residential (55+)	CO(PD)	270	70.1	Yes	No	Yes	Hotel
930	PC	3	67	230-29-073	2.67	Transit/Employment Residential (55+)	IP	187	70.0	Yes	No	Yes	Office
931	PC	3	67	230-29-018	1.65	Transit/Employment Residential (55+)	LI	116	70.3	Yes	No	Yes	Office
932	PC	3	67	230-29-017	1.92	Transit/Employment Residential (55+)	LI	134	69.8	Yes	No	Yes	Office
933	PC	3	51	235-01-019	15.33	Transit/Employment Residential (55+)	CG	1,073	70.0	Yes	No	Yes	Hotel
934	PC	3	67	235-05-001	3.24	Transit/Employment Residential (55+)	LI	227	70.1	Yes	No	Yes	Office
935	PC	3	50	230-29-121	1.09	Transit/Employment Residential (55+)	CO(PD)	76	69.7	Yes	No	Yes	Hotel
936	PC	3	67	235-02-016	0.48	Transit Corridor Residential (25-65 DU/AC)	LI	26	54.2	Yes	No	Yes	Commercial
937	PC	3	67	235-02-017	0.62	Transit Corridor Residential (25-65 DU/AC)	LI	34	54.8	Yes	No	Yes	Commercial
938	PC	3	67	235-02-025	0.65	Transit Corridor Res. (25-65 DU/AC)/General Com.	LI	36	55.4	Yes	No	Yes	Commercial
939	PC	7	99	434-22-102	0.13	Medium High Density Residential (12-25 DU/AC)	LI	3	23.1	No	Yes	Yes	Vacant
940	PC	3	99	434-12-048	0.16	Medium High Density Residential (12-25 DU/AC)	LI	4	25.0	No	Yes	Yes	Multi-Family Residential
941	PC	3	99	434-12-049	0.15	Medium High Density Residential (12-25 DU/AC)	LI	4	26.7	No	Yes	Yes	Multi-Family Residential
942	PC	3	99	434-05-078	0.33	Medium High Density Residential (12-25 DU/AC)	LI	8	24.2	No	Yes	Yes	Industrial
943	PC	3	99	434-05-079	0.13	Medium High Density Residential (12-25 DU/AC)	LI	3	23.1	No	Yes	Yes	Industrial
944	PC	3	99	434-05-080	0.15	Medium High Density Residential (12-25 DU/AC)	LI	4	26.7	No	Yes	Yes	Industrial
945	PC	3	83	434-04-081	0.11	Medium High Density Residential (12-25 DU/AC)	LI	3	27.3	No	Yes	Yes	Industrial
946	PC	3	83	434-04-080	0.48	Medium High Density Residential (12-25 DU/AC)	LI	12	25.0	No	Yes	Yes	Industrial
947	PC	3	99	434-12-101	0.43	Medium High Density Residential (12-25 DU/AC)	LI	11	25.6	No	Yes	Yes	Industrial
948	PC	6	99	434-20-024	5.07	Transit Corridor Residential (25-55 DU/AC)	LI	279	55.0	Yes	Yes	Yes	Commercial
949	PC	3	99	434-13-032	3.82	Transit Corridor Residential (25-55 DU/AC)	LI	210	55.0	Yes	Yes	Yes	Vacant
950	PC	7	99	434-22-105	0.60	Medium High Density Residential (12-25 DU/AC)	LI	15	25.0	No	Yes	Yes	Industrial
951	PC	6	99	434-20-023	2.08	Transit Corridor Residential (25-55 DU/AC)	LI	114	54.8	Yes	Yes	No	Commercial
952	PC	6	99	434-27-125	1.22	Transit Corridor Residential (25-55 DU/AC)	LI	67	54.9	Yes	Yes	No	Vacant
953	PC	7	99	434-25-035	0.33	High Density Residential (25-40 DU/AC)	LI	13	39.4	Yes	Yes	Yes	Industrial
954	PC	7	99	434-22-022	0.14	Medium Density Residential (8-16 DU/AC)	R-1-8	2	14.3	No	Yes	Yes	Vacant
955	PC	7	99	434-22-023	0.14	Medium Density Residential (8-16 DU/AC)	LI	2	14.3	No	Yes	Yes	Vacant
1000	NSJ	4	35	097-06-032	17.64	Transit/Employment Residential (55+)	IP	970	55.0	Yes	No	Yes	1 & 2 Story R&D
1001	NSJ	4	35	097-07-029	2.39	Transit/Employment Residential (55+)	IP	131	54.8	Yes	No	Yes	1 & 2 Story R&D
1002	NSJ	4	35	097-07-030	3.00	Transit/Employment Residential (55+)	IP	165	55.0	Yes	No	Yes	1 & 2 Story R&D
1003	NSJ	4	35	097-07-046	4.30	Transit/Employment Residential (55+)	IP	237	55.1	Yes	No	Yes	1 & 2 Story R&D
1004	NSJ	4	35	097-07-065	4.28	Transit/Employment Residential (55+)	IP	235	54.9	Yes	No	Yes	1 & 2 Story R&D
1005	NSJ	4	35	097-07-084	4.34	Transit/Employment Residential (55+)	IP	239	55.1	Yes	No	Yes	1 & 2 Story R&D
1006	NSJ	4	35	097-07-091	1.77	Transit/Employment Residential (55+)	IP	97	54.8	Yes	No	Yes	Vacant
1007	NSJ	4	35	097-07-092	1.42	Transit/Employment Residential (55+)	IP	78	54.9	Yes	No	Yes	1 & 2 Story R&D
1008	NSJ	4	35	097-15-028	9.05	Transit/Employment Residential (55+)	IP	498	55.0	Yes	No	Yes	1 & 2 Story R&D
1009	NSJ	4	35	097-33-033	5.33	Transit/Employment Residential (55+)	IP	293	55.0	Yes	No	Yes	1 & 2 Story R&D
1010	NSJ	4	35	097-33-034	4.48	Transit/Employment Residential (55+)	IP	246	54.9	Yes	No	Yes	1 & 2 Story R&D
1011	NSJ	4	35	097-33-102	5.38	Transit/Employment Residential (55+)	IP	300	55.8	Yes	No	Yes	1 & 2 Story R&D
1012	NSJ	4	35	097-33-103	2.77	Transit/Employment Residential (55+)	IP	190	68.6	Yes	No	Yes	1 & 2 Story R&D
1013	NSJ	4	35	097-33-111	11.68	Transit/Employment Residential (55+)	IP	642	55.0	Yes	No	Yes	1 & 2 Story R&D
1014	NSJ	4	35	097-52-027	4.16	Transit/Employment Residential (55+)	IP	263	63.2	Yes	No	Yes	1 & 2 Story R&D
1015	NSJ	4	35	097-85-008	6.82	Transit/Employment Residential (55+)	IP	375	55.0	Yes	No	Yes	1 & 2 Story R&D
1016	NSJ	4	35	097-85-009	8.23	Transit/Employment Residential (55+)	IP	453	55.0	Yes	No	Yes	1 & 2 Story R&D
1017	NSJ	4	35	097-85-010	7.93	Transit/Employment Residential (55+)	IP	436	55.0	Yes	No	Yes	1 & 2 Story R&D
1018	NSJ	4	35	097-85-011	2.83	Transit/Employment Residential (55+)	IP	156	55.1	Yes	No	Yes	1 & 2 Story R&D
1019	NSJ	4	35	097-85-012	8.32	Transit/Employment Residential (55+)	IP	458	55.0	Yes	No	Yes	1 & 2 Story R&D
1025	DT	3	83	259-23-016	1.05	Core Area	DC	75	71.4	Yes	Yes	Yes	Vacant

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1026	DT	3	83	259-24-020	1.51	Core Area	DC	150	99.3	Yes	Yes	Yes	Vacant
1027	DT	3	83	259-32-044	4.57	Core Area	DC	240	52.5	Yes	Yes	Yes	Commercial/Parking
1028	DT	3	83	259-32-040	0.92	Core Area	DC	150	163.0	Yes	Yes	Yes	Vacant
1029	DT	3	83	259-33-007	0.79	Core Area	DC	200	253.2	Yes	Yes	Yes	Commercial
1030	DT	3	83	467-01-029	0.68	Residential Support for the Core Area (25+ DU/AC)	CG	50	73.5	Yes	Yes	Yes	Commercial/Parking
1031	DT	3	83	259-33-077	0.46	Core Area	DC	70	152.2	Yes	Yes	Yes	Fire Station
1032	DT	3	83	259-35-026	1.83	Core Area	DC	650	355.2	Yes	Yes	Yes	Commercial/Parking
1033	DT	3	83	259-35-042	0.67	Core Area	DC	200	298.5	Yes	Yes	Yes	Parking
1034	DT	3	83	259-34-025	2.67	Core Area	DC	1,555	582.4	Yes	Yes	Yes	Parking
1035	DT	3	83	467-21-020	1.42	Core Area	DC	294	207.0	Yes	Yes	Yes	Commercial/Parking
1036	DT	3	83	467-21-011	0.63	Core Area	DC	150	238.1	Yes	Yes	Yes	Commercial/Parking
1037	DT	3	83	467-20-075	1.18	Residential Support for the Core Area (25+ DU/AC)	CG	290	245.8	Yes	Yes	Yes	Commercial/Parking
1038	DT	3	83	467-20-040	0.81	Residential Support for the Core Area (25+ DU/AC)	CG	60	74.1	Yes	Yes	Yes	Residential/Parking
1039	DT	3	83	467-20-060	0.44	Residential Support for the Core Area (25+ DU/AC)	CG	100	227.3	Yes	Yes	Yes	Commercial
1040	DT	3	83	467-20-018	0.44	Residential Support for the Core Area (25+ DU/AC)	CG	105	238.6	Yes	Yes	Yes	Commercial/Parking
1041	DT	3	83	467-20-081	0.97	Residential Support for the Core Area (25+ DU/AC)	CG	250	257.7	Yes	Yes	Yes	Church/Parking
1042	DT	3	83	259-35-055	0.35	Core Area	DC	30	85.7	Yes	Yes	Yes	Vacant
1043	DT	3	83	259-40-093	1.02	Core Area	DC	309	302.9	Yes	Yes	Yes	Commercial/Parking
1044	DT	3	83	467-22-121	1.25	Core Area	DC	120	96.0	Yes	Yes	Yes	Parking
1045	DT	3	83	467-22-142	1.00	Core Area	DC	258	258.0	Yes	Yes	Yes	Parking
1046	DT	3	83	259-43-076	0.75	Core Area	DC	240	320.0	Yes	Yes	Yes	Commercial/Parking
1047	DT	3	83	259-42-080	2.05	Core Area	DC	414	202.0	Yes	Yes	Yes	Commercial/Parking
1048	DT	3	83	467-46-082	2.17	Core Area	DC	540	248.8	Yes	Yes	Yes	Parking
1049	DT	3	83	467-46-068	1.81	Core Area	DC	596	329.3	Yes	Yes	Yes	Commercial/Parking
1050	DT	3	83	259-43-072	1.07	Core Area	CG(PD)	99	92.5	Yes	Yes	Yes	Commercial/Parking
1051	DT	3	83	467-47-019	0.75	Core Area	DC	190	253.3	Yes	Yes	Yes	Commercial/Parking
1052	DT	3	83	264-30-089	0.50	Core Area	DC	182	364.0	Yes	Yes	Yes	Commercial/Parking
1053	DT	3	83	264-26-006	0.82	Residential Support for the Core Area (25+ DU/AC)	LI	164	200.0	Yes	Yes	Yes	Residential
1054	DT	3	83	264-32-042	1.99	Core Area	DC-NT1	60	30.2	Yes	Yes	Yes	Commercial/Parking
1055	DT	3	83	472-26-010	1.03	Core Area	DC	70	68.0	Yes	Yes	Yes	Commercial/Parking
1056	DT	3	83	472-26-070	0.29	Core Area	DC	20	69.0	Yes	Yes	Yes	Vacant

Total **1,118** **40,009**

Opportunity Sites Summary

Total Acres **1,118**
Total Units Capacity **40,009**
Sites with Phasing Limitations **18,240**
Total Units Applied toward 2007-2014 RHNA **21,769**
Anticipated Yield on 30+ DU/AC Sites **13,462**
Anticipated Yield from Inclusionary Requirement **2,272**

SITES INVENTORY TOTAL **Units**

Entitled **27,492**
Opportunity Sites **21,769**

Total Unit Capacity for 2007-2014 **49,261**

¹Land Types: E/UP= Entitled/Unbuilt Project; PC= Planned Community; NSJ= North San Jose; DT= Downtown; VAC= Vacant/Unentitled.