

Attachment C

Staff Recommended Policy and Action Modifications to Facilitate Affordable Housing

Task Force recommendations on actions to facilitate affordable housing was continued from the February 25, 2016 meeting to the March 24, 2016 meeting. Please see below for a list of the staff recommended General Plan policy and action modifications regarding affordable housing that were deferred by the Task Force to be discussed at the March 24, 2016 meeting. Staff has made some minor revisions to the list of proposed policies and actions, which are shown by the highlighted text.

Policy Recommendations Deferred to March 24, 2016 Task Force Meeting:

Actions – Housing – Social Equity and Diversity

- A. H-1.17 Identify, assess, and implement potential tools, policies, or programs to prevent or to mitigate the displacement of existing low-income residents due to market forces or to infrastructure investment.
- B. H-1.18 Identify, assess, and implement potential tools, policies, or programs to facilitate new supply of housing that is affordable to lower-income workers and residents in key growth areas, such as in Urban Villages, priority development areas, and in transit locations.
- C. H-1.19 Develop tools to assess and to identify neighborhoods and planning areas that are experiencing or that may experience gentrification in order to identify where anti-displacement and preservation resources should be directed.
- D. H-1.20 Explore and facilitate opportunities to incorporate innovative design and program features into affordable housing developments, such as neighborhood hubs, community gardens, car-sharing, bike facilities to increase access to health and transportation resources.

Policies – Affordable Housing

- E. H-2.5 To increase the supply of affordable housing, one hundred percent deed restricted affordable housing developments would be allowed on sites outside of the existing Growth Areas on properties with a Mixed-Use Commercial or Neighborhood/Community Commercial land use designation if the development meets the following criteria:
 - 1. The site is ~~one~~ 1.5 acres or less
 - 2. The site is vacant or underutilized
 - 3. The site has adjacent properties with a residential General Plan Land Use / Transportation Diagram designation ~~uses adjacent~~ on at least two sides and the development would be compatible with the surrounding neighborhood

4. The development would not impact the viability of surrounding commercial or industrial properties or businesses
5. The site is located within a ½ mile of an existing transit line
6. The development integrates commercial uses that support the affordable housing project and/or the surrounding neighborhood
7. Development on properties that contain structures that are on, or are eligible for inclusion on the City of San Jose’s Historic Resources Inventory should adaptively reuse these structures

- F. **H-2.67** ~~Evaluate and i~~Incorporate, ~~if feasible,~~ an affordable housing implementation plan component in the preparation of each Urban Village plan, specific plans, master plans, or strategy plans that include plans for housing.
- G. **H-2.10** Work with existing and new partners to develop a regional mechanism to advance the shared responsibility of meeting the region’s affordable housing needs.

Actions – Affordable Housing

- H. **H-2.1415** Support local, State and federal regulations that preserve “at-risk” subsidized and rent-stabilized units subject to potential conversion to market rate housing rents and that will encourage equitable and fair policies that protect tenant and owner rights.
- I. **H-2.18** Explore, analyze, and implement innovative programs, policies, and partnerships that bring new housing solutions and products to San Jose.

Policies – General Plan Phasing / Planning Horizons / Major Review

- J. **IP-2.6** When the City assesses its jobs-housing balance on a periodic basis, include an analysis of the jobs-housing fit in order to provide a more detailed analysis of San Jose’s workforce by jobs and incomes and housing stock by types of housing costs. This will provide additional information as to whether the City’s housing stock fits the affordability needs of its workforce.

Policies – Urban Village Planning

- K. **IP-5.1** Prepare a comprehensive Urban Village Plan prior to the issuance of entitlements for residential development within any of the Urban Village areas identified on the Land Use / Transportation Diagram. Commercial projects, including those with ancillary residential uses, and “Signature Projects”, as defined in Policy IP-5.10, may proceed in advance of the preparation of a Village Plan. Use the Village Plan to clearly address:
1. Job and Housing Growth Capacity: Identify suitable areas for retail and other employment uses, giving careful consideration to existing and future demand for retail space, the appropriate location and design of retail spaces, opportunities for large-scale and small-scale retail uses, and adequate and appropriate sites for other employment uses consistent with the total planned job capacity for the particular Growth Area. Identify suitable areas for

residential development, capable of supporting the full amount of planned residential growth capacity. Apply corresponding Land Use / Transportation Diagram or zoning designations to support the proposed employment and residential density ranges.

2. **Urban Village Boundaries and Land Uses:** Identify potential adjustments to the identified Urban Village Boundaries and potential modifications to the Land Use / Transportation Diagram as necessary to best utilize existing land use growth capacity, address neighborhood context, and promote economic development through the identification of optimal sites for retail and other employment uses. Provide adequate job growth capacity for retail, office and other employment uses to accommodate both the existing levels of activity plus the planned amount of growth for each job type category. Identify and designate existing land uses within the Urban Village Area boundaries, if any, which should be retained rather than made available for redevelopment. Match the planned land uses for any areas within the Urban Village Area which have already been addressed through an overlapping Urban Village plan.
3. **Building Heights and Densities:** Identify for specific properties within the Village Planning area minimum and maximum thresholds for building heights and densities. These standards should fall within the broader ranges established in the Land Use / Transportation Diagram and be consistent with planned job and housing growth capacity for that Village area. Implement these standards through the Zoning process prior to development of new residential or mixed-use, residential projects.
4. **Infrastructure:** Identify locations for parks, plazas, public and quasi-public open spaces, and sites to potentially incorporate libraries, public safety facilities and other public uses, along with other infrastructure needs. A Village Plan should also consider the adequacy of public and private utilities to serve the planned growth capacity.
5. **Urban Character:** Include streetscape and building frontage design, pedestrian facility improvements and other urban design actions necessary to successfully implement the Village concept.
6. **Greenhouse Gas Reduction:** Identify locations of existing and planned transit and pedestrian and bicycle facilities and include design and implementation measures necessary to meet City goals for vehicle miles travelled (VMT) reduction and greenhouse gas (GHG) emission reductions.
7. **Financing:** Consider financing mechanisms which may be needed to deliver public improvements, **affordable housing**, amenities, and the like envisioned within the Urban Village Plan.
8. **Implementation:** Consider the establishment of phasing triggers or other implementation tools for specific land use changes within the context of the Urban Village Plan to support achievement of the Urban Village Plan goals

consistent with other Envision General Plan goals and policies so that implementation of the Urban Village Plan over time will consistently provide sufficient capacity for a number of jobs equal to planned new job growth capacity plus maintenance of existing job capacity.

- L. IP-5.2 As part of the preparation of an Urban Village Plan, establish a goal that, with full build out of the planned housing capacity of the given Village, 25% or more of the units built would be deed restricted affordable housing, with 15% of the units targeting households with income below 30% of Area Median Income.
- M. IP-5.11 Residential projects that are 100% affordable to low (up to 60% AMI), very low (30-50% AMI) and extremely low income (up to 30% AMI), can proceed within an Urban Village ahead of a Growth Horizon, or in a Village in a current Horizon that does not have a Council approved Plan, if the project meets the following criteria:
1. The project does not result in more than 25% of the total residential capacity of a given Urban Village being developed with affordable housing ahead of that Village's Growth Horizon. For Villages with less than a total housing capacity of 500 units, up to 125 affordable units could be developed, however the total number of affordable units cannot exceed the total planned housing capacity of the given Village.
 2. The development is consistent with the Urban Village Plan for a given Village, if one has been approved by the City Council.
 3. Development that demolishes and does not adaptively reuse existing commercial buildings, should replace the existing commercial square footage with an equal or greater amount of new commercial development either in a vertical or mixed-use format.
 4. The project is not located on identified key employment opportunity sites, which are sites generally 2 acres or larger, located at major intersections and for which there is anticipated market demand for commercial uses within the next 10 to 15 years

Affordable housing project built in Villages under this policy would not pull from the "Pool" of residential unit capacity.

Recommended Housing Policies being considered outside of the 4 Year Review Process

The following proposed policies are related to the protection of mobile homes and were provided to the Task Force for informational purposes. The Task Force is not being asked to make a recommendation on these policies, as they are being considered by the City Council outside of the Four Year Review Process. While the Council was to consider these text amendments at its February 23 Council Hearing, these General Plan Amendment were deferred to an undetermined date. The Council did approve minor zoning code revisions and a City Council Policy providing guidance on the process to convert mobile home parks to other uses.

1. **H-1.1** Through the development of new housing, preservation, and~~the~~ rehabilitation of existing housing, facilitate the creation of economically, culturally, and demographically diverse and integrated communities.
2. **H-1.10** Preserve existing mobilehome parks throughout the City in order to reduce and avoid the displacement of long-term residents, particularly senior citizens, the disabled, low-income persons, and families with school-age children, who may be required to move from the community due to a shortage of replacement mobilehome housing, and to maintain a variety of individual choices of tenure, type, price, and location of housing.
3. **H-1.16** Encourage all proposed conversions of mobilehome parks to other uses to include mitigation measures that provide displaced residents with housing options that are affordable once any short term subsidy has elapsed.