

ATTACHMENT A

Housing Crisis Workplan Summary Chart

| <i>I. Work Items Completed</i> | | | | |
|---------------------------------------|--|-------------------------------|------------------------|--|
| | Item | Lead Department | Month Completed | Status Update |
| 1. | Transition Traffic Analysis from LOS to VMT | DOT/PBCE | Feb 2018 | Completed |
| 2. | Continue to implement Urban Villages: a. Implementation Framework: b. Move Horizon II Light Rail Villages into Horizon I | PBCE/OED PBCE | May 2018 Dec 2018 | Completed |
| 3. | Update the Accessory Dwelling Unit and Garage Conversion ordinance | PBCE | Jun 2018 | Completed |
| 4. | Complete the Downtown Vision and EIR | PBCE | Dec 2018 | Completed |
| 5. | Move-up Tri-Village Urban Villages to Horizon I | PBCE | Dec 2018 | Completed |
| 6. | Engage CASA on regional housing production – CASA Compact Report | Housing | Jan 2019 | Completed https://mtc.ca.gov/sites/default/files/CASA_Compact.pdf |
| 7. | Co-living Ordinance | PBCE | Feb 2019 | Completed |
| 8. | Created a Cross-departmental Housing Catalyst Team and Established Biweekly Team Meetings | OED/PBCE/ Housing/ PRNS | Nov 2019 | Completed |
| 9. | New Housing Webpage | PBCE/OED / Housing | Aug 2020 | Completed (link) |
| 10. | Explore Options for a Commercial Linkage Fee | CMO/OED/ Housing | Sep 2020 | Completed |
| 11. | Develop Anti-Displacement Strategy | Housing | Sep 2020 | Completed |
| 12. | Explore Interim Housing Solutions on Caltrans Sites | Housing | Jun 2020 | Completed |
| 13. | Refine General Plan Policy H-2.9 (the "1.5-acre rule") | PBCE/ Housing | Feb 2021 | Completed |

I. Work Items Completed

| | Item | Lead Department | Month Completed | Status Update |
|-----|---|------------------------|------------------------|----------------------|
| 14. | Updates to Inclusionary Housing Ordinance (IHO) | Housing | Feb 2021 | Completed |
| 15. | Parks Credit for Moderate Income Housing satisfying IHO | PRNS | Mar 2021 | Completed |

II. Work Items Initiated and Underway

| | Item | Lead Department | Planned Completion | Status Update |
|-----|--|---|------------------------------------|--|
| 16. | Updated Downtown Residential High-rise Program | OED/ Housing | Fall 2021 | High-rise IHO in-lieu fee reductions until June 2025, adopted in August 2020. Further direction from Council to assess options to extend exemption beyond 2025. Planned to return to Council before end of 2021. |
| 17. | Make Additional Residential Units Available in North San José | DOT/OED/ Planning/ Housing | Summer 2021 | Anticipate returning to City Council in 2021 with necessary actions to formally retire the North San José Development Policy to enable new housing construction. |
| 18. | Amend the Zoning Ordinance to Allow for 100% Affordable | PBCE | Fall 2021 | Staff will bring forward updates to the Zoning Ordinance to allow 100% affordable mixed-use projects in the Commercial Pedestrian and Commercial Neighborhood Zoning districts in Urban Villages with a Site Development Permit, rather than a Special Use Permit or Conditional Use Permit. |
| 19. | Develop an Affordable Housing Siting Policy | Housing | Spring 2021 | Staff will bring the proposed Siting Policy to Housing & Community Development Commission in May 2021 and the City Council in June 2021. |
| 20. | Update Downtown Zoning requirements to establish minimum height and density and eliminate parking requirements | PBCE | Fall 2021 | Through the American Cities Climate Challenge (ACCC), staff is comprehensively evaluating parking requirements particularly in Downtown and other areas around transit. In 2021, staff will also evaluate establishment of minimum densities in Downtown. |
| 21. | Explore changes to Commercial Space Requirements for Affordable Developments | OED/ PBCE/ Housing | Partially complete. Summer 2021 | Update to Policy H-2.9 (the “1.5-acre” rule) were completed in February 2021 that removed the requirement for replacement of commercial and defined other criteria in the policy. Further changes will be considered through the General Plan Four-Year Review. |
| 22. | Housing Land Acquisition Sites Database and Mapping Tool | Public Works/ PBCE/ Housing/ OED | In progress | San José Housing Site Explorer launched in August 2020. Staff is working to refine and improve the tool. https://san-jose-housing-ca.tolemi.com/ |

II. Work Items Initiated and Underway

| | Item | Lead Department | Planned Completion | Status Update |
|-----|--|------------------------|---------------------------|--|
| 23. | Explore the creation of a Land Trust | Housing | In progress | The City’s Challenge Grant Fellow through the Partnership for the Bay’s Future continues to give assistance to the newly-formed South Bay Community Land Trust, helped them apply for and receive a predevelopment grant from SVCF, and helped to arrange a SBCLT Kickoff Event with lenders, developers and philanthropy in spring 2021. Housing staff also is procuring consulting help for a CLT feasibility study it could use for operating support requests. |
| 24. | Explore the Creation of a Land Acquisition Loan Fund | Housing | Winter 2021 | Creating a source for rapid acquisition financing for sites (potentially including those with existing buildings on them) is part of the Citywide Residential Anti-Displacement Strategy’s Recommendation 3, Explore a Community Opportunity to Purchase Program/Ordinance (COPA). Housing staff kicked off its two-tier Anti-Displacement Working Group in April 2021 and started conversations with lenders on financing needs to support this proposed program. |
| 25. | Further implementation of Commercial Linkage Fee | Housing/ OED | Fall 2021 | See Attachment C for summary and status. |
| 26. | Explore Policy for Housing on Public School Lands | PBCE | Fall 2021 | As directed by Council in February 2021, explore policy changes for public school land conversions that could provide more opportunities for housing and revenue for public school districts. Staff has met with most school districts to discuss the proposed policy. Based on their feedback, staff will bring this item to Council for consideration in fall of 2021. |

II. Work Items Initiated and Underway

| | Item | Lead Department | Planned Completion | Status Update |
|-----|---|------------------------|-----------------------------------|---|
| 27. | Align Zoning with the General Plan | PBCE | In progress | New urban village and mixed-use zoning districts to facilitate mixed-use residential development will be considered by Council on May 18 (Phase 1b). City-initiated rezonings will follow to align properties' zoning and General Plan land use designations (Phase 2). |
| 28. | Reimagine Underutilized Business Corridors to allow the integration of housing | PBCE | Summer 2021 | As a part of the GP Four-Year Review, staff has recommended allowing additional housing in certain Neighborhood Business Districts not currently in Urban Villages. |
| 29. | Complete the PDO/PIO Fee Study | PRNS/CMO | In progress | PRNS selected consultant early 2021; presented at CED Committee in February 2021 and to the Parks Commission in April 2021. |
| 30. | Housing Element Update | PBCE/ Housing | In progress | Webpage to go live in May 2021 and public outreach to follow in June 2021. Assessment of Fair Housing strategies (see #31) will be integrated into the Housing Element. |
| 31. | Assessment of Fair Housing | Housing | In progress | Staff will bring initial findings on barriers to fair housing to the Housing & Community Development Commission and NSE in May 2021 and Council in June. |
| 32. | Explore the City's impact on the cost of residential development, including: <ul style="list-style-type: none"> • the deferral of fees payment to Certificate of Occupancy • the appropriate level of fees and the use of incentives • the impact of permit and entitlement timelines • the predictability and transparency of City development | OED | Ongoing. Next update fall 2021 | OED in process to select a consultant that would initiate work in fall 2021 to update to the Cost of Residential Development. |

| II. Work Items Initiated and Underway | | | | |
|--|--|------------------------|---------------------------|---|
| | Item | Lead Department | Planned Completion | Status Update |
| 33. | Moderate-income Housing Strategy | Housing/OED/Finance | Ongoing | Council deprioritized the Moderate-income Housing Strategy to #25 on the Roadmap waitlist in March 2021. Staff will provide an update to Council in 2022. |
| 34. | Work with BAHFA on Moderate-income Financing Strategy | Housing/OED/Finance | Ongoing | As directed by Council in May 2021, staff will work with the Bay Area Housing Finance Authority (BAHFA) to pursue a moderate-income housing financing model that uses JPA-issued bonds. Staff anticipates this work will begin in early 2022 assuming that BAHFA's \$18.5 million funding request is approved by the Legislature. These funds will provide the necessary staffing capacity for the staff to work on this project. |
| 35. | Advocate for State legislation that supports housing development | CMO/Housing | Ongoing | |
| 36. | Encourage private, public, and nonprofit investments | Housing | Ongoing | |
| 37. | Leverage private dollars for affordable housing | Housing | Ongoing | |

| III. Work Items To Be Initiated | | | | |
|--|--|------------------------|---------------------------|---|
| | Item | Lead Department | Planned Initiation | Status Update |
| 38. | Modify Martha Gardens Specific Plan | PBCE | Winter 2022 | The Martha Gardens Specific Plan predates the current General Plan and needs to be updated to reflect current development standards including height and density. This may also include exploring expanding the boundaries of the Plan area. Staff has started background work, but will plan to initiate the public process in early 2022. |
| 39. | Explore Opportunities for High-density Residential Development in Areas Surrounding San José State | PBCE | Fall 2021 | This work will be conducted as part of the Housing Element Update. |

III. Work Items To Be Initiated

| | Item | Lead Department | Planned Initiation | Status Update |
|-----|--|------------------------|---------------------------|--|
| 40. | Allow Affordable Housing on Assembly Use Sites | PBCE/ Housing | Spring 2021 | This would enable any site allowing assembly uses (including but not limited to houses of worship) to allow 100% deed-restricted affordable housing to be developed as a secondary use in conjunction with the primary use of the property for assembly uses. Council directed staff on September 22, 2020, to work on this as resources become available as part of its Citywide Residential Anti-Displacement Strategy (Recommendation 8). |
| 41. | Apply the Mobilehome Park Land Use Designation through City-initiated General Plan Amendments to the Remaining 56 Mobilehome Parks | PBCE | To Be Initiated | Council directed staff to initiate these additional General Plan amendments on March 10, 2019. However, staff resources were not allocated by Council in the 2020-21 budget process. |
| 42. | Explore Public/Private Parking opportunities | OED | To Be Initiated | |
| 43. | Pursue changes to the GP to allow Infill on Problem Properties | PBCE | To Be Initiated | |

