

Welcome to the Affordable Housing Siting Meeting



The Meeting will begin shortly

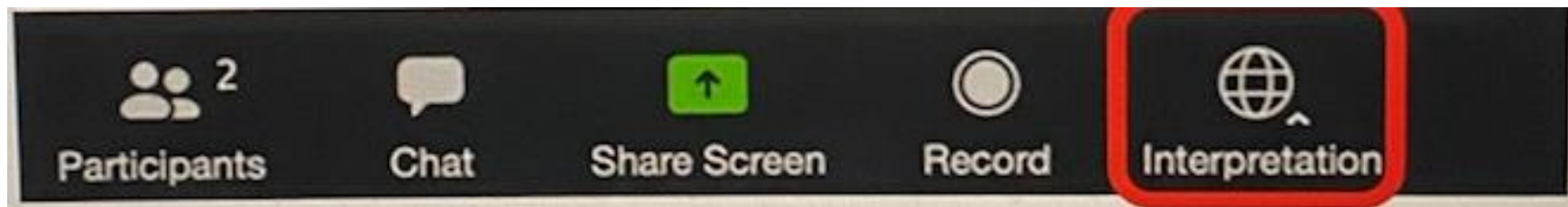
- This meeting is being held via Zoom at this link:
 - [Siting Policy ZOOM Link](#)
- If you would like to comment or ask a question, please type your question in the Q&A in Zoom. If you are joining by phone you can also comment during the open forum, please use the 'raise hand' feature (click *9 on your phone).
- To join by telephone please dial XX and when prompted, enter meeting ID: **954 3032 4884**
- You may also email elisha.stlaurent@sanjoseca.gov for any technical issues.

Spanish Interpretation

La interpretación en simultáneo para esta reunión se dará en los siguientes idiomas:

Español - bajo la opción Español

Por favor haz clic en el icono INTERPRETATION en tu barra de herramientas para acceder al idioma deseado

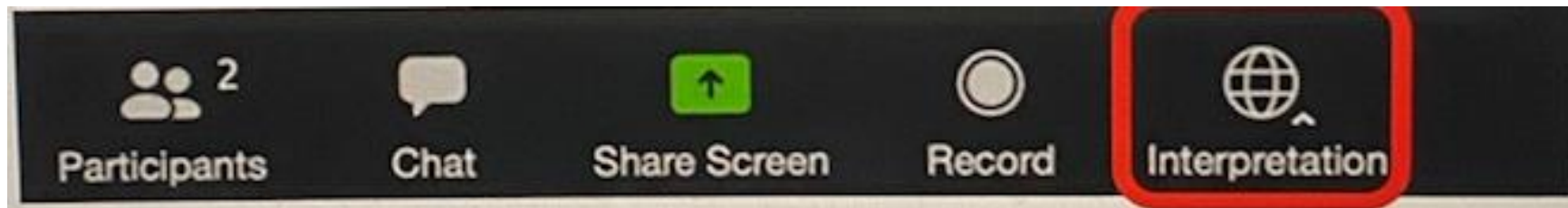


Vietnamese Interpretation

Việc giải thích đồng thời cho cuộc họp này sẽ được đưa ra bằng các ngôn ngữ sau:

Tiếng Việt - theo tùy chọn tiếng Việt

Vui lòng nhấp vào biểu tượng PHIÊN DỊCH trên thanh công cụ của bạn để truy cập ngôn ngữ mong muốn





Housing

Affordable Housing Siting Policy

August 25, 2021

Rachel VanderVeen
Deputy Director



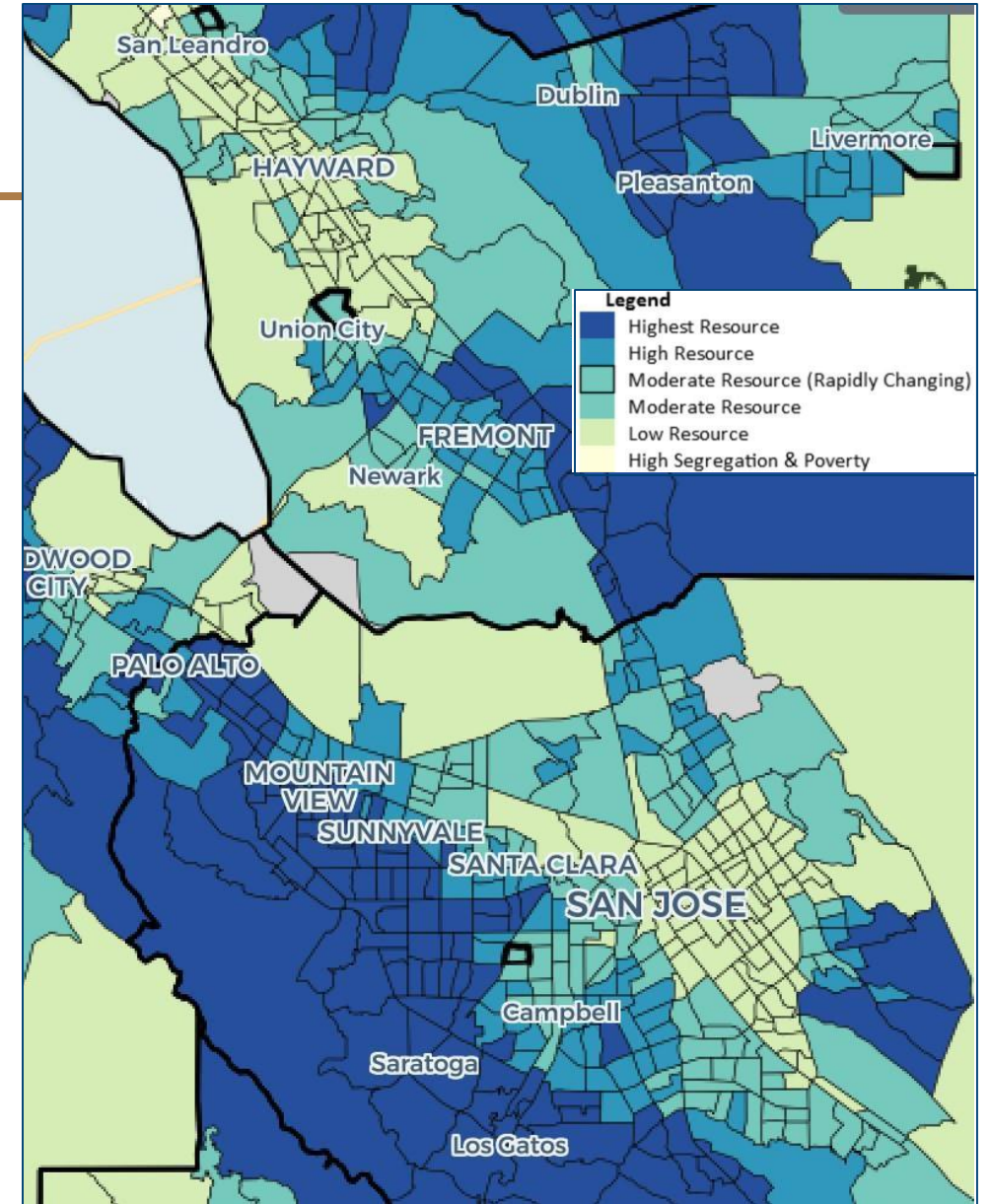
Background

The City paused its Dispersion Policy in 2017 to develop a new siting policy aligned with San José's General Plan and with new state and federal affirmatively furthering fair housing (AFFH) requirements. The new Siting Policy affirms the value of affordable housing provides in all San José neighborhoods—including both higher- and lower-income communities.



Consultant Team

The California Housing Partnership and the Othering & Belonging Institute developed the State of California's Opportunity Map



Source: TCACHCD Opportunity Map, California Fair Housing Task Force, 2020

Policy Objective

- The affordable housing siting policy was created to ensure residents of affordable housing have choice and opportunity to live in all areas of the City.



Siting Policy Goals

- Affirmatively further fair housing (AFFH) consistent with Federal and California fair housing laws
- Increasing affordable housing in higher opportunity neighborhoods of choice
- Mitigating residential displacement
- Easily administered by City staff and understood by everyone



Affordable Housing Siting Policy applies to:



Perm Affordable Rental housing funded by City of San José



Affordable Siting Policy does not apply to:



Shelters



Group Homes



Bridge Housing

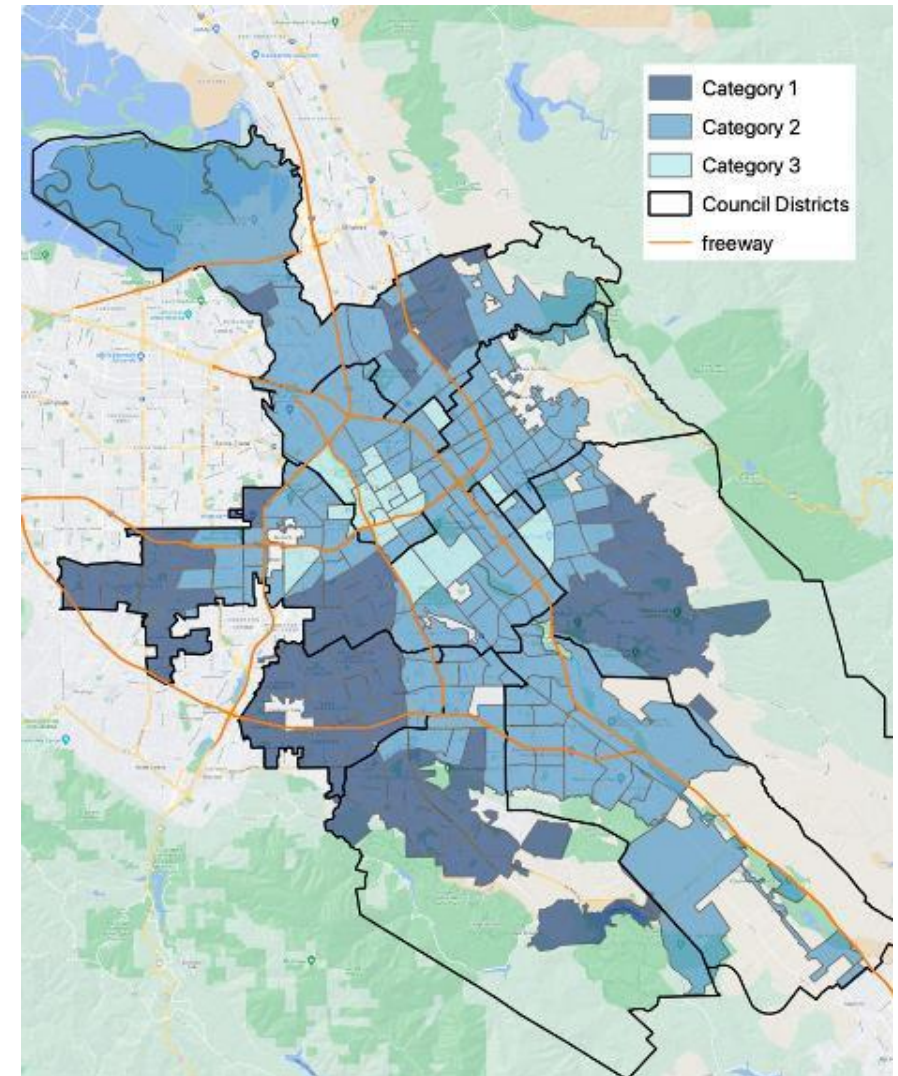


Siting Policy Neighborhood Categories

Category 1. Resource-rich areas, defined as scoring in top 40% of census tracts in the Bay Area based on an index of place-based factors associated with upward mobility, educational attainment, and other positive outcomes, particularly for children.

Category 2. Areas that do not meet the resource-rich criteria, but which are neither high-poverty (20% poverty rate or above) nor high-crime (above 95th percentile in violent crime in the city).

Category 3. Areas that are high-poverty and/or high-crime.



Distribution of Affordable Homes in Existing & Pipeline Developments

Siting Policy Neighborhood Category	% of Census Tracts in City	% of Current & Pipeline Affordable Homes (all)	% of Current & Pipeline Affordable Homes (by population)
Category 1	34%	9%	Family = 8% Senior = 17% Supportive/Special Needs = 1%
Category 2	59%	68%	Family = 71% Senior = 61% Supportive/Special Needs = 59%
Category 3	7%	23%	Family = 21% Senior = 22% Supportive/Special Needs = 39%

Recommendations: Phase One Goal

Initial three-year transition period

30% in Category 1

Locate **30%** affordable housing in **Category 1** neighborhoods

50% in Category 2

Locate **50%** of affordable housing in **Category 2** neighborhoods

20% in Category 3

Locate **20%** of affordable housing in **Category 3** neighborhoods

Recommendations: **Second Phase** *

After initial 5-year phase-in period, locate:

60% in Category 1

Locate **60%** of future affordable housing in **Category 1** neighborhoods

30% in Category 2

Locate **30%** of future affordable housing in **Category 2** neighborhoods

10% in Category 3

Locate **10%** of future affordable housing in **Category 3** neighborhoods

*Evaluate the policy after one year to analyze the effectiveness



Policy Evaluation: Progress Tracking, Course Correction, and Evaluation



Progress toward siting goals for each neighborhood category



Representation of each affordable housing population (family, senior, supportive) in each neighborhood category



Project costs of Category 1 affordable housing relative to other parts of the city



Tenancy data to ensure affordable housing reflects the city's racial and ethnic demographics



Locations of County and Bond only funded developments in assessing progress toward siting policy goals



Update Siting Policy map resulting from changing community demographics

Additional Policy Recommendations:

Limited Funding in High Impact Neighborhoods:

- Limit funding in high-impacted census block groups where 50 percent or more of existing homes are deed-restricted and the block group contains 200 or more homes;

Implications to the Inclusionary Housing Ordinance:

- Requires the developer to provide 20% of the number of market rate homes as affordable on an offsite location and to be in located in the same “Opportunity Area” as the market rate homes, the criteria shall mean that offsite location must be in the same or lower neighborhood category

Action Steps

- Create predevelopment and Acquisition loan program for category 1 neighborhoods
- Ensure adequate supply of residential sites for affordable housing development in Category 1 neighborhood
- In category 3 neighborhoods requires, developers to choose from menu of options to enhance the neighborhood and the experience of its residents
- Update the Notice of Funding Availability (NOFA)
 - Award/subtract points for housing types currently imbalanced:
 - Category 1: award additional points for PSH and Family housing development
 - Category 3: negative points for PSH

Q & A



Affordable Housing Siting Policy Webpage

For more information on the Interactive Map and Draft of the Siting [Policy Report](https://www.sanjoseca.gov/your-government/departments-offices/housing/developers/affordable-housing-plans-policies/affordable-housing-siting-policy), please go here: <https://www.sanjoseca.gov/your-government/departments-offices/housing/developers/affordable-housing-plans-policies/affordable-housing-siting-policy>





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