



Housing

APPROVE THE AFFORDABLE HOUSING SITING POLICY

August 31, 2021
Item 8.6

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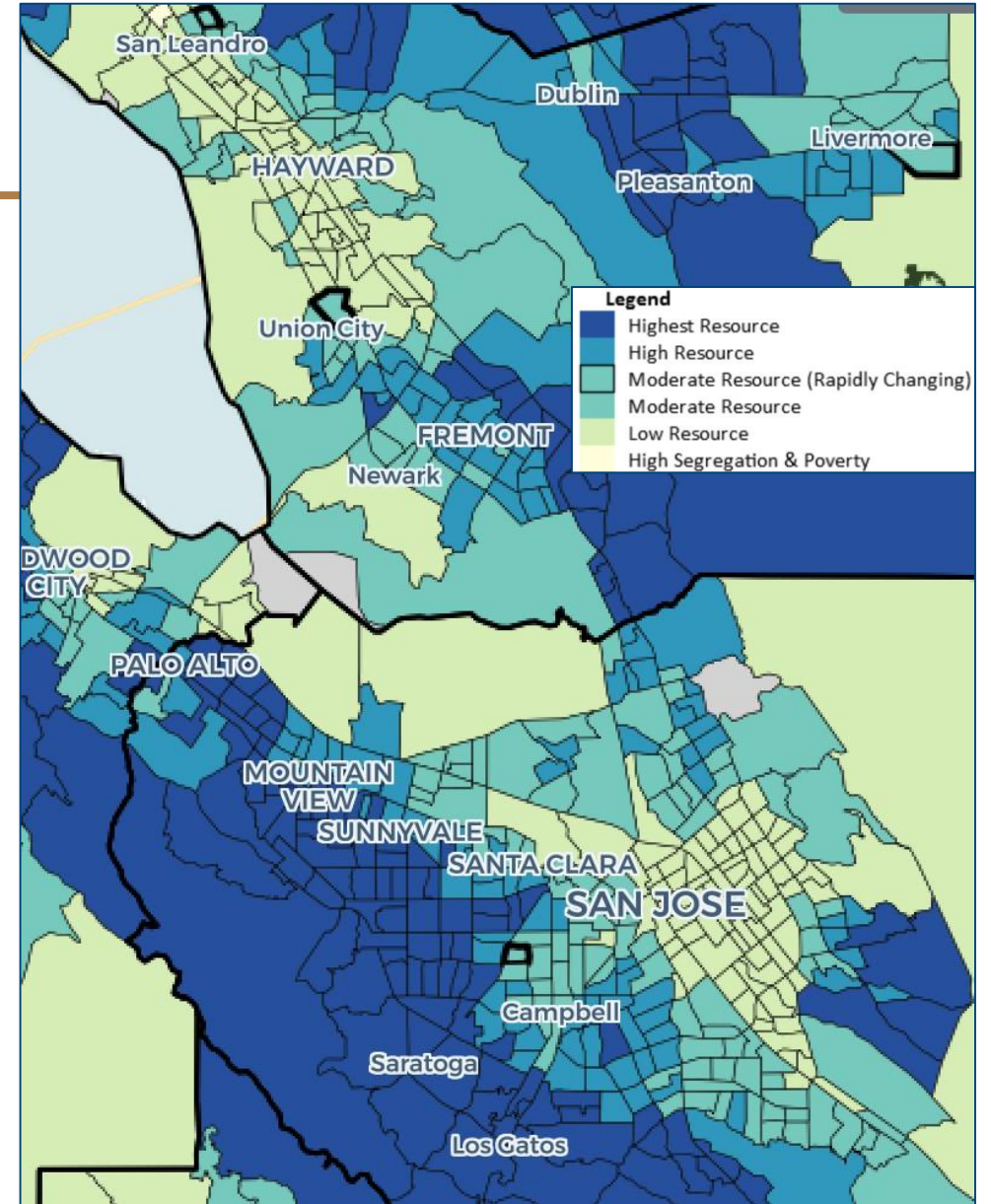
Siting Policy Goals

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



Consultant Team

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



Source: TCAC/HCD Opportunity Map, California Fair Housing Task Force, 2020



Affordable Housing Siting Policy applies to:



Permanent deed-restricted affordable housing financed by the City of San José

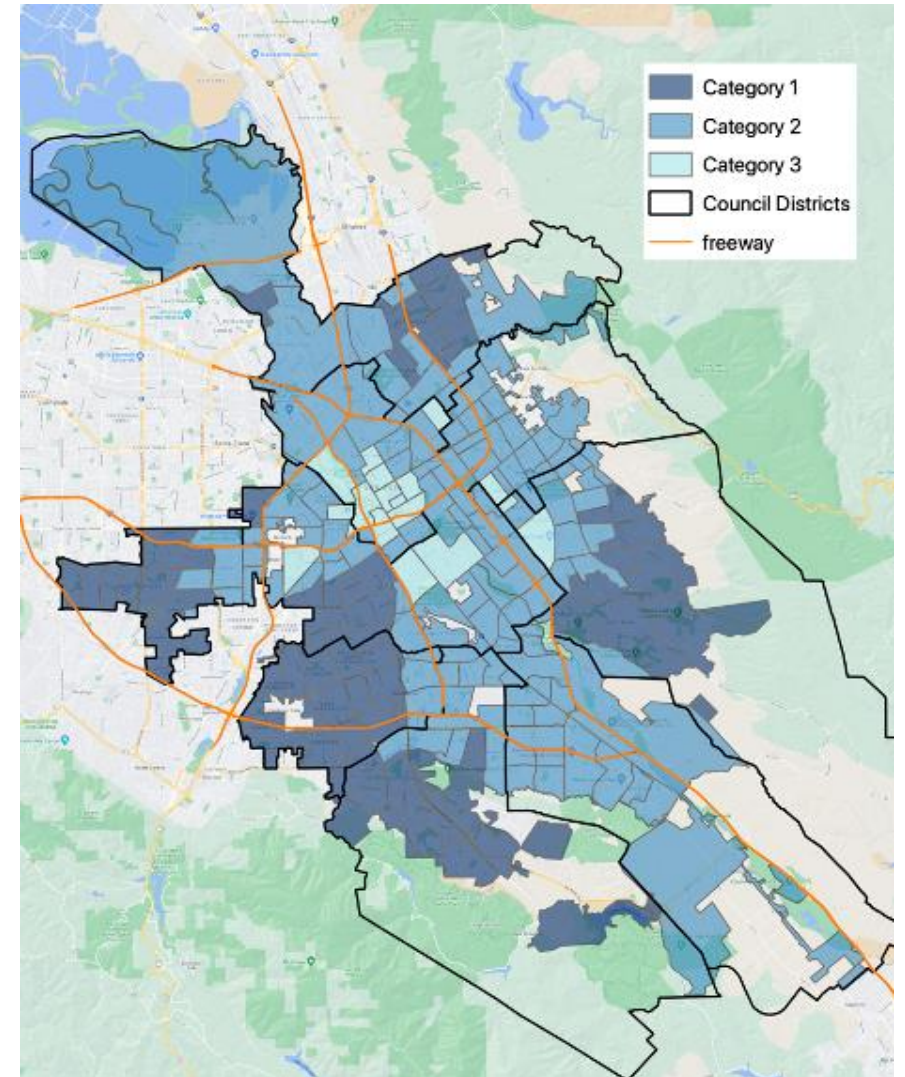


Siting Policy Neighborhood Categories

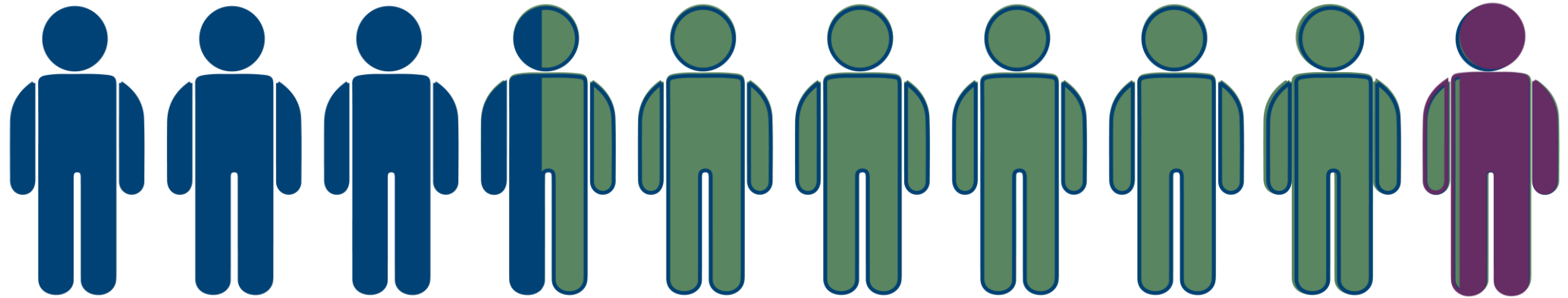
Category 1. Opportunity Areas, associated with positive long-term outcomes for residents.

Category 2. Areas that are not opportunity areas, nor are they high-poverty or high-crime

Category 3. Areas that are high-poverty, highest rates of violent crime (95% percentile), or both.



San José Population



Neighborhood
Category 1
34% of Census Tracts in City

Neighborhood
Category 2
59% of Census Tracts in City

Neighborhood
Category 3
7% of Census Tracts in City

Affordable Homes

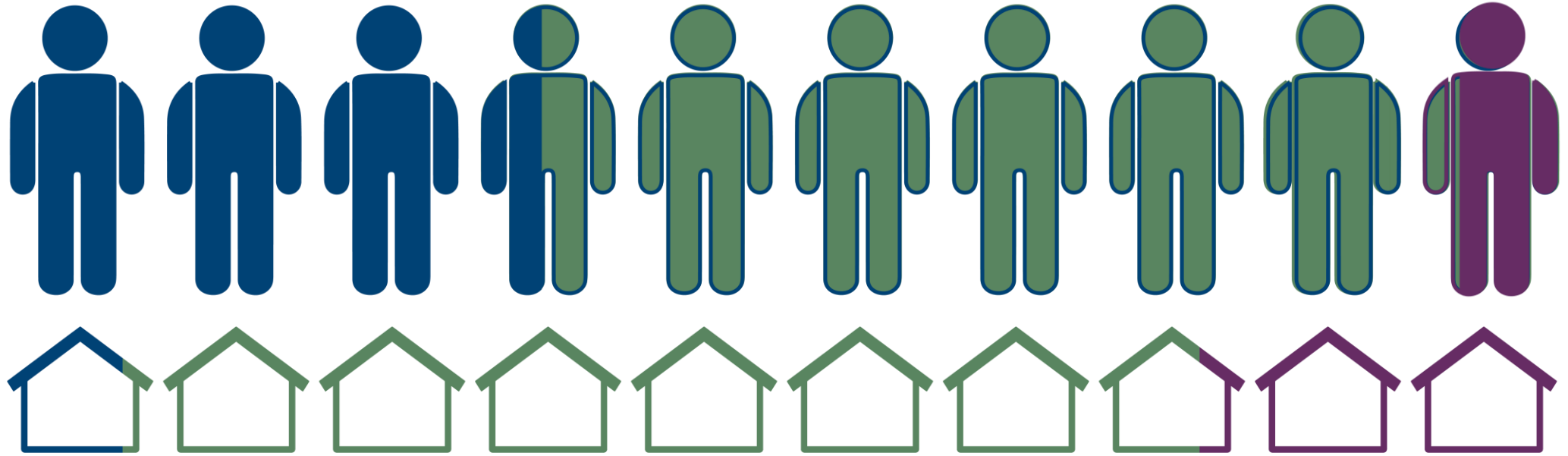


Neighborhood
Category 1
9% Affordable Homes

Neighborhood
Category 2
68% Affordable Homes

Neighborhood
Category 3
23% Affordable Homes

Distribution of Population and Homes



Neighborhood
Category 1
34% of Population
9% Affordable Homes

Neighborhood
Category 2
59% of Population
68% Affordable Homes

Neighborhood
Category 3
7% of Population
23% Affordable Homes

Recommendations: Phase One

Initial three- year transition period

Neighborhood Category	% of Affordable Homes
Category 1	30%
Category 2	50%
Category 3	20%

Recommendations: Phase Two

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

Neighborhood Category	% of Affordable Homes
Category 1	60%
Category 2	30%
Category 3	10%

Category one incentives

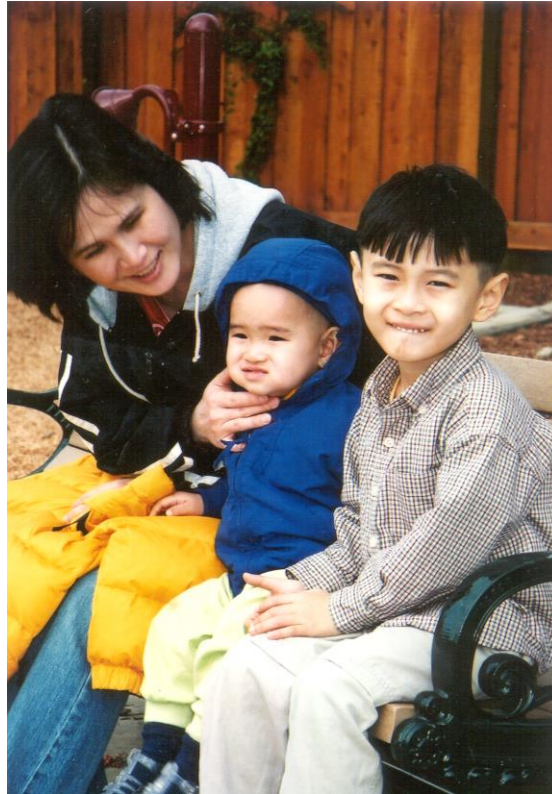
Explore strategies to **increase affordable housing production in Category 1 neighborhoods**, including but not limited to the following:

- Provide access to predevelopment funding and capacity building grants
- Ensure adequate supply of residential sites that would allow affordable housing

Category 3 incentives

Explore strategies to **increase resources and opportunity in Category 3 neighborhoods**, including but not limited to the following:

- Require developers to choose from menu of options to enhance the neighborhood and the experience of its residents and identify additional funding sources
- Coordinate with other City agencies in order to increase resources and opportunity while avoiding displacement of low-income residents





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