



Let's Talk Housing
SANTA CLARA COUNTY

Let's Talk Housing San José

SANTA CLARA COUNTY



Interpretation



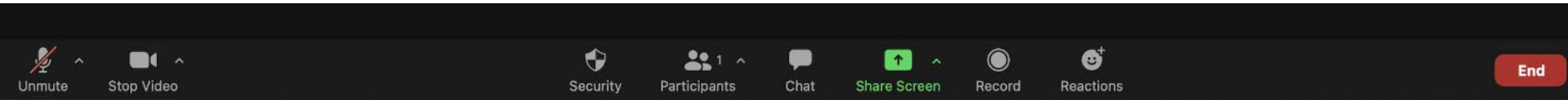
A screenshot of a Zoom meeting control bar. The bar is dark grey and contains several icons and labels. From left to right: a microphone icon labeled 'Mute', a video camera icon with a red slash labeled 'Start Video', a shield icon labeled 'Security', a group of people icon labeled 'Participants' with a '1' next to it, a bar chart icon labeled 'Polls', a green square with an upward arrow labeled 'Share Screen', a globe icon labeled 'Interpretation', a smiley face with a plus sign labeled 'Reactions', and a three-dot menu icon labeled 'More'. On the far right is a red button labeled 'End'. A dark grey notification box is positioned above the 'Interpretation' icon, containing the text 'EN English and Spanish interpretation available!'.

AGENDA

- 6:00 pm** Welcome!
- 6:05 pm** Housing Element 101
- 6:15 pm** Status of Housing in San José
- 6:30 pm** Breakout Sessions
- 7:25 pm** What's Next



Zoom logistics



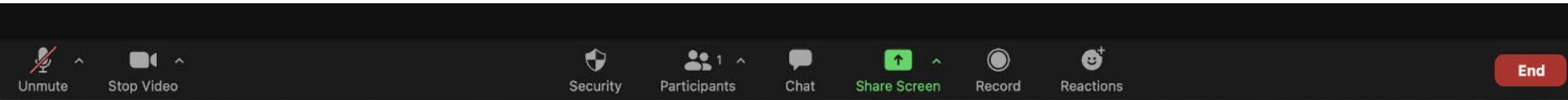
MUTE/VIDEO

Please stay muted
unless speaking.

We'd love to see your face
so keep video on if possible.

Click ^ arrow to unmute or
adjust settings.

Zoom logistics



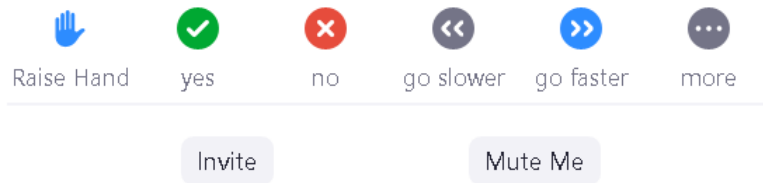
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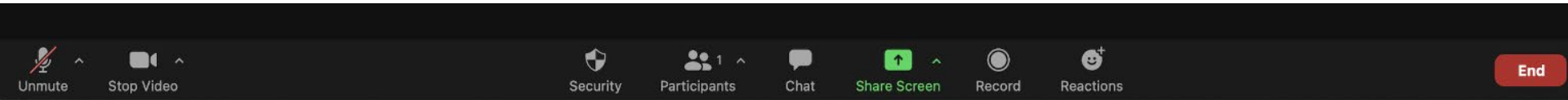
Click ^ arrow to unmute or adjust settings.

PARTICIPANTS
Click to see who is in the meeting.

In some versions you can give non-verbal feedback.



Zoom logistics



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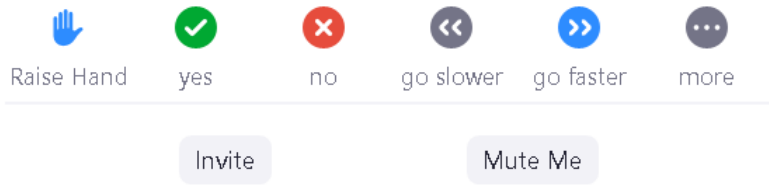
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CHAT
Enter your questions during the Q&A and during the breakout discussion.



Zoom logistics



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Please keep yourself muted unless speaking.

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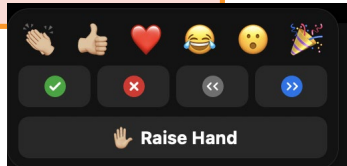
REACTIONS Provide a "thumbs up" if you like an idea.

In some versions you can give non-verbal feedback.



Invite

Mute Me



Meeting ground rules

- No right or wrong answers
- Allow everyone the time and opportunity to speak and share their ideas
- No interruptions or other disrespect
- Equal chance to speak

City of San José Team



Planning

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For more information



Website: www.sanJoseca.gov/HousingElementUpdate

Email: housingelement@sanJoseca.gov

Why are we here?



- Purpose of this meeting
- About “Let’s Talk Housing”

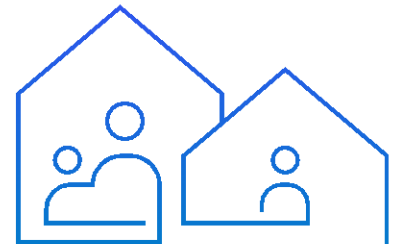


Learn more about:

- What is the Housing Element
- What is Fair Housing
- Some housing trends
- Outreach and decision-making process

Share your thoughts about:

- Your housing needs
- The biggest housing issues you observe
- Your goals for housing in San José over the next 10 years



What is a Housing Element?



A plan for the housing needed in a community

- Cities don't build housing, but create the rules for where it should go and how much
- Includes housing policies and programs
- Required by state law
- Guided by target numbers
- Updated every 8 years

What is in a Housing Element?



- Analysis of **Housing Needs**
- Evaluation of **Constraints**
- Identification of **Sites** to meet needs
- **Housing Plan** with Goals, Policies, Programs and Quantified Objectives
- Special focus on **Fair Housing** and **Hearing from You**

What is Fair Housing?



- Individual level: **Prohibits discrimination** in housing
- City-level: **Affirmatively furthers opportunities** in housing
- City-level: **Remedies patterns of segregation** and fosters inclusive communities
- "Both/And" Approach: Both **removes barriers** for individuals and families to live where they choose AND **increases investment** in underserved neighborhoods
- City of San José is producing an **Assessment of Fair Housing**

Protected classes under Fair Housing Law

Federal	State of California
<ul style="list-style-type: none">• Race, ethnicity, color, national origin• Religion• Sex• Familial status• Disability	<ul style="list-style-type: none">• Everything covered by Federal law• Gender identity/expression• Sexual orientation• Marital status• Medical condition• Military or veteran status• Age (over 40)• Genetic information• Ancestry

Our process



Round 1

Round 2

Round 3

Round 4



2021

2022

2023

June

January

Update to City Council on Assessment of Fair Housing (Phase 1 Analysis)

Kickoff of Housing Element Update

Draft analyses and strategies & Update to City Council Committees

Target for public review drafts



City Council approval



Questions?

PLEASE ENTER THEM IN THE CHAT



Who's in the room?

POLL



San José's housing challenges



San José residents face multiple housing issues:

- High housing costs
- Homelessness
- Displacement
- Overcrowding
- Lack of housing options for working-class and middle-class families
- Housing with building code violations
- Discrimination
- Segregation
- COVID-19 impact

San José used to be affordable

San José Housing Prices in 1970 to 2021

	Value in 1970 Dollars	Equivalent 2021 Value	2021 Actual Value
Median Gross Rent	\$135	\$950	\$2,450*
Median Home Value	\$25,400	\$178,700	\$1,480,000

2021 Equivalent Values calculated using the CPI-U inflation rate

* = 2021 rents are average effective rents per Costar.com

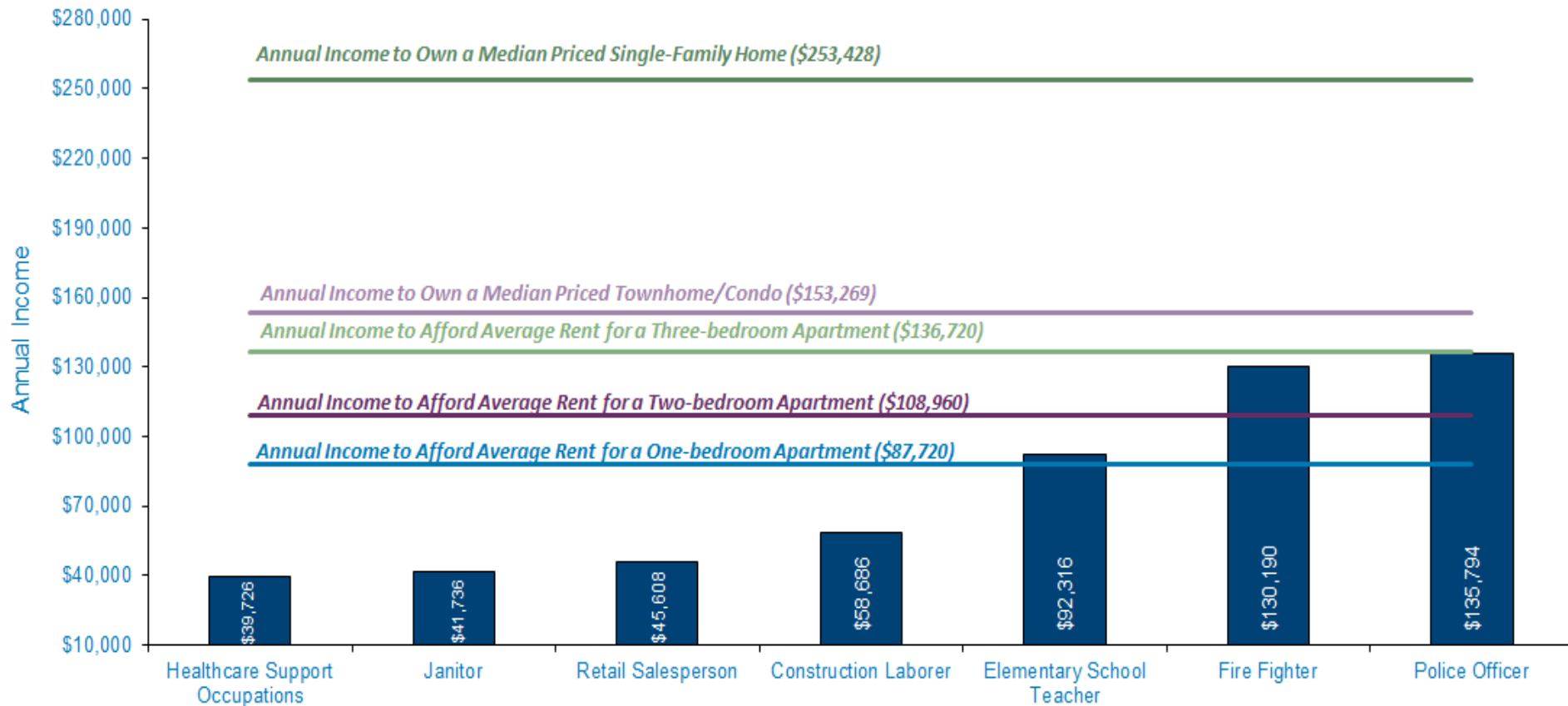
1970 values per US Census

Now, San José is one of the most expensive places to live

Most Expensive Metro Areas

1. San Jose, CA
2. San Francisco, CA
3. Anaheim, CA
4. Honolulu, HI
5. San Diego, CA
6. Boulder, CO
7. Los Angeles, CA
8. Seattle, WA
9. Bridgeport, CT
10. Boston, MA

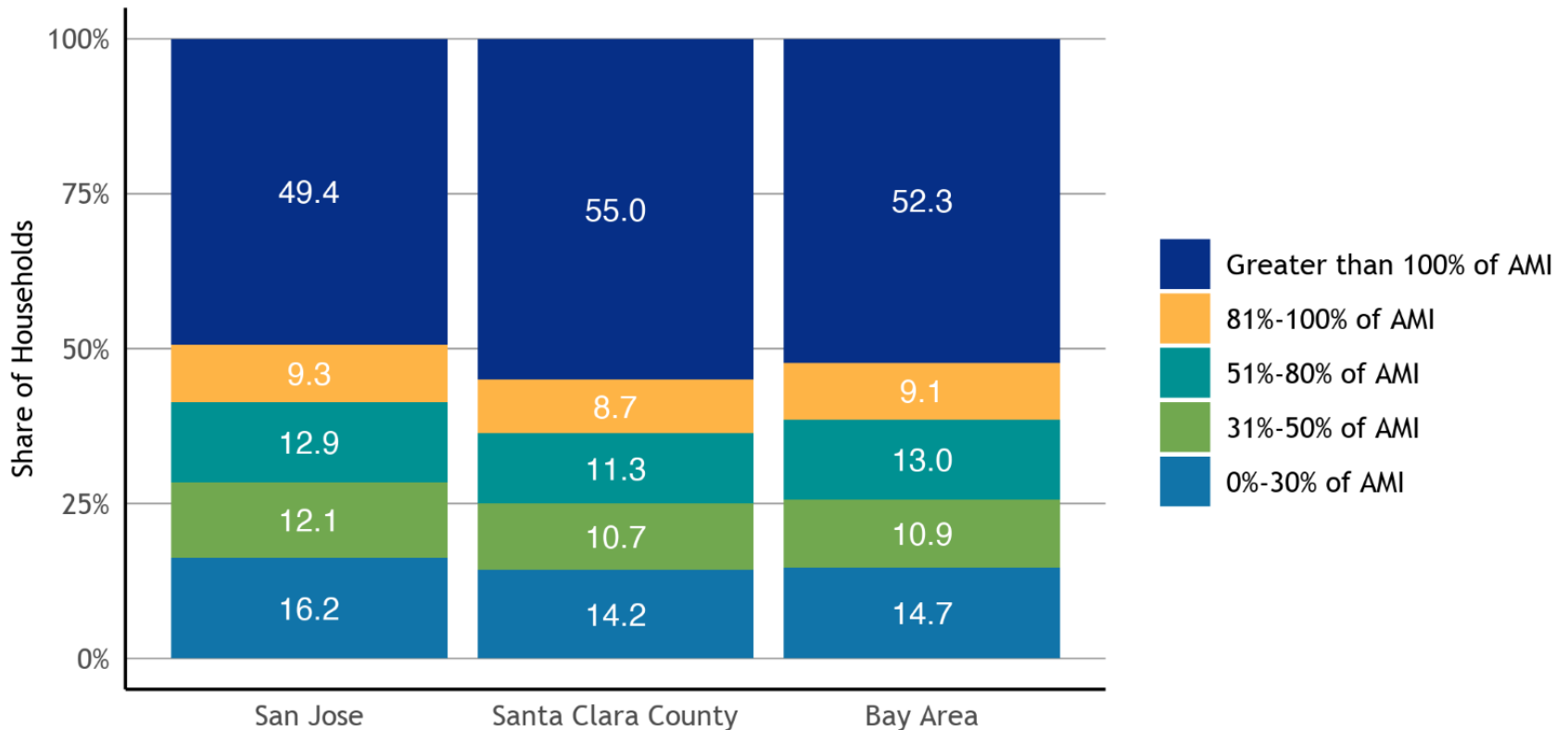
Housing costs are too high for essential workers



See: <https://www.sanjoseca.gov/your-government/departments/housing/data/housing-market> 2021 Q2

Over 40% of San José's population is Low-income

San José Population by Income Category



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release



Many long-time residents are struggling to stay in San José

Quotes from Community Strategy to End Displacement Report, January 2020

“Pretty much everyone I talked to said they have to move. One neighbor moved to Arizona. I noticed lots of houses have sold and now are rented.”

~President of TOCKNA, a 31-year resident of Welch Park

“Seventy families have left our church in the last three years. One family moved to Lathrop but still come to church and work at the Hilton in downtown San José.”

~Deacon at Iglesia Ni Cristo on Story Road

“Even as homeowners we require roommates to make ends meet and still work overtime/multiple jobs.”

~Survey respondent

San José is segregated

1 Dot = 75

- White, Non-Hispanic
- Black, Non-Hispanic
- Native American, Non-Hispanic
- Asian/Pacific Islander, Non-Hispanic
- Hispanic
- Other, Non-Hispanic
- Multi-racial, Non-Hispanic

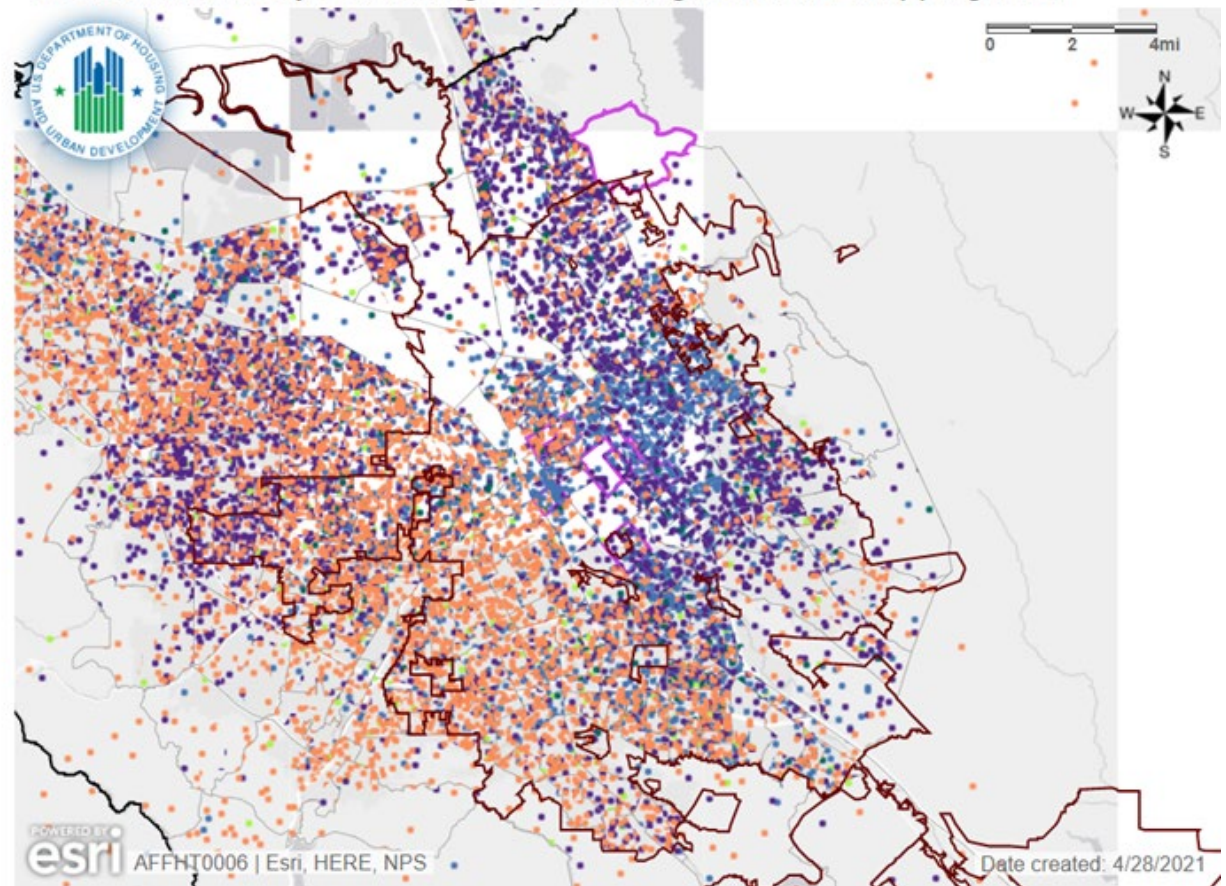
TRACT



R/ECAP



HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



What causes segregation?



- **General**

- Racial discrimination at both institutional and individual levels
- Federal, state, and local policies
- Explicit, implicit, and sometimes unintentional practices

- **Examples regarding housing**

- Federally-enforced underwriting standards (e.g., redlining)
- Lending, selling, and renting discrimination (e.g., racially restrictive covenants)
- Land use processes and decisions (e.g., zoning)
- Patterns of public and private investment (e.g., freeway construction)

San José's Regional Housing Needs Allocation

Income Level	RHNA 5 2014-2023	RHNA 6 2023-2031	Increase
Very Low-income (50% AMI)	9,233	15,088	<i>5,855 units (63%)</i>
Low-income (80% AMI)	5,428	8,687	<i>3,259 units (60%)</i>
Moderate-income (120% AMI)	6,188	10,711	<i>4,523 units (73%)</i>
Above Moderate- income (>120% AMI)	14,231	27,714	<i>13,483 units (94%)</i>
<i>TOTAL</i>	35,080	62,200	<i>27,120 units (77%)</i>

Current housing initiatives



Work that is underway or is completed

- Housing Crisis Workplan
- Citywide Residential Anti-Displacement Strategy
- Diridon Affordable Housing Implementation Plan
- Assessment of Fair Housing – Phase 1, Analysis
- General Plan 4-year Review
 - Opportunity Housing Concept
(bit.ly/SJOpportunityHousing)

What word describes the kind of housing you envision for the future?

PLEASE ENTER IT IN THE CHAT





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Breakout session



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1. What housing challenges do you experience or observe in our community?
2. What do you think are the most pressing housing needs for San José?
3. How can we make sure we hear from our entire community?
4. It's 2031, and we have accomplished a lot! What words describe the housing in our community now? What are your goals?





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**What word describes
housing in your
community?**





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**What word describes your
vision for housing in the
future?**



NEXT STEPS

Post-meeting and additional feedback survey

- <https://bit.ly/LTHfeedback3>

Upcoming meetings

- sanjoseca.gov/HousingElementUpdate
- Letstalkhousingscc.org/events

