

2023-2031 Housing Element: Affirmatively Furthering Fair Housing

December 13, 2021

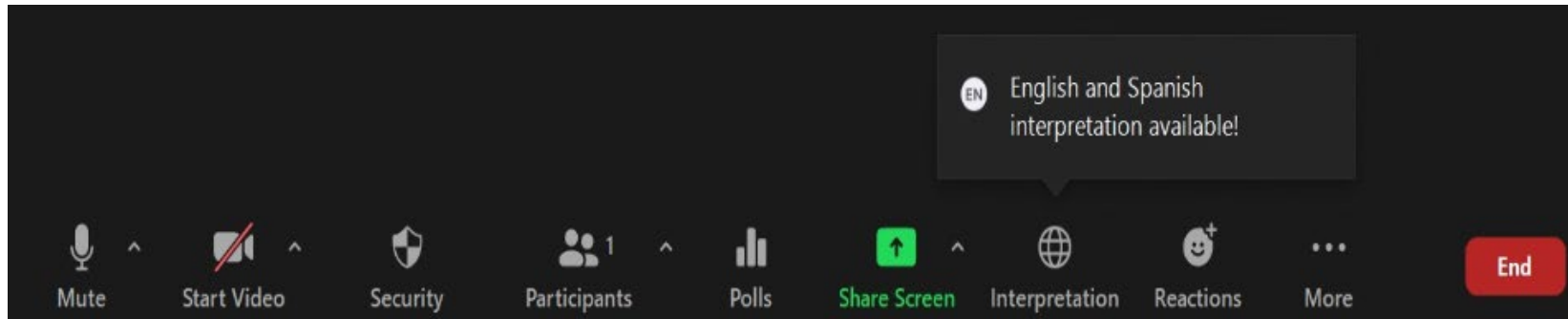
City of San José

Kristen Clements, Division Manager, CSJ Housing Department

Ruth Cueto, Supervising Planner, CSJ Planning Department

Josh Ishimatsu, Policy Team Manager, CSJ Housing Department

Interpretation available



Translated slides in Spanish and Vietnamese are available at:
sanjoseca.gov/HousingElementUpdate

Welcome!

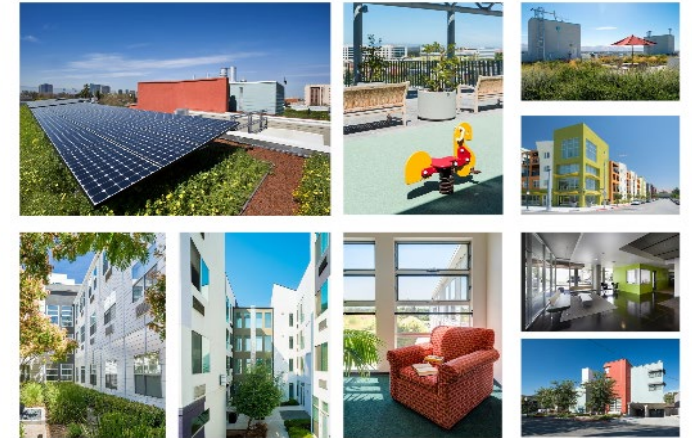
Agenda

- | | |
|---------|---|
| 6:30 pm | Welcome! / Agenda / Poll |
| 6:43 pm | What is the Housing Element? What is Affirmatively Furthering Fair Housing? |
| 6:48 pm | A brief history of segregation in San José |
| 7:00 pm | Affirmatively Furthering Fair Housing |
| 7:10 pm | DISCUSSION / Break out groups |
| 7:50 pm | Poll |
| 7:55 pm | Next steps / Thank you! |
| 8:00 pm | Closing |

POLL: Who is in the room?

What is the Housing Element?

- The City's official housing policy document
- Required by State law - part of City's General Plan
- Plan for projected growth
- An opportunity to have a conversation with residents and stakeholders about San José's housing future
- Updated in 8-year planning cycles
 - 5th (current) cycle: 2014 to 2023
 - 6th (next) cycle: 2023 to 2031
 - Due to State of CA: January 2023

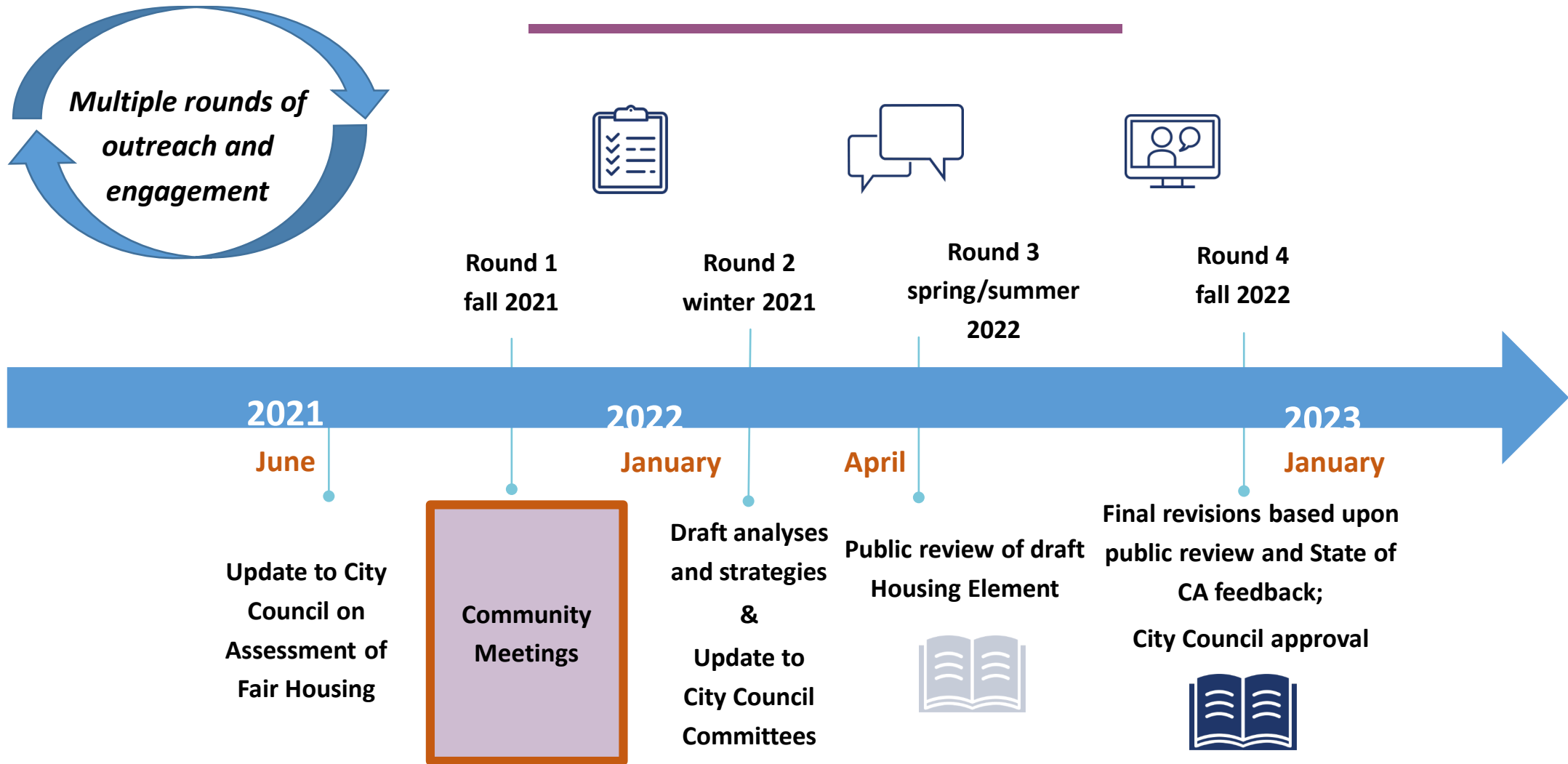


City of San José
2014-2023 Housing Element

Adopted by City Council
January 27, 2015



Housing Element Timeline



Key Housing Element components

- **Housing Needs** Assessment
- Evaluation of **Past Performance**
- Housing **Sites** Inventory
- Evaluation of **Constraints**
- **Housing Plan** with Goals, Policies, Programs and Quantified Objectives
- **Affirmatively Furthering Fair Housing (New!)**

Affirmatively Furthering Fair Housing

- AB 686: State of CA requires Housing Elements to address fair housing
- Fair Housing: prevent housing discrimination
- Affirmatively Furthering Fair Housing:
 - Overcome patterns of segregation
 - Foster inclusive communities
 - Increase opportunity for “Protected Classes”
- BOTH/AND approach to Affirmatively Furthering Fair Housing
 - Access to “high resource/high opportunity” neighborhoods AND
 - Investment in “Racially/Ethnically Concentrated Areas of Poverty”

Fair Housing Issues - Examples

- Large families have a harder time getting accepted for apartments
- A renter is evicted because she doesn't display "Christian" behavior
- Some neighborhoods do not have enough curb cuts in sidewalks, making it hard for physically disabled residents to get around
- Lower-income neighborhoods have fewer street trees and hotter temperatures than other areas
- Renters are more likely to be non-White
- People who pay too much for housing are more likely to be Latino/a/x or African American
- Segregation – people live in specific parts of the City on the basis of race, ethnicity, or other protected characteristics

Our city 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

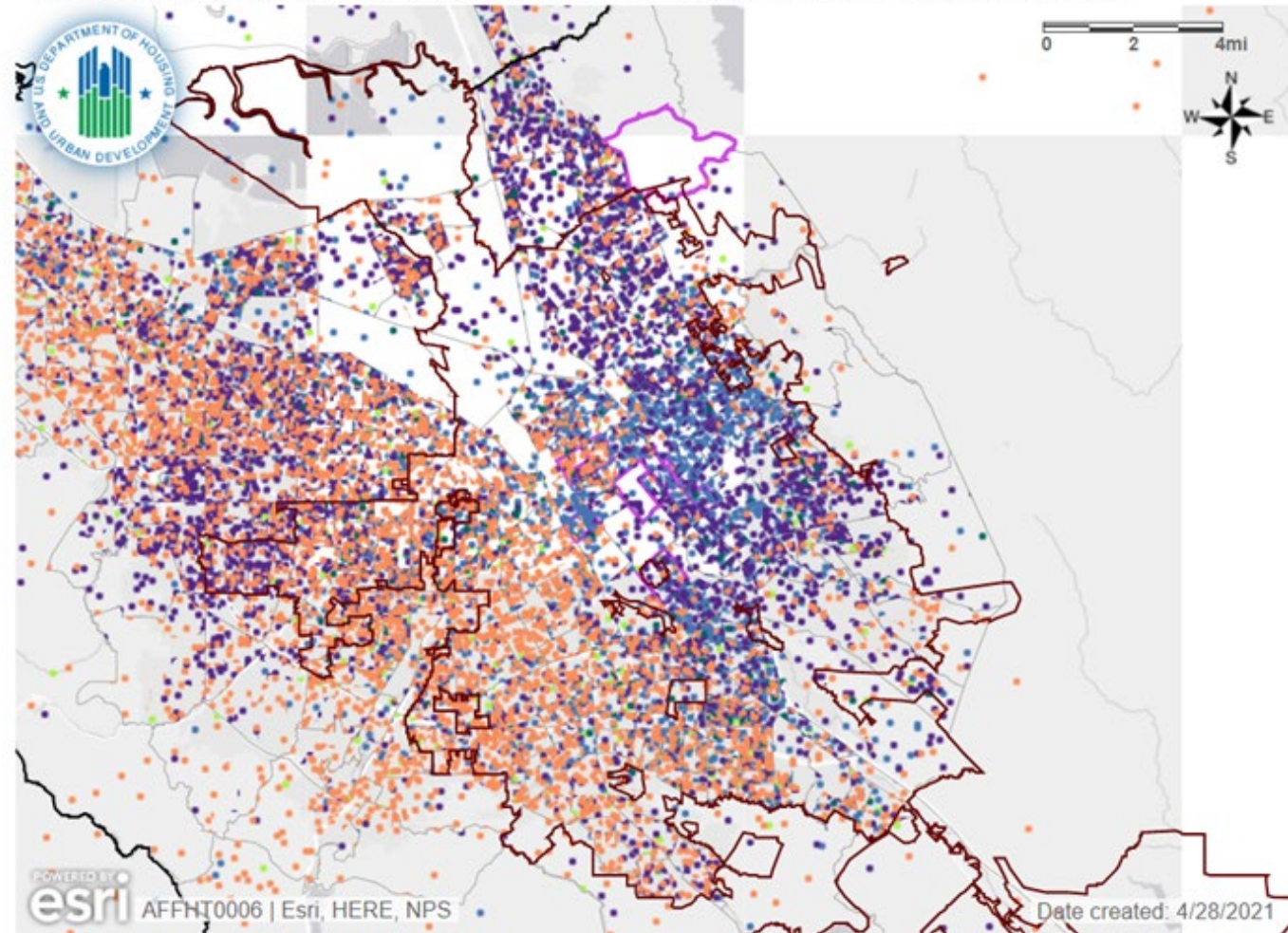
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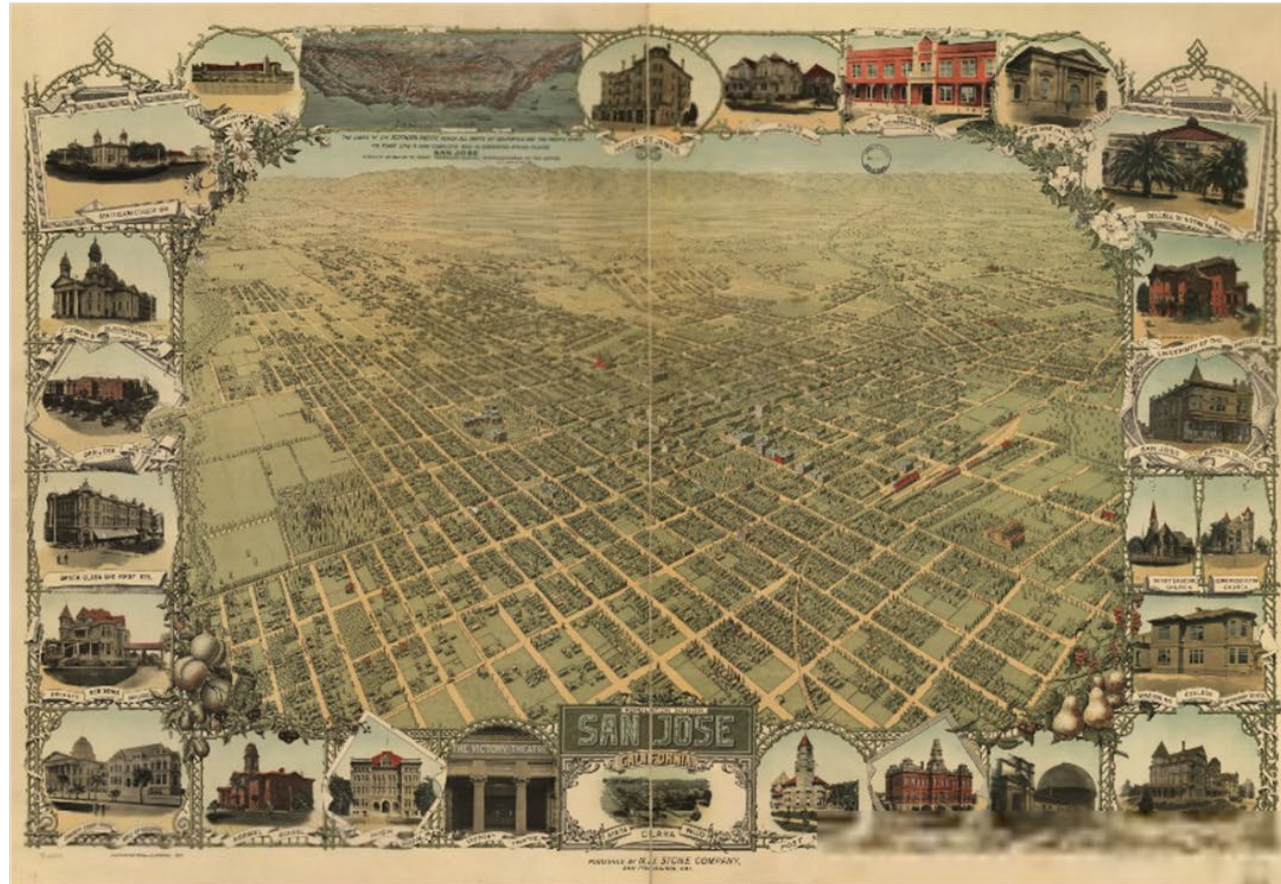
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HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



Before WWII San José had a small urban core surrounded by farms and open space

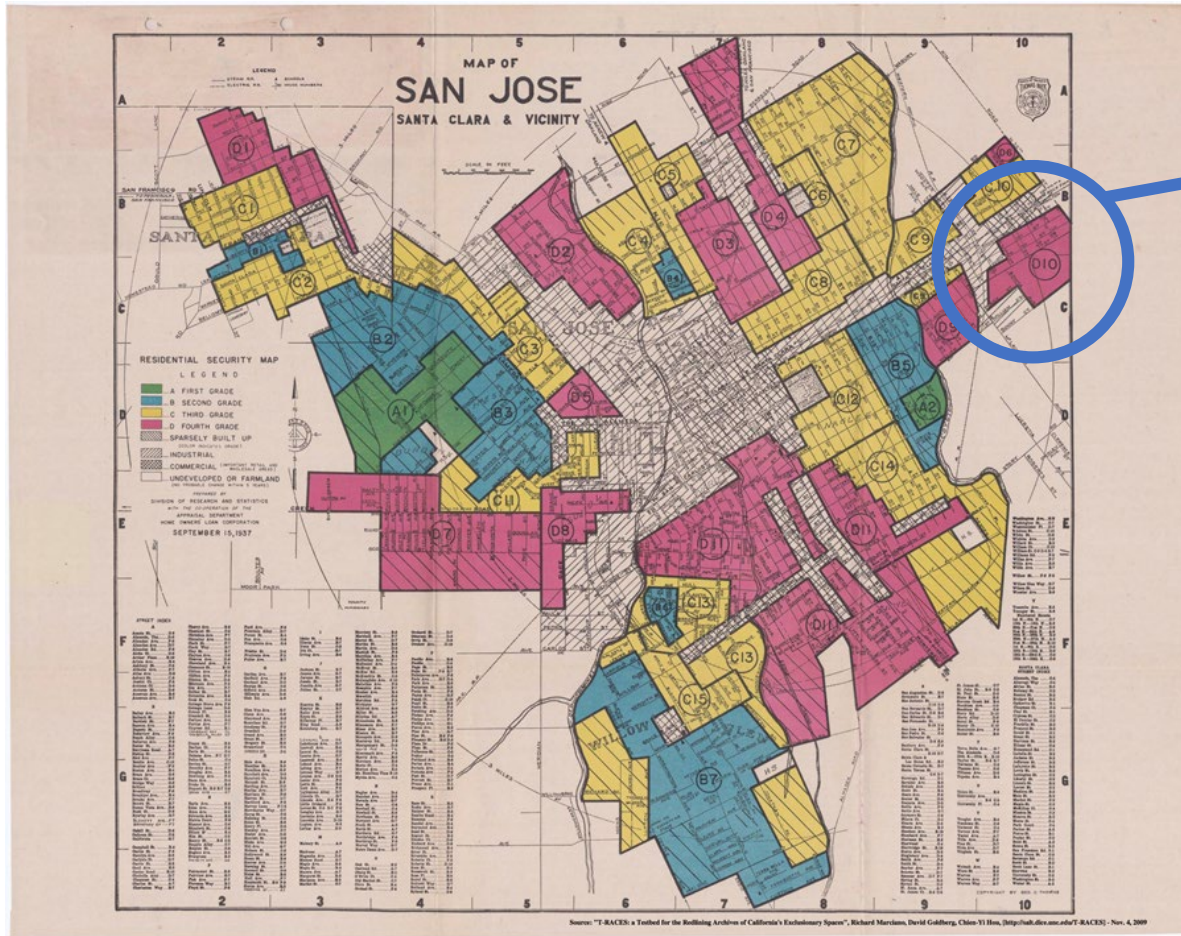


Pre-WWII, there were divisions by race, class,
and where people lived



Migrant farmworkers picking pears in Santa Clara County

Pre-WWII, there were divisions by race, class, and where people lived

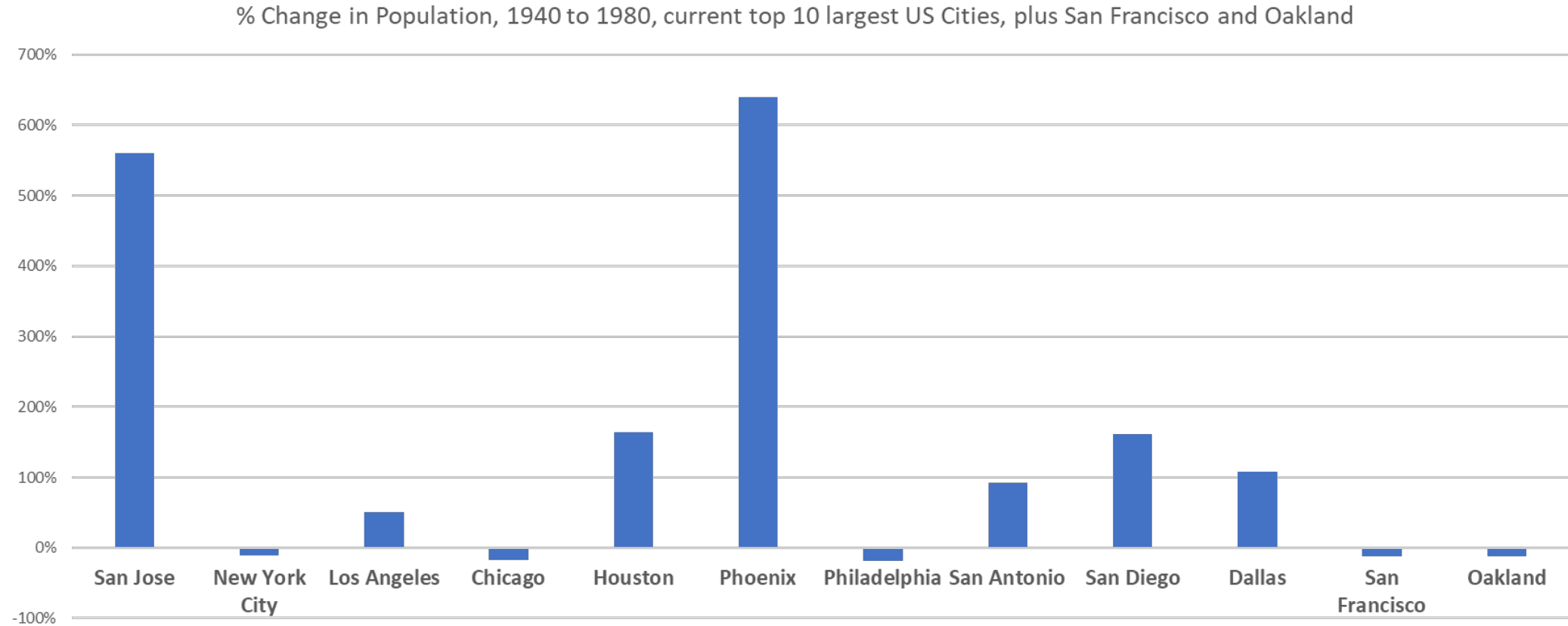


From the HOLC Description

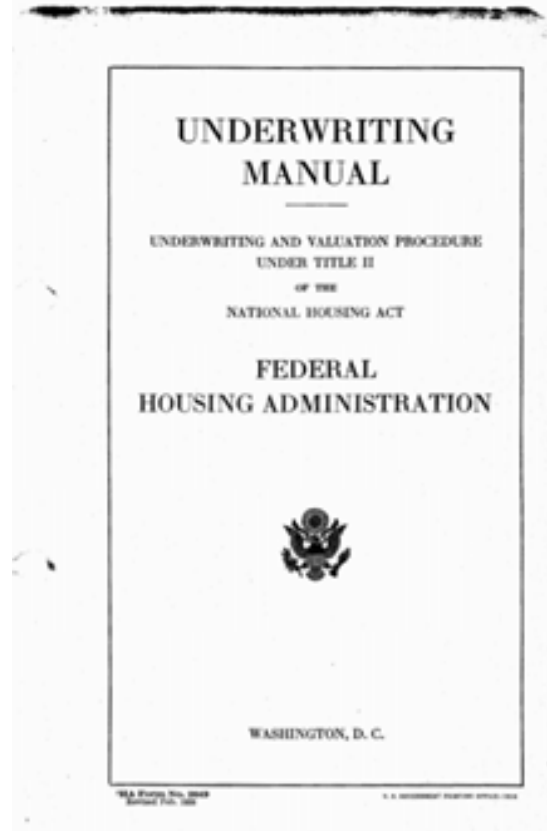
"5a. Type [of Inhabitants]: Chicken ranchers, laborers, farm hands, mechanics..."

"14. Clarifying Remarks: ...This section contains the largest concentration of Mexicans in the community. The northern section within the city limits is largely populated by a lower stratum of Italians and Portuguese. From a racial standpoint, this area is extremely undesirable."

Post WWII, San José's population boomed



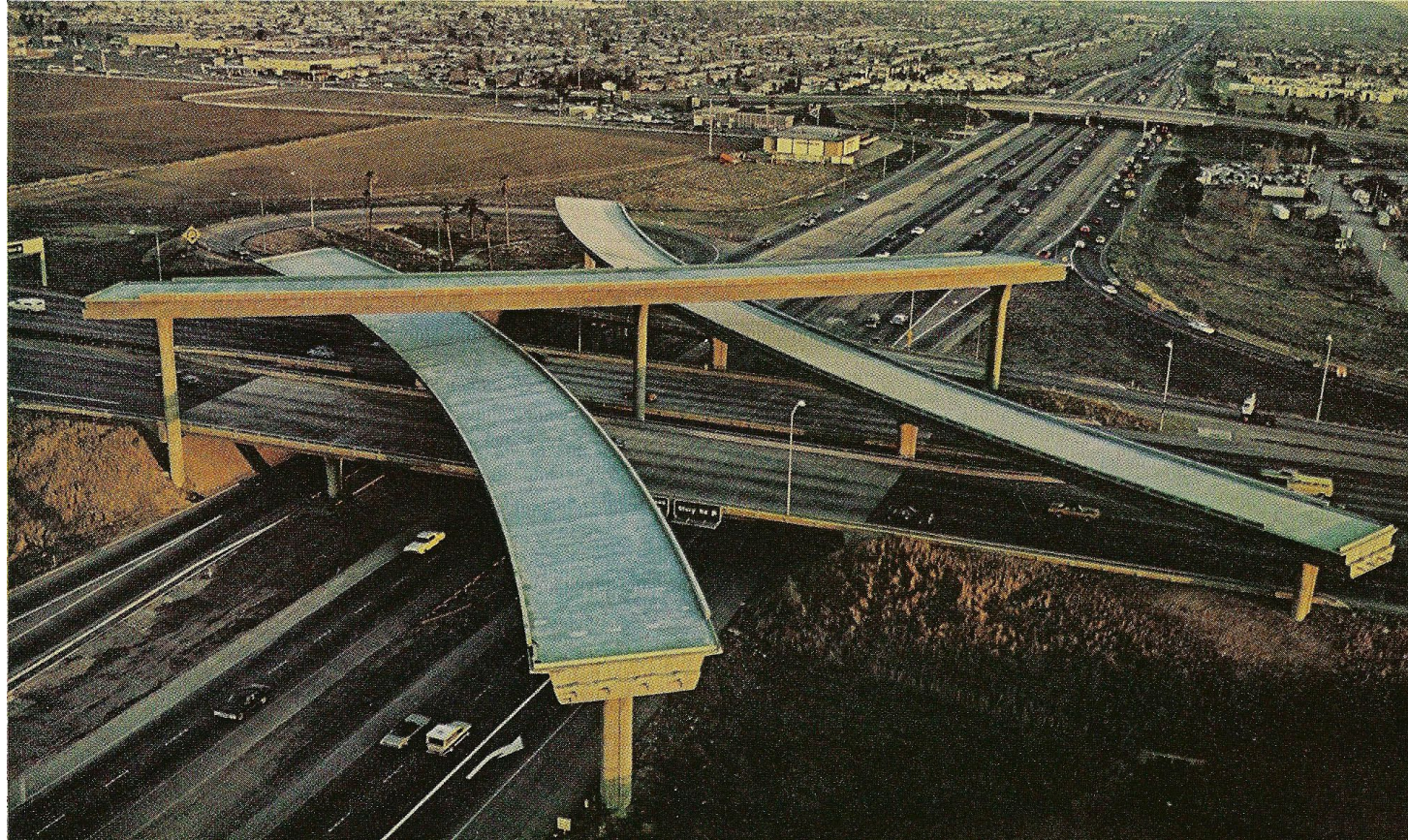
Federal support of post-WWII suburbanization and segregation



"[R]estrictions should include provisions for the following:
... (g) Prohibition of the occupancy of properties except by the *race for which they are intended*."

-From the FHA Underwriting Manual, 1938, emphasis added

Infrastructure for suburbanization



During the post-War population boom, San José was an affordable place to live

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

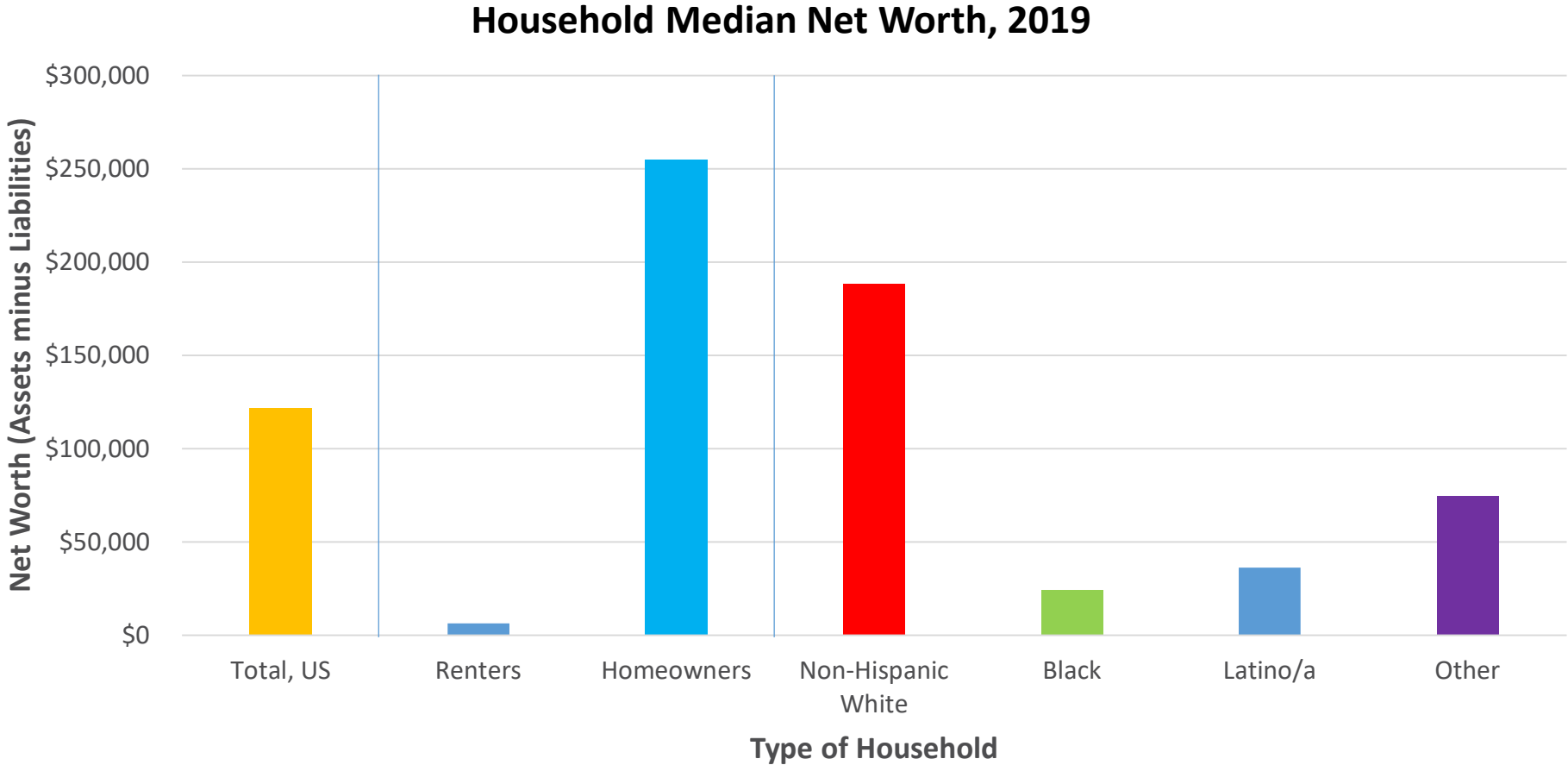
Now, San José is one of the most expensive places to live

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

Ranking by National Association of REALTORS by Q2 2021 single-family home sales

The Racial Wealth Gap

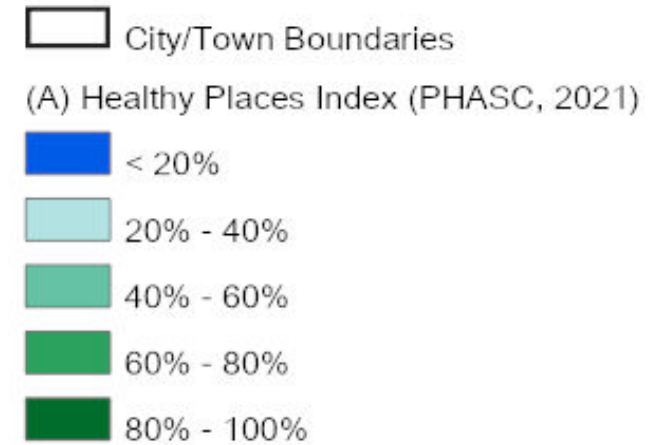
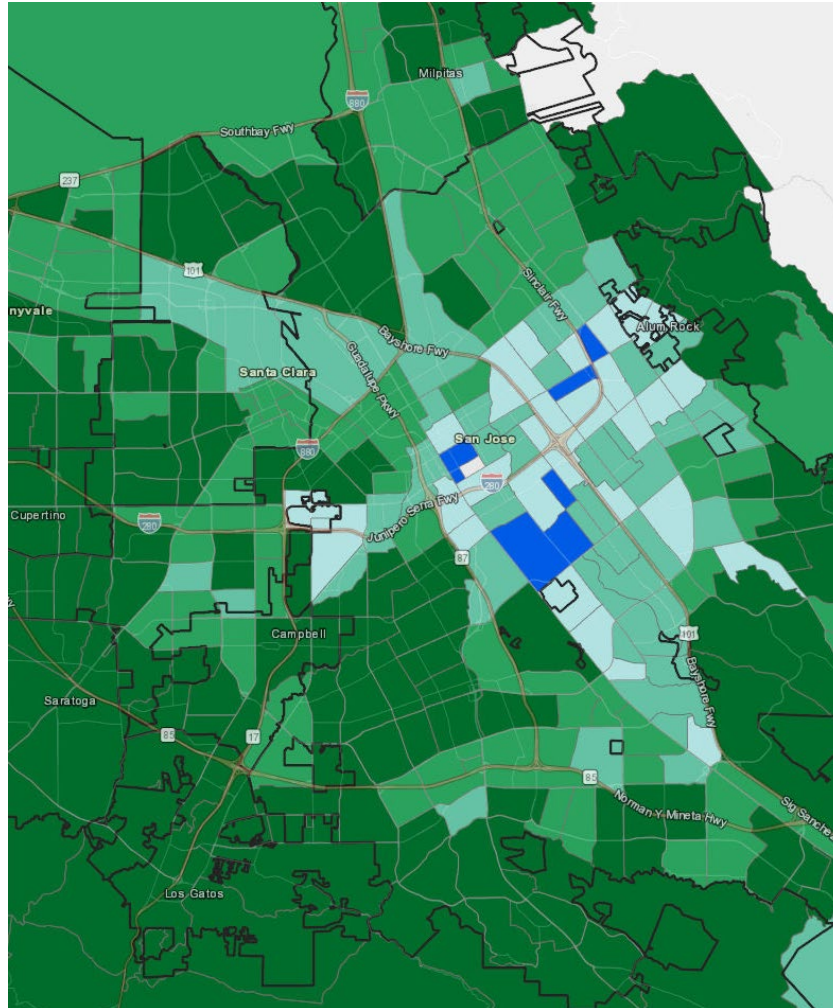


Source: Federal Reserve, 2020

Impact of segregation

Decades of data about:

- Negative health impacts
- Educational achievement gap
- Disparate economic outcomes



Why we need to affirmatively further Fair Housing

Government policies and private sector practices have not been race neutral – they were explicitly racist and have contributed to the outcomes we see today.

- Impacts on intergenerational transfer of wealth and opportunity (ability for families to advance economically)
- Patterns of segregation by race and socioeconomic status
- Disparities in neighborhood quality and access to opportunities
- Histories of concentrated poverty in some areas and in others, neighborhoods of high opportunity that are exclusive by the nature of their housing diversity and affordability

Affirmatively Furthering Fair Housing

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Strategies to Affirmatively Further Fair Housing

Examples of strategies to increase access to high opportunity/high resource neighborhoods:

- Create more affordable housing in “high resource” neighborhoods
- Encourage affordable housing development near transit
- Increase transit routes between high/low resource neighborhoods

Strategies to Affirmatively Further Fair Housing

Examples of strategies to increase investment in “Racially/Ethnically Concentrated Areas of Poverty”:

- Create policies and resources to rehabilitate existing housing as affordable housing in underserved neighborhoods
- Prioritize services and resources – e.g., infrastructure investments – for underserved neighborhoods
- Implement City-approved Anti-Displacement Strategies
- Build local capacity for comprehensive community development
- Invest in neighborhood-based economic development (e.g., small business assistance for locally owned businesses)

Strategies to Affirmatively Further Fair Housing

Other examples of policies to Affirmatively Further Fair Housing:

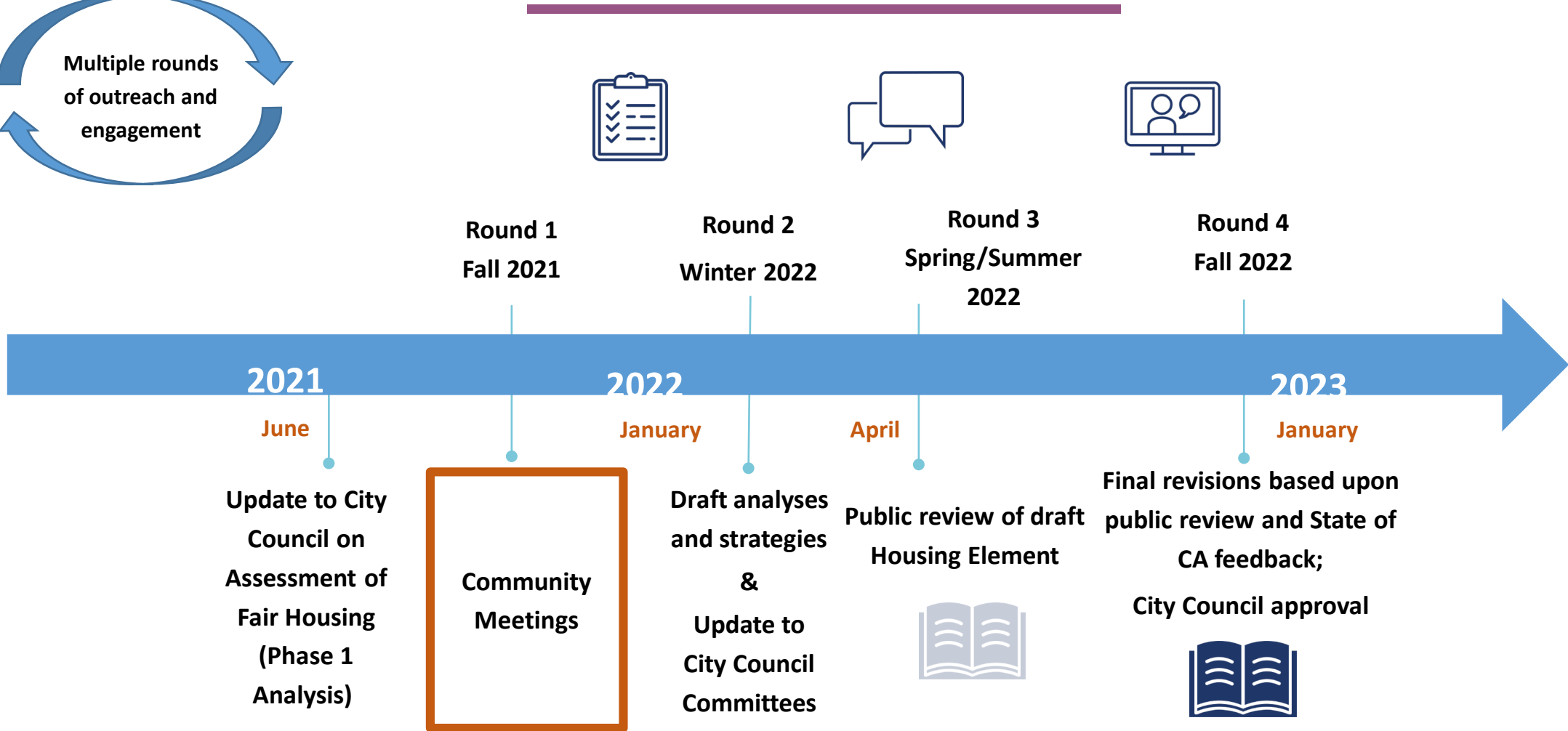
- Increase homeownership opportunities and outreach for protected classes
- Increase education about fair housing issues
- Increase enforcement of fair housing laws

Breakout Room Discussions

- 1) Did you learn anything new about the history of San José? Do you see patterns of segregation reflected in your neighborhood or community now?
- 2) What do you think can and should be done to advance Fair Housing in San José?

POLL: Staying involved

Planned Timeline



We Want to Hear from You!

- Take our Housing Needs & Goals survey and sign up for updates: sanjoseca.gov/housingelementupdate
- Questions/Thoughts? Email: housingelement@sanjoseca.gov

THANK YOU!