

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. Prioritize 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

I. Work Items Completed

	Item	Lead Department	Month Completed	Status Update
13.	Refine General Plan Policy H-2.9 (the "1.5-acre rule")	PBCE/ Housing	Feb 2021	Completed
14.	Updates to Inclusionary Housing Ordinance (IHO)	Housing	Feb 2021	Completed
15.	Parks Credit for Moderate Income Housing satisfying IHO	PRNS	Mar 2021	Completed
16.	Housing Land Acquisition Sites Database and Mapping Tool - "SJ Housing Site Explorer"	Public Works/ PBCE/ Housing/ OED	Aug. 2021	Completed: https://san-jose-housing-ca.tolemi.com/

<i>II. Work Items Initiated and Underway</i>				
Rank	Item	Lead Department	Planned Completion	Status Update
1.	Cost of Residential Development Study Update	OED	Next update spring 2022	OED is working with a consultant to update the report and anticipate bringing forward the update to City Council in spring 2202.
2.	Updated Downtown Residential High-rise Program	OED/ Housing	Spring 2022	High-rise IHO in-lieu fee reductions continue until June 2025, adopted in August 2020. Further direction from Council to assess options to extend exemption beyond 2025. Plan to return to Council in 2022 as part of the Cost of Residential Development update.
3.	Make Additional Residential Units Available in North San José	DOT/OED/ Planning/ Housing	Winter 2022	Anticipate returning to City Council in 2022 with necessary actions to formally retire the North San José Development Policy to enable new housing construction.
4.	Housing Element Update	PBCE/ Housing	Fall 2022	Staff is in the Public Outreach phase. The City held a virtual community meeting on 9/2/21, has another planned for mid-December, and has attended several community events to provide information to the public. Fair Housing strategies will be integrated into the Housing Element.
5.	Assessment of Fair Housing	Housing	Fall 2022	The AFH schedule has been synchronized fully with the Housing Element schedule, given the State's heavy focus on AFH as a driver of Housing Element strategies and site inventory. Staff is doing public outreach and education, draft strategy development, and analysis per the State's new guidance. These activities will continue through spring 2022, while focus groups, topical strategy working groups, and report drafting are additional next steps.

II. Work Items Initiated and Underway

Rank	Item	Lead Department	Planned Completion	Status Update
6.	Align Zoning with the General Plan	PBCE	Fall 2022	New urban village and mixed-use zoning districts to facilitate mixed-use residential development were approved by Council on May 18 (Phase 1b). City-initiated rezonings will follow to align the zoning with General Plan land use designation of properties within Urban Villages and other growth areas. (Phase 2). To take advantage of SB 940 before the bill expires on January 1, 2023, staff plans to complete this work by the end of 2022.
7.	Further implementation of Commercial Linkage Fee	Housing/OED	Winter 2022	Staff will bring updates to ordinance, resolution, and guidelines to implement Council direction on credits and phased payment options in early 2022.
8.	Work with BAHFA on Moderate-income Financing Strategy	Housing/OED /Finance	Fall 2022	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. The State Legislature approved \$20M for BAHFA in mid-2021, so BAHFA is hiring staff in fall 2021 to execute its business plan. In August, BAHFA leadership reiterated to staff their interest in this work. Staff anticipates this collaboration could begin in early 2022 after BAHFA new hires are in place. Housing staff hiring to work on this anticipated spring 2022.
9.	Amend the Zoning Ordinance to Allow for 100% Affordable	PBCE	Summer 2022	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.

<i>II. Work Items Initiated and Underway</i>				
Rank	Item	Lead Department	Planned Completion	Status Update
10.	Explore Opportunities for High-density Residential Development in Areas Surrounding San José State	PBCE/ Housing	Fall 2022	This work will be conducted as part of the Housing Element Update.
11.	Reimagine Underutilized Business Corridors to allow the integration of housing	PBCE	Fall 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.
12.	Explore changes to Commercial Space Requirements for Affordable Developments	OED/ PBCE/ Housing	Partially complete. Fall 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.
13.	Allow Affordable Housing on Assembly Use Sites	PBCE/ Housing	Spring 2022	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). Outreach to developers has occurred and development of this policy continues.

II. Work Items Initiated and Underway

Rank	Item	Lead Department	Planned Completion	Status Update
15.	Explore the creation of a Land Trust	Housing	Fall 2022	The City’s Challenge Grant Fellow through the Partnership for the Bay’s Future continues to assist the newly formed South Bay Community Land Trust. Housing staff recently met twice with the SBCLT to discuss future preservation funding and is collaborating with them on the Community Opportunity to Purchase program design. Support of and close collaboration with the new CLT will continue ongoing. Staff plans to procure consulting help for a CLT feasibility study. This work has been deprioritized given other staff responsibilities, but expects the RFP to be issued in 1Q2022 with work to complete in late 2022.
16.	Moderate-income Housing Strategy	Housing/ OED/Finance	Winter 2023	Council deprioritized the Moderate-income Housing Strategy to #25 on the Roadmap waitlist in March 2021. Housing is in the process of hiring staff to refresh this analysis, and will provide a status update in early 2022.
17.	Update Downtown Zoning to eliminate parking requirements	PBCE	Winter 2022	Through the American Cities Climate Challenge (ACCC), staff is comprehensively evaluating parking requirements in Downtown and other areas around transit. Staff will return to City Council in winter 2022.
19.	Explore Policy for Housing on Public School Lands	PBCE	Fall 2022	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. Due to a recent and significant loss of staff this item is currently on hold. Anticipates starting this work up in 2022 and bringing a policy to Council for its consideration in the Fall of 2022.

II. Work Items Initiated and Underway				
Rank	Item	Lead Department	Planned Completion	Status Update
20.	Develop an Affordable Housing Siting Policy	Housing	Winter 2022	Staff brought the proposed Affordable Housing Siting Policy to City Council for consideration on August 31, 2021. At this meeting, the City Council requested that staff conduct additional research to reconsider thresholds used to determine Category 3 neighborhoods. Additional information and policy recommendations will be brought forward to City Council in early 2022.
21.	Explore the Creation of a Land Acquisition Loan Fund	Housing	Winter 2023	Creating a source for rapid acquisition financing for sites is part of the Citywide Residential Anti-Displacement Strategy's Recommendation 3, Explore a Community Opportunity to Purchase Program/Ordinance (COPA). Housing staff and consultants have conducted 16 formal working group meetings and approximately 40 other small meetings to get feedback from a variety of stakeholders and the public on COPA program design ideas between April and November 2021. These meetings include several with lenders on acquisition financing needs.
22.	Complete the PDO/PIO Fee Study	PRNS/CMO	Winter 2023	Information is available online at: https://www.sanjoseca.gov/your-government/departments-offices/parks-recreation-neighborhood-services/general-information/parkland-dedication-and-park-impact-ordinance A 15-member Task Force was formed, a public community meeting held on 8/26/21, and next community meeting is targeted for early 2022. Staff intends to present a recommendation to the City Council in December 2022.
23.	Update to Council Policy 5-1: Transportation Analysis Policy	DOT	Spring 2022	Staff is currently evaluation potential strategies to update the Policy to further streamline housing. Staff intends to bring the full Transportation Analysis Policy Update to the City Council for consideration in spring 2022.

II. Work Items Initiated and Underway				
Rank	Item	Lead Department	Planned Completion	Status Update
	Advocate for State legislation that supports housing development	CMO/ Housing		DROP
	Encourage private, public, and nonprofit investments	Housing		DROP
	Leverage private dollars for affordable housing	Housing		DROP
	Update Downtown Zoning requirements to establish minimum height and density	PBCE		DROP ; split from item #16

III. Work Items To Be Initiated				
	Item	Lead Department	Planned Initiation	Status Update
14.	Modify Martha Gardens Specific Plan	PBCE	Spring 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 spring of 2022.
18.	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.
	Explore Public/Private Parking opportunities	OED	To Be Initiated	DROP
	Pursue changes to the GP to allow Infill on Problem Properties	PBCE	To Be Initiated	DROP

