

2023-2031 Housing Element: Community Meeting #3

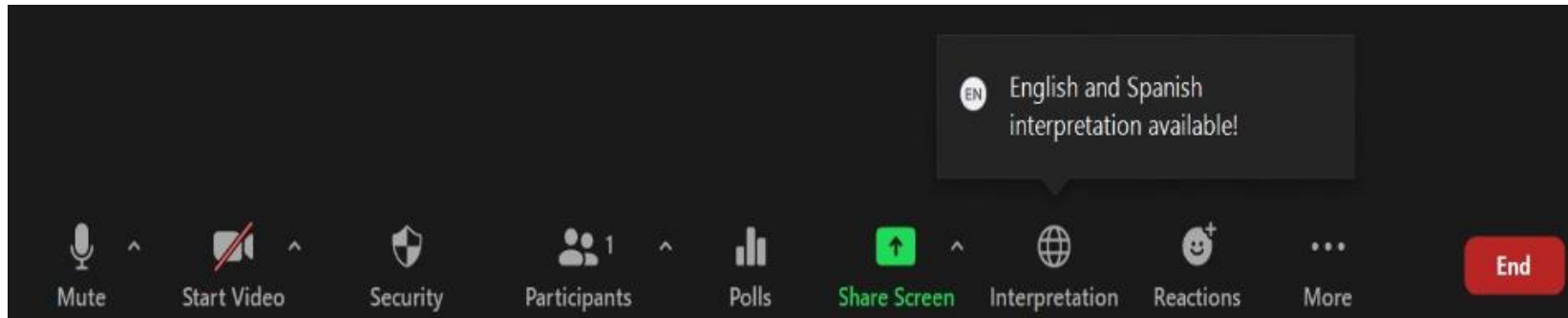
May 2022

City of San José

Ruth Cueto, Supervising Planner, CSJ Planning Department

Josh Ishimatsu, Policy Team Manager, CSJ Housing Department

Interpretation available



Welcome!



Agenda

6:00 pm	Welcome / Agenda / Poll #1
6:40 pm	Presentation
6:55 pm	Break out groups (two 25-minute rounds)
7:50 pm	Wrap up / Poll #2
8:00 pm	Closing

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



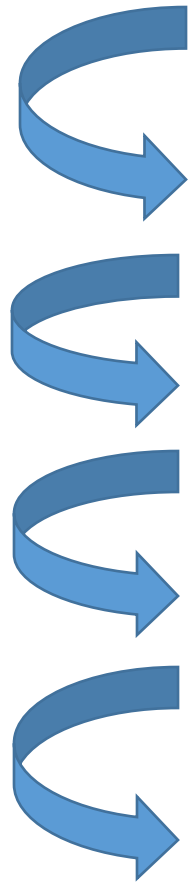
- Affirmatively Furthering Fair Housing:
 - Overcome patterns of segregation
 - Foster inclusive communities
 - Increase opportunity for “Protected Classes”
- BOTH/AND approach to Affirmatively Furthering Fair Housing
 - Access to “high resource/high opportunity” neighborhoods AND
 - Investment in “Racially/Ethnically Concentrated Areas of Poverty”

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, such as:

- 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

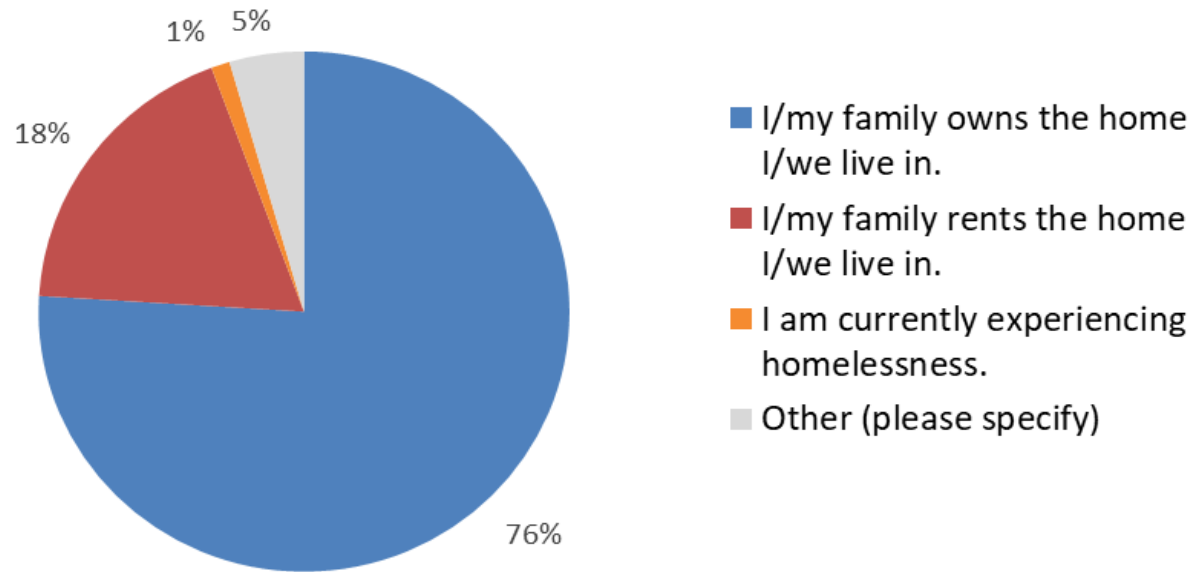
Engagement to date



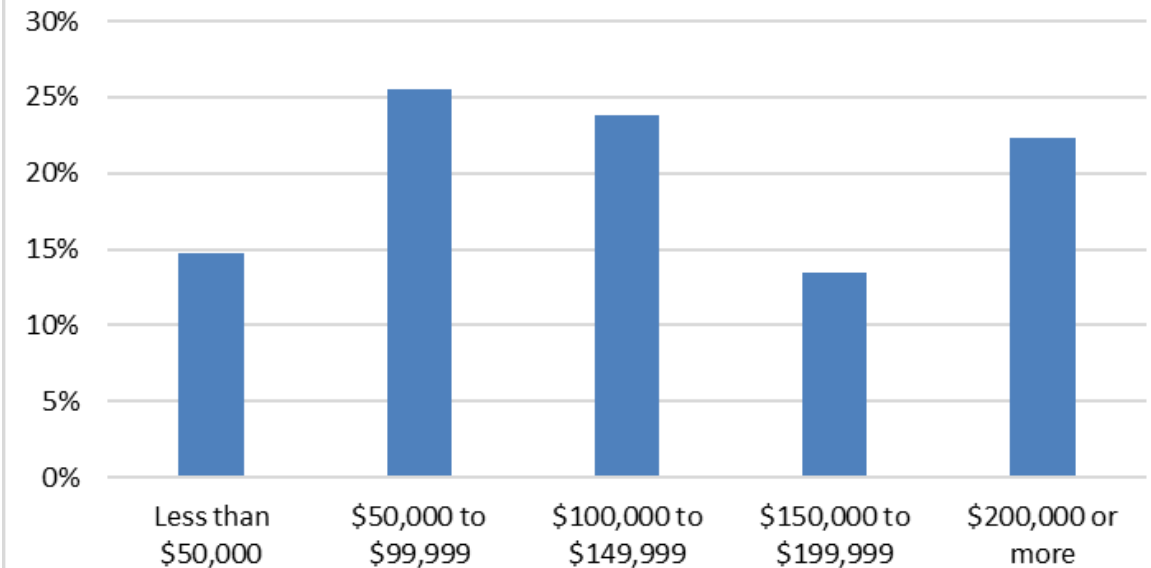
- 2019-2021: Assessment of Fair Housing – Part 1, other housing/community development projects
- Fall 2021: Community Meetings, events, and surveys to get input on housing needs, issues, and goals
- Winter 2022: Focus Groups with stakeholders and protected classes to get ideas on strategies and policies
- April 2022: Online survey on preliminary Draft Goals, Strategies, and Policies related to Fair Housing
- May/June 2022: Community Meetings on Draft Goals, Strategies, and Policies

Survey Results– Demographics

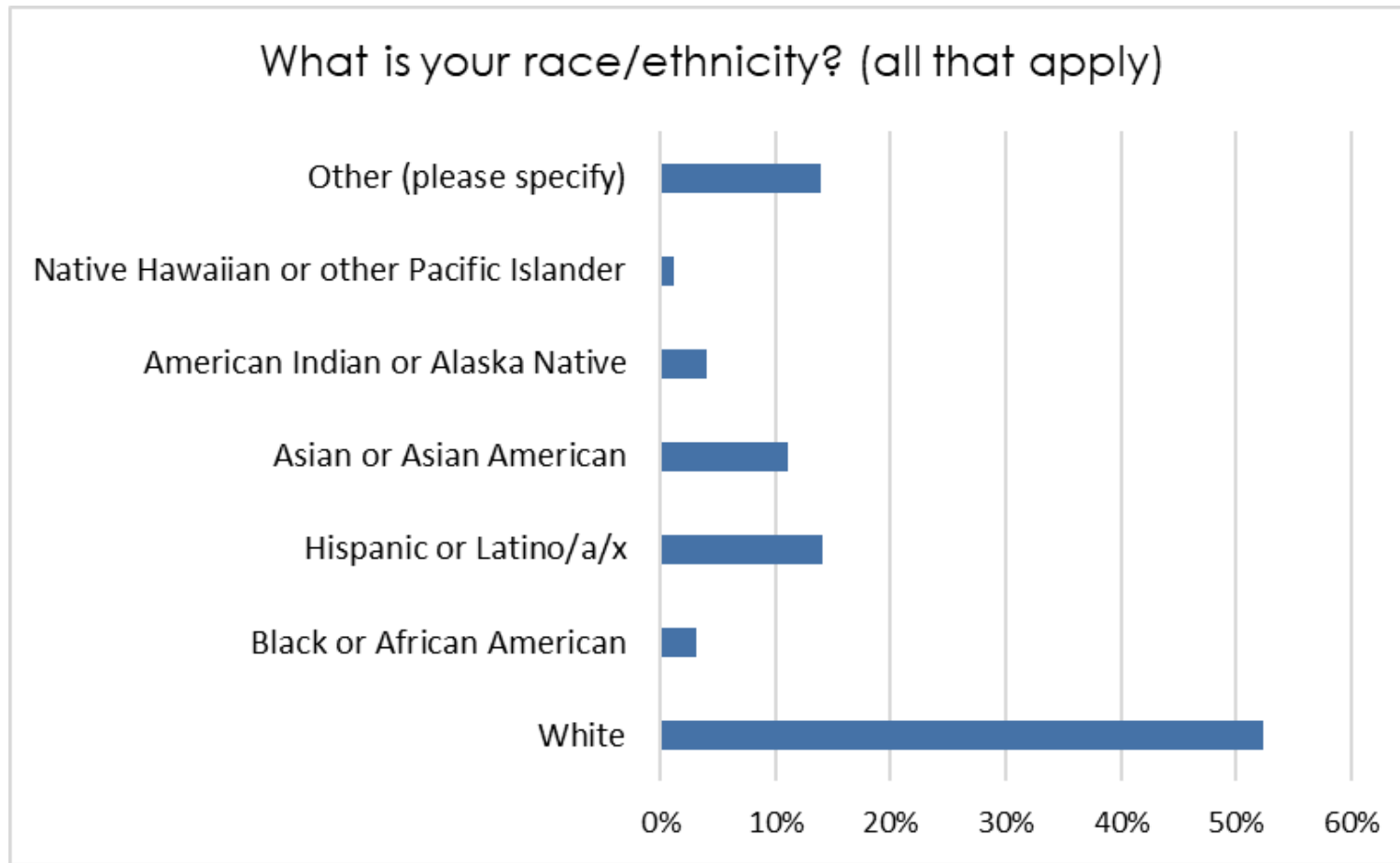
What is your housing situation?



What is your annual household income?



Survey Results– Demographics

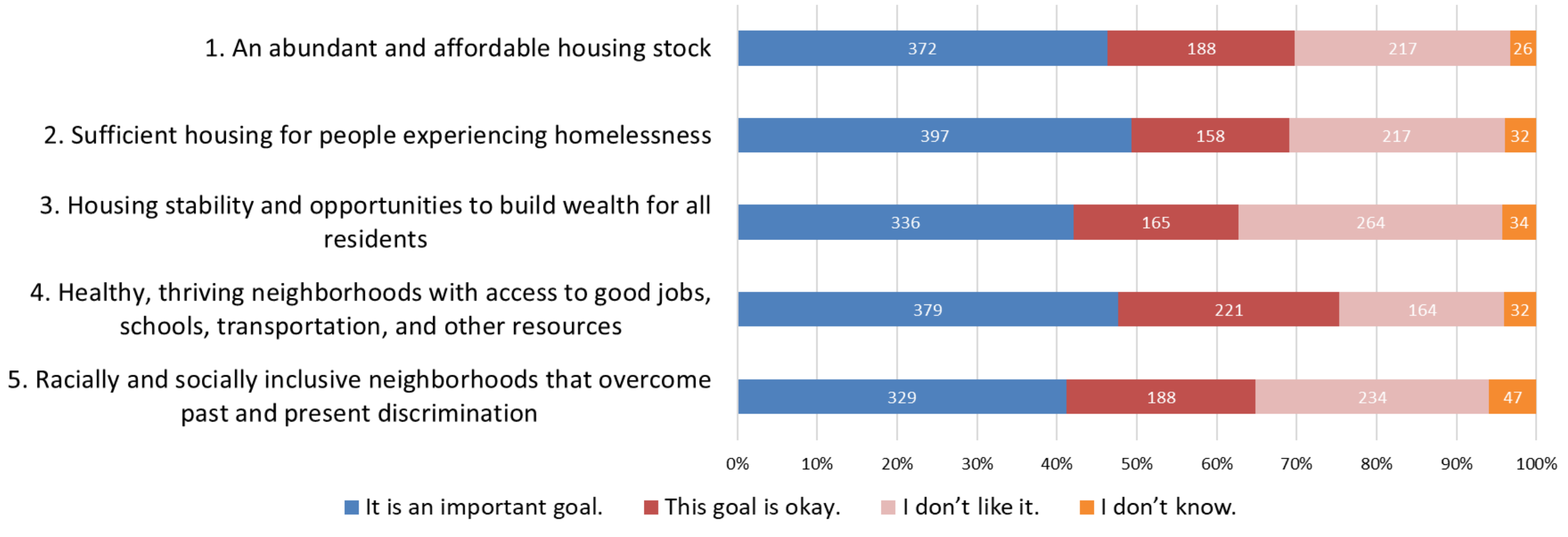


- 82% of survey respondents were between the ages of 30-69
- A majority (48%) were female
- 52% were White

Draft Goals (April 2022)

1. An abundant and affordable housing stock
2. Sufficient housing for people experiencing homelessness
3. Housing stability and opportunities to build wealth for all residents
4. Healthy, thriving neighborhoods with access to good jobs, schools, transportation, and other resources
5. Racially and socially inclusive neighborhoods that overcome past and present discrimination

April Survey Results: Draft Goals



Topics

1. Access to Rental Housing
2. Housing Production
3. Homeownership
4. Homelessness
5. Neighborhoods



Access to Rental Housing

Provide support for tenants to access and maintain rental housing

Goals supported:

(3) Housing stability and opportunities to build wealth for all residents

(5) Racially and socially inclusive neighborhoods that overcome past and present discrimination

Housing Production

Reduce barriers and provide resources for housing production of diverse housing types for a variety of populations

Goals supported:

(1) Abundant and affordable housing

Homeownership

Increase homeownership (and the benefits of homeownership) for moderate- and lower-income households, especially for those who have historically been excluded from homeownership

Goals supported:

(3) Housing stability and opportunities to build wealth for all residents

(5) Racially and socially inclusive neighborhoods that overcome past and present discrimination

Homelessness

Provide housing and supportive services for unhoused individuals and families

Goals supported:

(2) Sufficient housing for people experiencing homelessness

(1) Abundant and affordable housing

(3) Housing stability and opportunities to build wealth for all residents

Neighborhoods

Assure that ALL neighborhoods are healthy, thriving, and diverse

Goals supported:

(4) Healthy, thriving neighborhoods with access to good jobs, schools, transportation, and other resources

(5) Racially and socially inclusive neighborhoods that overcome past and present discrimination

POLL

Breakout Topics
Who is in the room?



Breakout Room Discussions

2 rounds of 25-minutes each, with transition time:

- Orientation
- Discussion

Ground Rules

- Be curious
- Keep an open mind
- Everyone has space to talk

Breakout Room Discussions

1. Access to Rental Housing
2. Housing Production
3. Homeownership
4. Homelessness
5. Neighborhoods

Access to Rental Housing

Provide support for tenants to access and maintain rental housing

Goals supported:

(3) Housing stability and opportunities to build wealth for all residents

(5) Racially and socially inclusive neighborhoods that overcome past and present discrimination

Access to Rental Housing – Top 3

What we've heard...

- 1. Create policies that encourage more moderate-income housing (16%)**
- 2. Encourage housing developments around transit stations (15%)**
- 3. Streamline the City's permit process for affordable housing (13%)**
4. Use zoning and other land use tools to promote affordable housing (11%)
5. Increase availability of Fair Housing services such as legal representation, enforcement, outreach/education, testing, etc. (9%)
6. Analyze needs and create incentives to develop affordable housing for protected class groups (8%)
7. Increase best practices within the City's affordable housing program (8%)
8. Explore expanding tenant protections (6%)
9. Improve language translation services for renters (5%)
10. Increase access for members of protected classes where legal services providers receive multiple complaints (4%)
11. Decline to answer (4%)

Access to Rental Housing

Explore expanding tenant protections such as expanding the properties covered by the Rent Stabilization Ordinance.

Discussion

- In the chat, type a number between 1-5,
 - 5 = Love it!, 1 = I have big concerns.
 - Do NOT enter your number yet

Housing Production

Reduce barriers and provide resources for housing production of diverse housing types for a variety of populations

Goals supported:

(1) Abundant and affordable housing

Housing Production

- 1. CEQA Streamlining for Planned Urban Villages** – Complete City-initiated environmental analysis for key Urban Villages areas to help expedite the environmental review required for individual projects.
- 2. City of San José ministerial approval process for infill projects** – Projects meeting certain objective standards would be approved under a streamlined approval process.
- 3. Temporary reduction of City construction taxes for affordable housing** – Reduction of certain construction taxes for projects containing 100% affordable units to help lower costs to build.

Housing Production

- 4. Affordable Housing Navigator** – Assigned point of contact to help affordable developments with planning approvals obtain the permits necessary to start construction
- 5. Update to the Density Bonus program** – Expand allowances under current density bonus program. Projects that include affordable housing can receive further incentives such as height, density increases or reduction in open space requirements.

Housing Production

Reduce barriers and provide resources for housing production of diverse housing types for a variety of populations

Discussion

- In the chat, type a number between 1-5,
 - 5 = Love it!, 1 = I have big concerns.
 - Do NOT enter your number yet

Homeownership

Increase homeownership (and the benefits of homeownership) for moderate- and lower-income households, especially for those who have historically been excluded from homeownership

Goals supported:

(3) Housing stability and opportunities to build wealth for all residents

(5) Racially and socially inclusive neighborhoods that overcome past and present discrimination

Homeownership – top 2

What we've heard...

- 1. Explore new funding sources for Home Buying assistance programs, including assistance with down payments (29%)**
- 2. Explore and support alternative models of home ownership (24%)**
3. Expand counseling services for first-time home buyers (19%)
4. Decline to answer (10%)
5. Update the City's program for home ownership (9%)
6. Increase participation by legally protected groups in programs for buying homes (9%)

Homeownership

Increase homeownership (and the benefits of homeownership) for moderate- and lower-income households, especially for those who have historically been excluded from homeownership

Discussion

- In the chat, type a number between 1-5,
 - 5 = Love it!, 1 = I have big concerns.
 - Do NOT enter your number yet

Homelessness

Provide housing and supportive services for unhoused individuals and families

Goals supported:

(2) Sufficient housing for people experiencing homelessness

(1) Abundant and affordable housing

(3) Housing stability and opportunities to build wealth for all residents

Homelessness

1. Prioritize and **build homes for extremely low-income individuals** and families, including permanent supportive housing.
2. Facilitate easier **conversion of hotel/motels and other non-conforming buildings** to homeless housing through changes to the City's codes.
3. **Increase street-based services** such as outreach, hygiene services, behavioral health, and transportation options to meet the needs of unsheltered residents.
4. Provide **housing subsidies to participants of workforce training** programs to increase their stability and access to living wage jobs.

Homelessness

- 5. Increase access to supportive housing programs** for people in protected classes by addressing racial and other biases in the shelter and permanent housing programs.
- 6. Expand where shelters can be located by-right in industrial areas** and streamline the entitlement process to increase the speed of creating and number of interim housing and shelters.
- 7. Increase outreach to neighbors on supportive housing models:** create outreach materials and content and pursue ongoing funding to train and compensate community-based organizations and advocates to conduct outreach and disseminate information to neighborhood residents.

Homelessness

Provide housing and supportive services for unhoused individuals and families

Discussion

Neighborhoods

Assure that ALL neighborhoods are healthy, thriving, and diverse

Goals supported:

(4) Healthy, thriving neighborhoods with access to good jobs, schools, transportation, and other resources

(5) Racially and socially inclusive neighborhoods that overcome past and present discrimination

High Opp Neighborhoods – Top 2

What we've heard...

- 1. Prevent displacement of lower-income people currently living in high resource areas (19%)**
2. Decline to answer (19%)
- 3. Explore new funding sources for increasing affordable housing (both rental and homeownership) in high resource areas (15%)**
4. Adopt an Affordable Housing Siting Policy to encourage City-funded affordable housing to be located in high-resource neighborhoods (14%)
5. Create programs and incentives for more people in low resource or other priority areas to access high resource areas (13%)
6. Increase fair housing monitoring, enforcement, and education (especially regarding source of income discrimination) in high resource neighborhoods (11%)
7. Explore increasing inclusionary housing requirements in high resource areas (8%)

Low Resource Neighborhoods – Top 2

What we've heard...

- 1. Improve housing in low resource areas (22%)**
- 2. Prevent displacement of residents who wish to stay (20%)**
3. Coordinate investments across City programs and departments to prioritize lower-income, racially-segregated areas (14%)
4. Create new funding sources that would target low resource areas (14%)
5. Invest in nonprofit organizations that are based in low resource areas to engage in community development activities and to advocate for equity (13%)
6. Address environmental justice concerns in priority neighborhoods (11%)
7. Decline to answer (7%)

Neighborhoods

Improve housing in low resource areas

Discussion

- In the chat, type a number between 1-5,
 - 5 = Love it!, 1 = I have big concerns.
 - Do NOT enter your number yet

We Want to Hear from You!

Learn more and sign up for updates:

sanjoseca.gov/housingelementupdate

Questions/Thoughts?

Email: housingelement@sanjoseca.gov



SURVEY

How did this meeting go for you?

THANK YOU!