
Meetings Summary

Housing Element Update Outreach
May 2nd, June 1st, and June 4th, 2022



1) Engagement Overview

In May and June 2022, the City of San José held a series of community meetings to gather feedback for their 2023-2031 Housing Element update. This outreach was intended to help meet the City’s requirements to Affirmatively Further Fair Housing and focused on the draft goals, strategies, policies, and programs. All three meetings offered interpretation in Spanish and Vietnamese. The meetings times and formats were as follows:

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|--------------------------------|----------------|-----------|
| 1. May 25 th , 2022 | 6:00-7:30 pm | Online |
| 2. June 1 st , 2022 | 6:00-7:30 pm | Online |
| 3. June 4 th , 2022 | 10:00-12:30 pm | In person |

In total, approximately 100 community members attended the three meetings. Each meeting consisted of a short presentation on the Housing Element update process from City of San José staff; an overview of the results from a community survey on draft goals, strategies, policies, and programs; and small group discussions.



The small group portion was handled slightly different in the online meetings compared to the in-person meeting. During the online meetings, community members chose two topics to engage with from the list below. After a presentation by city staff, stakeholders shared their thoughts on the draft programs presented. For the in-person meeting, the participants discussed all the topics sequentially in small groups and voted on their favorite ten policies and programs.

The small group discussions topics included:

- Access to Rental Housing
- Housing Production
- Homeownership
- Homelessness
- Neighborhoods

2) Demographics

The audience was relatively diverse. A majority of community members who participated in the three meetings were renters (53%), women (69%), and between the ages of 30-49 (40%). Most attendees at the in-person June 4th meeting were Spanish speakers.

3) Key Takeaways

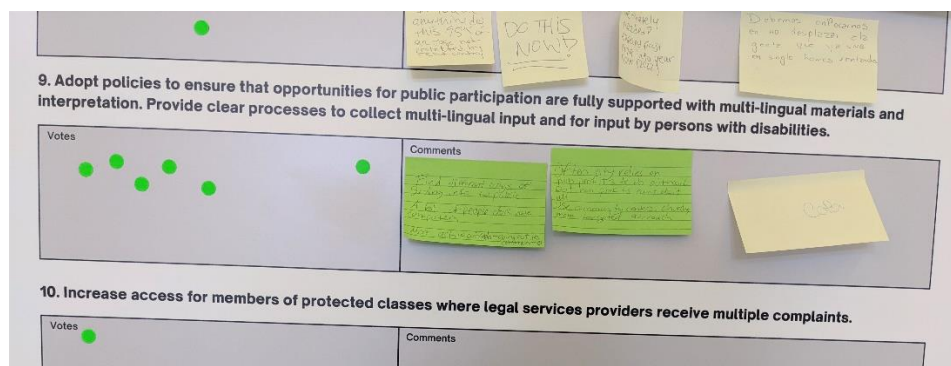
Overview

Community members brought a variety of perspectives and recommendations on the draft strategies and policies and programs the City presented. Several themes arose across the three meetings:

- **Corporate ownership:** Participants voiced frustration with corporate ownership of San José's housing stock and felt it denied opportunities to ordinary households.
- **Alternative ownership models:** There was significant interest and support for alternative ownerships structures such as limited equity co-ops and COPA (Community Opportunity to Purchase Act).
- **Displacement:** Community members were concerned with their neighbors being able to stay in San José and voiced support for anti-displacement policies such as local preferences for affordable housing and the expansion of the City's rent stabilization ordinance. Many participants mentioned COPA as an important anti-displacement policy.
- **Extremely low-income housing:** Many San José residents want the City to prioritize policies and programs to expedite development for those with extremely low incomes.

Below are the policies that received the most votes during the in-person meeting. (While community members voted in the online meetings, it was used as a tool to start the conversation, rather than evaluate policies.) Vote totals for all draft policies and programs can be found in the appendix.

Access to Rental Housing	Votes
1. Expand the City’s Rent Stabilization Ordinance.	10
2. Support opportunities for multilingual public participation, including for people with disabilities.	6
Housing Production	
1. Streamline CEQA for Planned Urban Villages.	7
2. Assign an Affordable Housing Navigator.	5
3. Update the Density Bonus program.	5
Homeownership	
1. Explore and support alternative models of home ownership.	19
2. Update and re-implement a home ownership program to be more relevant to targeted communities.	9
Homelessness	
1. Prioritize and build homes for extremely low-income individuals and families, including permanent supportive housing.	14
2. Facilitate easier conversion of hotel/motels and other non-conforming buildings to homeless housing through changes to the City’s codes.	8
3. Increase outreach to neighbors on supportive housing models.	6
Neighborhoods	
1. Prevent displacement of residents through programs and policies such as COPA and anti-displacement tenant preferences.	19
2. Explore increasing inclusionary housing requirements in high resource areas.	8
3. Invest in nonprofit organizations based in low resource areas to engage in community development activities and to advocate for equity.	6





Below is a summary of the draft policies and programs that received the most comments or votes across the three meetings with key takeaways from the discussion of each. The vote count is only representative of the in-person meeting.

Access to Rental Housing

- **Expand the City’s Rent Stabilization Ordinance (Votes: 10)**
 - Many participants felt the Rent Stabilization Ordinance has allowed lower-income community members to continue to live in San José. Most community members at the meeting wanted to expand the ordinance to include duplexes and/or single-family homes and newer homes built after 1979 (if allowable under state law). They also wanted the City to lower the yearly allowable rent increase rate.
- **Fully support opportunities for public participation with multilingual materials and interpretation. Create clear processes to collect input from persons with disabilities, including those whose primary language is not English. (Votes: 6)**
 - Community members supported more opportunities for public participation in a variety of different languages to make engagement more inclusive. Several community members said the City should conduct more active and targeted outreach by going where people are. For example, the City could hold pop-up events at churches, markets, and other community hubs.
 - Some nonprofit partners who attended the meetings said the City often relies on them for more targeted outreach. These organizations tend to operate on a small budget and with limited resources and nonprofit partners suggested the City compensates nonprofits adequately for this work.

Other important comments

- **Code Enforcement and Habitability:** While the City did not initially present draft strategies around code enforcement and habitability standards, community members expressed a desire for stronger code enforcement programs and anti-retaliation policies.



Housing Production

- **Streamline CEQA for Planned Urban Villages.** (Votes: 7)
 - Participants were supportive of streamlining CEQA environmental review for individual projects to lower development costs and create housing more quickly.
- **Assign an Affordable Housing Navigator to help affordable developments with planning approvals and obtain the permits necessary to start construction.** (Votes: 5)
 - Community members believed a single or primary point-of-contact at the City to help affordable developments achieve planning approvals would speed up the process.
- **Update the Density Bonus program.** (Votes: 5)
 - Participants supported expanding the density bonus law where eligible projects could receive increased incentives, such as height or additional units. Some community members cautioned against reducing open space and parking requirements as incentives, since many lower-income families work in jobs that require a car and want open spaces for their children.

Homeownership

- **Explore and support alternative models of home ownership, such as community land trusts, co-ops, and tenancy-in-common.** (Votes: 19)
 - There was strong support for alternative models of homeownership such as limited-equity cooperatives, and other models for permanent affordability. Participants voiced that city funding is important to make such programs successful. A number of residents also highlighted COPA as a way to get more affordable housing.
- **Update and re-implement a home ownership program to be more relevant to targeted communities.** (Votes: 9)
 - Certain groups, such as single mothers, older adults, people with disabilities, and undocumented immigrants, need tailored programming and support to overcome specific challenges in homeownership.

Other important comments

- **Improved public information and outreach of City homeownership programs:** Many community members are unfamiliar with the City’s homeownership and other housing programs. Community members said more promotion of these programs is needed and suggested that the City partner with other agencies and local business to spread the word.
- **Centralized web resource:** Another suggestion was for the City to create a “one stop shop” website for all their housing programs.
- **Diversity of housing types:** Community members would like to see the development of missing middle housing, such as duplexes, townhomes, and fourplexes, because these housing types provide more affordable options for moderate-income homeownership.

Homelessness

- **Prioritize and build homes for extremely low-income individuals and families, including permanent supportive housing.** (Votes: 14)
 - A substantial number of community members supported prioritizing homes for extremely low-income households. When discussing support services, they recommend a model where management coordinates with the county so residents have access to a variety of support services, particularly for those in recovery or for substance users.
- **Facilitate easier conversion of hotel/motels and other non-conforming buildings to homeless housing through changes to the City’s codes.** (Votes: 8)
 - Participants generally supported this strategy and felt it was important in addressing both the time and cost of building housing. They felt this was an effective use of underutilized buildings and a way to house individuals more quickly.
- **Increase outreach to neighbors on supportive housing models.** (Votes: 6)
 - Community members were generally supportive of this program. They particularly liked the idea of training and compensating community-based organizations to conduct outreach and disseminate information.

Other important comments

- **Evictions:** Some pointed out that it is very easy for landlords to evict tenants and tenants are sometimes evicted based on clerical errors. Both evictions and a record of evictions contribute to homelessness. Some participants suggested the City provide additional safeguards for tenants to prevent unnecessary evictions.

Neighborhoods

- **Prevent displacement of residents through programs and policies such as COPA and anti-displacement tenant preferences.** (Votes: 19)
 - Many community members voiced supported for anti-displacement strategies, including tenant preferences as an important tool to retain lower and moderate-income residents.
- **Explore increasing inclusionary housing requirements in high resource areas.** (Votes: 8)
 - Participants felt this was an important program to increase access to amenities for lower income families and some suggested a local preference policy for extremely low-income families for below-market rate (BMR) units in high resource areas. Further, some mentioned this was important because much of the City's affordable or BMR housing is currently situated in areas with high environmental pollution, making it an environmental justice issue.
- **Invest in nonprofit organizations that are based in low resource areas to engage in community development activities and to advocate for equity.** (Votes: 6)
 - Partnering with community organizations or nonprofits that already have a presence and existing relationships in low resource areas was identified as another important strategy by a group of community members.



4) APPENDIX

June 4th, 2022 – In-person meeting vote counts

Access to Rental Housing	Votes
1. Expansion of the City's Rent Stabilization Ordinance	10
2. Support opportunities for multilingual public participation, including for people with disabilities.	6
3. Create policies that encourage more moderate-income housing such as land use policies that allow for greater density in low-density neighborhoods or financing programs that incentivize the development of moderate-income housing.	4
4. Use zoning and other land use tools to promote affordable housing.	
5. Encourage housing developments around transit stations.	4
6. Increase availability of Fair Housing services such as legal representation, enforcement, outreach/education, testing, etc.	4
7. Analyze needs and create incentives to develop affordable housing for protected class groups.	4
8. Increase access for members of protected classes where legal services providers receive multiple complaints.	4
9. Increase access for members of protected classes where legal services providers receive multiple complaints.	2
10. Streamline the City's permit process for affordable housing.	2
Housing Production	
1. CEQA Streamlining for Planned Urban Villages.	7
2. Assign an Affordable Housing Navigator	5
3. Update to the Density Bonus program	5
4. 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.	4
5. City of San José ministerial approval process for infill projects - Projects meeting certain objective standards would be approved under a streamlined approval process.	3
Homeownership	
1. Explore and support alternative models of home ownership.	19
2. Update and re-implement a home ownership program to be more relevant to targeted communities.	9
Update and re-implement a home ownership program to be more relevant to targeted communities.	3
Increase participation by legally protected groups in programs for buying homes.	3
Expand counseling services for first-time home buyers.	2

Homelessness	
1. Prioritize and build homes for extremely low-income individuals and families, including permanent supportive housing.	14
2. Facilitate easier conversion of hotel/motels and other non-conforming buildings to homeless housing through changes to the City's codes.	8
3. Expand where shelters can be located by-right throughout the City and streamline the entitlement process to increase the speed of creating and number of emergency interim housing and shelters.	7
4. Increase outreach to neighbors on supportive housing models.	6
5. Provide housing subsidies to participants of workforce training programs to increase their stability and access to living wage jobs.	5
6. Increase access to supportive housing programs for people in protected classes by addressing racial and other biases in the shelter and permanent housing programs.	2
Neighborhoods	
1. Prevent displacement of residents through programs and policies such as COPA and anti-displacement tenant preferences.	19
2. Explore increasing inclusionary housing requirements in high resource areas.	8
3. Invest in nonprofit organizations that are based in low resource areas to engage in community development activities and to advocate for equity.	6
4. Adopt an Affordable Housing Siting Policy to encourage City-funded affordable housing to be located in high-resource neighborhoods.	5
5. Improve housing in low resource areas through preservation/acquisition/rehabilitation programs and targeted code enforcement.	5
6. Explore new funding sources for increasing affordable housing (both rental and homeownership) in high resource areas.	3
7. Coordinate investments across City programs and departments to prioritize lower-income, racially-segregated areas.	3
8. Create new funding sources that would target low resource areas.	3
9. Increase fair housing monitoring, enforcement, and education (especially regarding source of income discrimination) in high resource neighborhoods,	3
10. Create programs and incentives for more people in low resource or other priority areas to access high resource areas.	3

Transcription of comments and notes

Below is a transcription of comments and questions taken by note-takers and facilitators during the three meetings. City of San José staff or facilitator responses are presented in italics.

May 25th, 2022 – Online Meeting

Housing Production

1st Breakout Notes:

- Concerned looking at SJ housing policies, particularly UV policies, requires Type 1 construction which results in high construction costs. Challenges with 55 du/ac driving up construction costs. Seems implausible to expect this type of construction. Thinks we need to find places to build at densities lower than 30 du/ac
- Out of 60,000 sites how many sites individual parcels does the City have in the draft policy to accommodate RHNA. Doesn't think developers have done their homework. If we are trying to focus majority of needs in pockets of neighborhood, what does that make the pocket look like? Complaining about traffic and energy and water needs, how can we accommodate that capacity of all this new growth. Number 5 isn't a concern, gave examples of multiple sites that have lower density/building heights, thinks this is better. If a building goes up to 11 or 12 stories then it infringes on their backyard/privacy.
- Liked the streamlined CEQA idea, if we are already planning for Uvs it makes sense to have a blanket CEQA to help spur development
- Seconded comment on CEQA streamlining, it reduces cost and especially if we are already planning for growth. Also supportive of the ministerial review, thinks it will spur development.
- Gave a three because she is relatively new and wanted to remain neutral. Being lenient on policies of rules can compromise the integrity of the policy.

2nd Breakout Notes:

- Interested in what she's heard about a 6 story apartment building going in on Blossom Hill at old Chuck E Cheese location. Concerned about the potential for reduced parking, doesn't know where people will park in the neighborhood meeting. Fought against a drive-in theatre in Campbell and they fought against, and apparently it didn't get approved, it is the site of the current Pruneyard. She feels that she made an impact previously fighting against the drive in and would like to do the same to fight against the 6 story building.
- Lives in a housing development and she is wondering if a developer can plan for a low income housing development and then change their mind later and make it market rate.
- Second comment - Her son uses a wheelchair, their current issues, they have lifts to get up the stairs and the lifts breakdown and that is an issue. This is the reason that she had

concerns about the integrity of developers and their ongoing maintenance of the property.

- *Staff reply – when someone comes in with an affordable housing project and they use a streamlined process, the City and applicant sign an agreement to lock in the affordability of the development. Some older developments may have had a shorter term for affordability, could be 30 years, but it is typically 50 years which is recorded in the deed. Staff gave her their email address to follow up about issues with her housing development.*
- Excited about the streamlining and ministerial approval ideas, have been advocating for this in a number of cities, wondering about the eligibility – have we looked at Sacramento’s ordinance, thinks it is a good model. Thinks this could really help facilitate new housing development in SJ. Density bonus is only helpful for roughly 5-10% of the sites in the SJ. Mentioned the siting policy to allow affordable housing in high resources, thinks that it is a better approach to rezone areas to allow higher density.
 - *Staff response – the siting policy hasn’t been adopted lately, and there are challenges to the rezoning effort, would still need to be addressed at the GP level and potentially go through more review. Companion program to siting policy to ensure that zoning allows appropriate densities.*
- Asked again about Chuck E Cheese site on Kooser. Worried that if it gets redeveloped that small businesses won’t have a place for parking.
 - *Staff replied: there is not a development permit currently submitted however, they are likely going to submit something and may use the SB 35 process, which severely limits our ability to restrict or deny the project if it meets specific criteria.*
- Supportive of streamlining the UV CEQA process, there is a bottleneck in approving other UV plans and still trying to understand what tools/processes are needed to support development in these areas. Thinks that all these ideas are a step in the right direction.
- Would like to see a new UV in Willow Glen.

Homelessness

1st Breakout Notes:

- Really like the idea of strategy (F) better outreach and street strategies. Number of occasions with misinformation – as soon as we explain it to them
- *People may fear the worst if they don’t know or understand the process*
- We explain that we help people into one housing program, move them into another program, and people then say “we like it now”
- Have to have a case worker
- Residents move around a lot
- *Very strong desire for the City to take on strategy A per votes in chat, all 5/5 for desire



- Start from the top, this class is important to keep out of homelessness, even if we get them into a hotel
- The outreach is critical, there are language barriers, spanish, vietnamese, ethiopian, etc
 - *103 languages in SJ*
- Don't think people that want to profit off of housing are going to develop low-income housing.
 - *Developers of deeply affordable housing do not get into this business to get wealthy*
- If the City, government can build housing for lowest income individuals this would be the solution
- Very pleased to see the emphasis on interim housing. It happens fast, looks like SJ is doing something about it – BUT the lifespan of the interim units and quality of life in the units isn't great - very glad to see emphasis on permanent housing
- The City needs to have the capacity to really do this [get housing built] – need to hire people. The City doesn't currently build their own units, right?
- To really scale this up, City needs to be able to deliver on this
 - *As a community we talk about 'building homes,' but the City's role has been to finance other people building them.*
 - *But the Housing Authority for the County, for instance, can both finance AND build units.*
- What if our street teams/city teams/volunteers – what if we could not hire people, don't want to see more money taken from poverty arena for a paid system. Don't want to see weekends lost but I would like to see more volunteer rather than a project that pays a staff to do 'this.' Would like to see this happen in a non-income-based process
- Being at community meetings at 6pm at night, we have this as our priority
- Having a homeless person talk to another homeless person would allow them to speak from one to another – peer to peer-- to relate to one another without taking an income and not taking money away from a budget that could be used to house them/others
- Don't know the current vacancy rate in SJ – I wonder how much can you pull from that vacancy to just convert [existing units] into permanent housing, in addition to building new homes which takes time, money. Converting housing that is already available for people who have a smaller housing unit or are single.
 - *Acquiring existing units, turn them into rent restricted affordable homes*
- But new units are great, would want existing units to be acquired in addition to building new units
 - *Sometimes acquiring is possible, and not always as expensive as building new. What is good for this population is to provide support services on site, so a lot of units would need to be bought in the same place in order to keep this possible.*

2nd Breakout Notes

- Score of a 3 because I have concerns about putting shelters in industrial over residential areas. Historically, a lot of housing for black people and people of color were in industrial areas, areas of pollution, less public transportation and less resources. When we talk about adding housing in industrial areas - there are always NIMBYs, I don't think these are interests to take into consideration. People need access to resources and transportation. Unless they work in the industrial area, if they need to travel far into commercial areas for work, parents with kids that need to get to schools, location will determine the success for people in low income and homeless situations. Strong concerns about locating this housing in primarily industrial areas.
- Access and resources are hard to come by in industrial areas
- Hard to take the bus to/from/within industrial areas; they are not well-served by VTA. Also, could end up concentrating shelters all in one place.
- By-right and streamlining are great though! So my score was higher for that. [someone else agreed]
- I've seen interim housing work 200% above its plan, seen testimonials, physically interacted with individuals through their interim process.
- It may be a good idea to site in industrial areas. Homeless people do like to be on their own and away from others. They are used to being left out and feeling alone.
- Church members are eager to support others with resources, transportation, picking people up early mornings and late nights.
- Homeless people are responsive. "The homeless are orderly and know they have to be up and out at 4am."
- It might be better to house them outside of all residential areas, if community services can still be provided on site and space for training courses could be nearby. Mandatory trainings, classes on site and go from certificate/program to program, moving up in housing.
- Learning to communicate that we are supportive to them allows them to thrive even in industrial areas.
- Unhoused youths and minors – being in industrial areas could affect family stability. Are they going to be safe in industrial areas? Will they become more system-involved? Streamlining entitlements as public benefits – what do the timelines mean? What does look like in terms of trying to get to stability?
 - *Transitional housing usually has a time limit to stay there*
 - *Interim housing usually does not have a time limit*
 - *Good point - entitlements means land use entitlements, but services also get called entitlements*
 - *Hear people agreeing that residents need access to things they need – transit, amenities*

Access to Rental Housing

1st Breakout Notes:

- Community Member 1: I really like this idea and think we should expand it to cover more units. I also like the idea of lowering the cap on how much rent can increase in a given year. I just got notice that my rent is going up a decent chunk this year. My only hesitancy is I don't know what the implications would be of expanding tenant protections. It might harm people in some way. If landlords can't make money they might not maintain units well. We need more permanently affordable housing through things like community land trusts. In general I really like this, though, I just don't know as much as I would like to.
- Community Member 2: I recently started at my organization. I echo a lot of the things that Community Member 1 said. I missed what units would be included if this was expanded. Would section 8 be expanded? I'm curious to know how much could be expanded. Especially for people highly at risk of homelessness transitioning into hotels. Once there is this initial expansion, would that open up the conversation to open up units that are currently not going to be included?
 - *CSJ Staff: That's the exact feedback we are looking for to flesh this out. This is a very general prompt. Didn't include section 8 or (laftec? Not sure of acronym but another affordable housing program) housing. It's really useful to think through how that would work. It has been identified as a loophole that there are rent increases happening in affordable housing. This policy is just talking about what could be covered under rent stabilization ordinance. Helpful to expand our thinking on that.*
- Community member 3: I really like what you shared. And thank you for adding the ones Community Member 2 brought up. I was also thinking of another "Such as". Maybe it doesn't belong here. It has been brought to my attention that housing for low income and extremely low income people is impacted by the failure of code enforcement to respond to conditions. Its important for the City to relay the role of code enforcement for people to continue as renters. Also thinking of people with disabilities and the condition of their properties to make sure they can live and thrives. I was reading this as rent stabilization is one thing that has to do with access. Access does not just mean getting into housing, but also to stay in it. What is the role of code enforcement in ensuring low income folks can maintain their access? And the relationship of that to increasing rents when property is not being cared for? I know the City is responsible for code enforcement.
 - *BD Facilitator: I want to talk about some things I heard and make sure we have that. I heard Community Member 1 say that this is incredibly important and impacts you personally. Also, the City can work with community land trusts to make more permanently affordable housing. It was a little heard for me to hear Community Member 2. You were asking about what housing types (Laftac?,*

Section 8) would be included if this were expanded? And with Community Member 3, you liked all the things people said and want to make sure people's homes are well maintained and renters are safe. Not just the portion about income but also the quality of homes.

- Community Member 3: I would like the words “code enforcement” thrown into that. The City is responsible and it is a very important resource.

2nd Breakout Notes

- Supports expanding tenant protections. Potentially to duplexes. A stakeholder group met with the City and they had five top priorities. Don't remember what they were...
 - *CSJ Staff: I will tell you the examples I gave in last session. Includes expanding to duplexes or single family homes, recognizing a lot of CSJ includes those types of properties. Also to include units built more recently than 1979. There is also the allowable rent increase.*
- Community Member: Could lower it to CPI
 - *CSJ Staff: Yes, or we could calculate it differently. In NYC they have a specific way of calculating it depending on people's situation. I know you are well versed on these topics so we will take any input you have.*
- Community Member: I do support duplexes and lowering allowable rent increase to CPI. Also to single family homes if that is politically feasible. I remember an organization campaigning for two goals around affordable housing. Half of that goal was increasing number of vouchers available (Section 8). Other half was about empowering tenant groups to organize and advocate for themselves. That would be helpful. You can educate people who are willing to come into your zoom room, but it's really helpful if you can hear it from a friend. Empowering tenants to work together and give them the tools so they can come together and face these issues. Largely it was they want to call out any habitability issues before a unit became red tagged.
 - *CSJ Staff: Remind me, was it some sort of status to make the complaint on behalf of tenants?*
- Community Member: I don't quite remember. I know what San Francisco was calling it was a union home. It's the same kind of protections as if you were trying to unionize at work. Anti harassment laws. Giving more teeth to those. Affirmatively giving people their rights to organize.
- Community Member: COPA (spelling?) wouldn't be included in this, because that's more preservation. Translation services is important.
- Community Member:: The top 3 most popular items would be the easiest to push through, but I am really excited about less popular items like number 8 (expanding tenant protections). I live in a rent controlled unit. I have cousins that move every year when the rent increase comes up. That is not sustainable for a community. That is asking for renters not to be permanent residents of your community. My mom is a homeowner and unaware of how difficult conditions are for renters. If you own a home,

you are completely disconnected from what renters have to face. Those are the general things to prioritize when expanding renter protections... I like the language translation (#9). I don't know what you mean by increasing best practices (#7). I know there is doorways. It really sucks to apply for affordable housing. You're lucky if you even hear about it in the first place. If you have to go to multiple housing nonprofits to get on multiple waitlists, it is very difficult. The doorways project will give you one place to apply. And it will expand access to people to apply. That means more people will apply, but then you will also have better data on the need. You also should have a way of doing that in person. I know you have the addiction help center. That should be made permanent and expanded to a housing shelter. The county now has their homelessness prevention program. That is a really powerful thing if it becomes a holistic circle.

- *CSJ Staff: another thing about best practices is management of affordable housing, that management is responsive to applicants and residents.*
- CM: Even if you're poor, you deserve that home that is yours.
- Community Member: Ensuring if renters are eligible despite immigration status. That could be made clear. I believe SF has that in the municipal code, but I don't know if SJ does. If projects have federal funding it may get dicey.
 - *BD Facilitator: Someone in last group mentioned community land trust model for affordable housing.*
- Community Member: I tie community land trusts with COPA models of affordable housing. Its more preservation. It's like social housing. I can't believe it passed the assembly. It still needs to go through the senate and get signed by the governor. What is really nice about CLTs and social housing, is a democratically controlled housing situation. Tenants have a say.
 - *BD Facilitator: It will be less of a landlord-tenant conflict.*
 - *CSJ Staff: And that is ripe for conflict.*
- Community Member: Although HOAs also have fights.
- Community Member: I think legal representaiton and outreach and education are incredibly housing.
- Community Member: How can you be against using zoning and land use tools to promote affordable housing?
- Community Member: Si Se Puede Collective is a powerful tool to help with hitting our goals.
 - *BD Facilitator: I know there is also a collaboration between city and CLTs with access to land. Not sure about San José specifically, but I know that is helpful for some CLTs to have that pipeline with the City for access to surplus properties.*
- Community Member: I think that is how they did their first priority. The ability to get access to community-controlled housing was #1. Whether through COPA, CLT, or both. Also why they talked about empowering tenant unions. Dealing with COPA, sticking points are timeline, and money (and to some extent exemptions, but that will fade away). How much time are you going to give to come up with the money?

- *Community Member was in the homelessness breakout group before this one and was not able to give feedback there. This is their feedback:*
- Community Member: Less opportunities for community input. By right is a great thing. Usually once its there people aren't going to complain about it. Its just fear of what could happen.
 - *CSJ Staff: What about the risk of people not knowing it is going to happen?*
- Community Member: Its bad right now if you go to community meetings for Home Key. The biggest thing is there is a growing demand from local neighbors (not even that local) who want to personally evaluate every person that is living there. NO. That is a terrible idea. They keep on yelling about something in Milpitas. They claim high calls to the police signifies high crime, but some of those could be safety checks. The best way to deal with homelessness is to give people a home. The minute someone becomes unhoused there are many dangers with mental health and safety. Need to get people in permanent supportive housing and provide social services. Need to expand those social services. Was it a family issue? Did they need medication? It is so destabilizing to be homeless. We rely on having a home address for so many things. I don't care if homeless people are not originally from here, I care that they are here now. I am a very opinionated person.
 - *BD Facilitator: Is that a common comment – because they are not from here?*
- Community Member: Yes, I hear that all the time. They came here because it is warm. They came from San Francisco.

Homeownership

1st Breakout Notes:

- **Quick topic raised by community meeting in the introduction:**
- Has questions related to the right to own
- Would like to stay in SJ, but it difficult to stay, has family here, kids are in school
- Interested in opportunities for moderate income earners
- And if there are programs, they get snatched up quickly
- Curious if there are any programs which are restricted to families with kids that have disability or are taking care of elder -- want housing programs restricted to specific life factors...so more tailored programing is what they are asking about
- Mentioned reaching out to third parties (gave example of HR block) and gave the scenario that if they came across folks who meet certain conditions be introduced to specific housing programs
- Mentioned maybe broadcasting news about programs on fb or insta
- Want to see if there are any rent to own options..
- Believes that renters today won't own the homes they rent
- Noted that corporations are buying up homes which make it difficult to get access to them, as well as homes being put up on Airbnb



- Wanted to know what we (the City) are trying to achieve with the breakout rooms
- Noted that there is a lot office space that is unoccupied -- was wondering if could be reconfigured into spaces to live (potentially low income housing)
- So really about making use of under utilized spaces

2nd Breakout Notes:

- **(One participant)** Note regarding the funding -- along with this the income level that you have to have in this area is raised b/c housing is so expensive, which means you need a lot of assistance
- So need to address the base income level
- There are no affordable housing options in their neighborhood (the affordable options are just rentals, and non-single family)
- Difficult to qualify for loans
- The City needs to do better publicity
- **(Another participant)** A down payment might not even be enough, cause still need to be able to pay mortgage
- Believes we should create smaller homes -- noted SB 9, so maybe creating 4plexes and duplexes
- Homes are treated as place to make money, not have a place to live anymore (housing is becoming a commodity)
- Need permanently affordable housing
- Interested in various types of ownership structures
- Interested in intentional community and co-living and it is difficult to afford that -- so that is also a motivating factor for their interest in alternative ownership structures
- **(Another participant)** homeownership leads into housing production
- Believes that everything is better when you have supply to equal demand
- All types of housing is lacking (rental, affordable, etc.)
Believes that are certain things that are out of our control (like CEQA requirements which are mandated by the state)
- So wants to know what the City can do, what space can they intervene in this issue? To get city housing?
- General point -- all benefit when there is more supply
- **Comment from the chat:** "I think building more duplexes and fourplexes would help create more moderate income homeownership opportunities. I think supporting land trusts and 99-year leases could help create more homeownership opportunities for lower-income folks."
- "I like that housing swap idea. San José is not dense enough, and this can help reduce overcrowding, yeah."
- **(Another participant)** Agrees with the interest and support of other types of ownership options -- Doesn't think SJ has anything that helps or incentives community land trust organizations



- Mentioned that San Francisco has been doing work in this area and that we should reference it -- also mentioned looking into micro-units
- Mentioned in addition to corporate investment is interested to see if foreign investment is an issue here, and if so what can the City do? (but also not sure if it is sensationalized by the media)
- **(Another participant)** What kinds of programs are there if you don't have enough income to pay mortgages?
- Mentions son not qualifying for affordable housing, but not qualifying for any loans
- Also asks what about single mothers and other groups of folks who need specific focused support-- so how are targeting these specific groups?
- Can the City subsidize the cost of housing?
- Want those below market rate units accessible to those who qualify for it
- **Another comment from the chat:** "One thing I forgot to mention is figuring out how to incentivize BMR ADUs, especially when lot splits happen where there are ADUs via SB9."
- **Another comment from the chat:** "Local restriction sounds like something worth looking into."
- **Another comment:** "Also, can the City work with school districts to help create moderate income teacher housing (rental/ownership)?"
- **Someone added this link:** <https://ips-dc.org/bostons-luxury-housing-boom-is-expanding-the-citys-racial-and-class-divides/> in the chat
- Notes that there is a lack of homes which are accessible to folks of different abilities, and if want to make those changes to make the house more accessible, that process is expensive itself
- Believes that it is hard to market government programs and have good word of mouth about those programs
- Can the City make a one stop shop for all of their housing needs
- Doesn't want to have to jump through a bunch of hurdles

Neighborhoods

1st Breakout Notes:

- Goal for process is to improve housing everywhere, makes sense to prioritize low resource areas
 - Should be mindful about access to transit and other areas
- Code enforcement brought up a concern – don't want substandard housing but also don't want to lead to eviction from homes they do have
 - Don't want people to have to scramble
- *Add Code enforcement should not lead to eviction of current residents?*
 - Yes.
- *Other things okay?*
 - Yeah but how do you balance if resources are limited – will there be a trade-off with creating new housing? Still a need to invest in current housing stock.
- Low resource areas are often around the downtown, lots of longtime owners, would love access to rehab grants – there are homes that are falling apart – what happens if code comes by and requires improvements but owner is on fixed income (like elderly) and can't do the repairs?
 - *Single family homes?*
 - Yes mostly
 - Owners in their 80s on fixed incomes in low resource areas
 - Under the SNI – there were reimbursement programs to fix sidewalks for owner occupied units
 - Roots, pine cones, impact foundations and sidewalks
- Oakland has a policy in street repaving plan – prioritize streets based on these conditions v. squeaky wheel – ensure equitable investments
 - Applies to all public resource investments
- Expanding opp in high resource area – somewhat an easier question to answer
 - These areas don't currently allow much variety – if you can create more opps – then more people will have access
- Want City to adopt the AH siting policy that will encourage AH anywhere there is space not just in the places where there is concentration
- NSJ targets for 20% affordable – CC direction was to encourage AH siting in that area as part of the HE
 - Potential to meet RHNA goals
- Hearing about MTC's new TOC policy – doing a review to guide regional principles on housing targets
 - HE should align with goals of that process – focus growth around regional transit



No 2nd Breakout Notes.

June 1st, 2022 – Online Meeting

Housing Production

- Chat waterfall – average 3s, 4s, and 5s
- Supportive – really thinks we should be encouraging affordable housing there are a number of obstacles that can slow down development and we should do what we can to support it.
- Concern – missing element on the policy = labor standards. We also want to protect workers and make sure they can get a livable wage. The workers should be able to stay in the community and live here
- Agreed with comment about fair wages so that people who build homes are allowed to live there. The City should not get less taxes from the developer who get the advantage while fewer affordable units get built. We should be more careful at who gets those bonuses and why and so those discounts serve the right people. Concerned about streamlining update – developers are getting advantages but we are losing out to affordable housing. Should be more specific about who is receiving the reduction in fees.
- Ranked the list low, because they don't clearly see/understand the metrics. Are we only talking about affordable housing or housing in general? Unclear on whether this only applies to affordable.
- Comment about labor and wants to emphasize green labor and the addition of green roofs as more sustainable. Climate resilience should be better integrated. Need to make sure we aren't allowing housing in high fire zones. And also looking to make sure the housing happens in desirable locations. San José really needs to spread affordable housing out. Also encouraged by the streamline item. More actionable and measurable items would be helpful.
- We are being asked to reduce our water use, concerned about 60,000 new units taking up water resources during our drought/water restrictions. Can we develop more programs to develop training to help build more wealth in the area so that other people have the ability to purchase homes.
- Echoing the sentiments of others, stressing the importance of including labor standards to allow workers that live and work here to be able to work on these projects and continue to live in and spend their money in our community. Stability of labor language included in the policy.
- Looking at the RHNA allocation out of the 62,000 the SJ is being assessed almost 28,000 are above market rate. Production of affordable housing is critical, but it also depends on the construction of market rate housing. Streamlined ministerial is a crucial goal to



achieve. City has a difficult time producing any units so anything that we can do to get out of the way of increasing housing production.

2nd Breakout Notes

- Chat waterfall – 5, 4s, 3
- Generally think the City is going in the right direction
- Liked the idea for tax breaks, funding for affordable housing is crucial, making sure those funds are available through the commercial linkage fee. They know the City has exemptions in certain parts of the City and if we implement those fees more widely we will have more money to break ground on affordable housing. Need to collect these fees in a timely manner.
- Restating the need to include labor standard language to ensure the builders are able to live and spend their money in our community. It allows them to have things like healthcare which is a human right. Need to include strong labor standards.
- What we see across the board is a huge need for housing, encourage the cities to look at ADUs to be counted as affordable units by HCD. City should embrace and greater acceptance of counting ADUs as affordable housing. Affordable units should have no impact fees/construction fees, whether they are in an affordable development or inclusionary as part of a market rate development.
 - *Staff there was a statewide survey that addressed some of these comments. Looking to see how many of the ADUs are actually affordable.*
- Trying to understand our CofSJ tax credits and the state tax credits. League of women voters believes some tax credits can be helpful, wondering if this is a good space to advocate for more tax credits. Anything we can do to make low income tax credits more available. Thinks it makes the most sense in this climate.
- Not well informed, not too familiar but felt that they shared the sentiment of other speakers. Current minimum wage isn't sufficient to afford rents right now.
 - *Staff asked about UV program for facilitating housing production*
- Bringing zoning and GP into conformance. That in itself will be very helpful for development in UVs. With the new zoning being so recent we haven't really been able to see the impact of the new zonings but over the next year we may see more development.
- Feels strongly we should explore ministerial approval. We should be helping these projects that help us meet our goals in fighting climate change.
- Anything we can do to expedite the process would be helpful, Ex from FL – they assign sort of a case worker for affordable housing development to help guide and prioritize the project to make sure it gets built.
 - *Staff clarified that this is another action item and gave the example of the ADU ally.*
- Asked about a definition for affordable units and how they are regulated
 - *Staff clarified the regulations for affordability/income levels and deed-restriction.*

Homelessness

1st Breakout Notes:

- Would the housing be all put in one area, or would it be spread out?
- *We have always had the goal of spreading out affordable housing throughout the City. We are sensitive to spreading projects around, especially for people that have special needs so that there is not a concentration in any one area in the City.*
- **Ran out of time before further discussion

2nd Breakout Notes:

- Scale from 1 (low) to 5 (high) what is your reaction to this strategy? 5, 3, 5, 2, 5
- It is very important to have shelter, to be able to lay your head at night, lock your door, privacy, use the restroom.
- Why don't we build projects like in other big cities?
- One of the things is that it is a super amorphous position and hard to respond to, it is really great to have a place to have privacy, but this doesn't say anything about privacy. A lot of homeless people I've talked to don't feel safe going to shelters and then don't end up going to shelters. What does by-right mean?
 - *By-right means that people cannot object to the development of shelters in these areas due to neighbors being opposed, etc.*
- When we talk about, something that I could really use from the City is an explanation on whether or not the City has a handle on homelessness. Read the other day that over 6,000 homeless individuals in SJ. Between 2020 and 2021, 6,000 people were provided with homes, then 11% of people became homeless. 11% of what number, wouldn't this be a 100% increase if there were zero after those 6,000 were found homes? There doesn't seem to be any communication from the City to residents on how the City is addressing those different populations (on drugs, low-income working multiple jobs and can't afford housing, etc.). These groups of people are very different and it is not clear what these numbers are, how many in each group.
 - *Homelessness has increased, 11% increase. For every 1 that becomes housed, it seems that 2 become homeless. Most people that are homeless in SJ are either from SJ or are from somewhere close to SJ.*
- More communication with the public about expectations and social contracts would be helpful for me to understand.
- Is part of the program that when someone is approaching homelessness that they could get involved to prevent them from becoming homeless? Like before they are going to get fired, lose a job, is there somewhere they can go to avoid being homeless, being kicked out of their apartment?
 - *When we think about homelessness strategies, the parts are those that are homeless, those with housing on the edge of losing their housing, and those*

somewhere in the middle. Yes, there is help for those that are at risk of becoming homeless.

- Who chooses the location for either building or deciding where the homeless shelters, tiny houses, etc.?
 - *For shelters it is either the City or the County, which are publicly sponsored. Private projects usually bring those locations to the City or County.*
- The cost of supportive housing starts at one lower, but not low, price, and then it seems to go up from there.
 - *The City can subsidize some development costs. When an affordable apartment complex is built it typically stays affordable for 99 years. Even if you spent the same amount of money on one single family home, you can house more in apartment or smaller style homes.*
- *Strategy #2*
 - I like this one because it seems that it could be done fairly quickly, would allow for security, showers and restrooms.
- *Strategy #7*
 - I think the outreach is important because a lot of people don't like the homeless, and it would be good to have a better awareness that they are important, they are alive and have needs and feelings.
 - A lot of people think the homeless are nuisances, but it is important to help them and to make other people aware that they need help and are human.
 - *What about spending money and using resources to open community dialogue?*
 - Yes, we like this idea. It would be good for the City to communicate to the population.
 - My neighbors indicate that they want something done, they are willing to help homeless people. The outpouring of support is generally wonderful, but there is not enough communication about what the problems really are and how people can actually help.

Access to Rental Housing

1st Breakout Notes:

- Explore expanding tenant protections, such as expanding properties covered by the Rent Stabilization Ordinance – expanding covered units (type and built after 1979), changing rent cap, percentage calculation (CPI), etc.
- 5, 5, 5 per item 6
- We need better rent control. Rent control should protect tenants from excessive increases during residency in the City. SJ only covers 3+ units before 1979 so only about 5% of tenants in the City, this is unacceptable. Expansion of rent control ordinance to units built before 1994, including duplex and SFH. Important in committees (at Sacred Heart CS) for housed & unhoused. Inability to pay rent is fresh in people's minds.



- Family struggled with finding affordable housing with high cost of living and minimum wage not able to support rental rates. Expanding ordinance would be a good idea and helpful for families.
- Rent control has been extremely helpful in adjusting to current changes in personal lives since income was greatly reduced and rent control has been very beneficial and super helpful and hopes it can benefit other people as well
- Speaking for disabled son, lives in a home that rents rooms, but needs to have bathroom to himself, not sure if under rent stabilization & grateful there is a place, but takes all SSI money + \$100 and this is expensive. Hard to find a suitable place.
- Single mom with three kids, expenses are very high so struggling a lot to afford a place even with one bedroom only. Two kids with disabilities. It is hard to find a different apartment because they are teenagers. Struggle to be in such a small apt with no accommodations for kids with disabilities. See people get into new buildings but still on waiting list, it's frustrating seeing the situation in the Bay Area.
- Daughter was in County, had housing certificate, takes only 33% of income, took a long time to get it, would like to see something like that in the City. *runs through County, they decide how many vouchers are available based on funding*
- *Zoom comment re this: I just know we need more of it, and for there to be more education/advertising so landlord's don't take advantage of people who don't know*
- Possibility for more City-subsidized housing - LA has had pilot programs with formerly incarcerated people to help connect to family members with vouchers to reduce recidivism and access to familial housing, or if there is any way to provide enforcement for Section 8 ban, there is no statewide enforcement. Given that small number of vouchers being utilized but need is so great, is there anything able to provide oversight or additional stopgap to meet that need?
 - *missing piece of enforcement has been identified in places throughout the State, City is aware of this and wants to look at and understand better what it looks like and what City can do to increase enforcement or advocate for more enforcement from the State. For subsidies, depends on funding, but City needs to look for new sources or get creative otherwise (i.e. Diridon project). Advocating for increasing funding is in draft strategies, hearing from public is helpful.*

2nd Breakout Notes:

- Explore expanding tenant protections, such as expanding properties covered by the Rent Stabilization Ordinance – expanding covered units (type and built after 1979), changing rent cap, percentage calculation (CPI), etc.
- 5, 5 per item 6
- Question about rent for buildings built after 1979, how much?
 - *Right now, ordinance only applies to buildings before 1979, so the idea is to amend RSO to include properties built after 1979 under current RSO. You don't have protections now if the building was built after 1979.*

- AB1482 anti-gouging, City can adopt something more stringent - still Costa-Hawkins in the way. Does AB1482 allow you to go a little farther? *Not sure. Other jurisdictions in the State have stronger tenant protections but could be challenged under Costa-Hawkins. Could be part of the strategy to have the City appeal for Costa-Hawkins repeal. City could do it but it would be challenged in court, it's a big lift politically speaking, so what's the priority for residents?*
- AB1482: 5%+CPI or 10%, whichever is lower, included just cause, SFH if they were owned by corporations; expand as much as legally possible and maybe pushing what could be possible under the law. Explore the cap itself? 5%? *If there is strong sentiment regarding the cap, maybe City can take a look; would be tough, but still should talk about it.* Open to linking to CPI, but right now it's the same. Mountain View ordinance under CPI with a range of 2%-5%, hit the ceiling. CPI needs floor and ceiling.
- Having a rent cap would be nice since the rents continue to go up and the new apartments being built are not housing families making minimum wage because they cannot afford it. Stabilizing families living in existing apartments should be priority – sometimes landlords remodel apartments and charge so much more that existing tenants cannot afford it and not worth it, so need to expand RSO to buildings built after 79
- SJ RSO since 79, cannot expand due to Costa-Hawkins. Mountain View was later so has a stronger rent control ordinance. Protections being there gives more balance to tenants; without RSO or protection, if tenants complain about habitability, a landlord can raise rent beyond what you can pay, and tenant cannot prove that it is due to complaints. So it was hard to keep tenants in their homes. Limiting what the landlord can do helps protect tenants because they won't be able to raise rent beyond what the tenant can afford.
- (see from 1st breakout) Doesn't want to complain to landlord because she doesn't want son to be evicted. Main thing is that son does not have a restroom, which he needs. Enforcing better housing standards, more opportunity to give feedback/complaints to landlords without retaliation?
 - *Something City has heard throughout the process is working to make sure that people who are having issues with their housing standard have information available to them and when they do make a complaint, those are considered. Creating tenant organizations and an intermediary to file on behalf of tenants - City has considered this. There are draft strategies regarding accessibility and improving housing stock to be more accessible and increasing housing in general for people with disabilities.*
- Worked alongside Luna - in a forum with community members, they said they were more equipped with information about tenant protections and what their rights are regarding fixing things and retaliation from landlords. Landlords are actually trying to fix things once people go to the City, but years prior there has been a trend of community members being displaced, but happy to see more community members are asking for

help and getting more info about their protections. Educating the community is a good step. (Increasing availability of fair housing services is important.)

- When you're a tenant, a common question is "can my landlord do this?" and tenant groups and orgs say one thing and the landlord says something else. City needs to be able to give answers and be able to be the source of truth - i.e. eviction help center during COVID times - and have a place where people know they can turn to to answer basic questions *and have it be a sustained source of information* yes, very important
- (see from 1st breakout) Daughter had lupus, hard to find affordable housing, but once it was found, it was great - process took at least five years to find something suitable, she was in SRO for a while, but need to share restrooms, hard to do that with lupus. Had to go to a hearing to get Section 8 vouchers, but once she talked to people there, got vouchers immediately. Not sure why it took so long, since she was on list for at least 15 years, and was still in the 500s, so not sure how this really works, since there are a lot of people on the list that could get Section 8 but don't have it. Need to have the drive to keep pushing and pushing until you get an answer - worked at it for about 25 years, a long time to be advocating for her daughter. Ongoing/lifetime process.

Homeownership

1st Breakout Notes:

- Would love to see more folks as homeowners
- Interested in housing equity and addressing systematic racism
- Interested in increasing homeownership in racially profiled communities historically. Can we include extremely low income too
- Its really broad and nothing specific about #1. How is it going to happen, need more implementation
- On the waterfall majority chose 3/3.5
- Increase homeownership but not tied to increase in funding sources
 - *What would be a better policy, more specific that we can add to it*
- Current ownership system is broken system. Need alternative methods so #2.
 - *Do u have ideas on models.*
- System stacked against renters. Fix tax code that is for homeowners or modify home ownership model, to prevent flipping. Most of appreciation on home is from amenities in the community. The appreciation should come back to community
 - *Looking for alternative models like community land trust, Decommify the housing mkt. making tax system fair for renters. What's not here that you would like to add*
- Want to see enough housing for everyone (rent or own). Problem there is not enough housing, overcrowding, homelessness, and higher rents. More affordable for all groups. Right now unusually expensive. Also for all groups. More affordable.

- *Your concern is with housing supply. Meet need and affordability by increasing supply*
- Want to support explore alternative models for homeownership and want to be broad on that. Not limited to Community land trust, COPA, social housing, limited equity co-ops. If these organizations can build then should not be barriers for them to build as many homes as they can. Have abundant amount of housing but have options to really explore innovative housing concepts
 - *Give up to nonprofits they can build more housing. Particularly give to non-profits if they have lands and can build more housing.*
- Is there any way we can advocate for rehab of properties purchased thru limited. equity co-ops, CLTs or properties more rundown
 - *Making a case for combining alternative ownership with funding.*
 - *Is counseling svc for 1st time homebuyers a significant need/or thots about that. Setting people up for success through counseling services*
- Anything we can do to support and help be a successful homeowner. Create a model. Teach managing home ownership
 - *Other ways besides counseling svcs that can set people for success?*
- Down payment and monthly payments are out of bounds. How to counsel way out of having a low-income

2nd Breakout Notes:

- On the waterfall majority chose 4/5
- Learning about COPA, homeownership important for sustainable life for family
- Want to see myself in a home that can pay to afford for in neighborhood that we enjoy
- Explore and advocate for housing solutions for everybody. Homeownership tough to crack
- Homeownership, how can I become homeowner in the future. Have kids with special needs
 - *Why appealed to you*
- Love the idea of homeowner. Would love to see how that works.
- Policies not that great. Except #2 all existing policies and have struggled to produce breakthroughs. Not enough, gap to cost and affordability is huge. #2 is new but not flushed out. Can put a lot in bucket but not sure what it is. #s 1.3.4.5.6 are underwhelming
 - *B+D facilitator reiterated the above bullet*
- Cannot afford, can apply for loans with family, but policies need to be integrated with banks for loan. Working with banks difficult and experience discrimination. Enforce policy on banks or somehow connect.

- Explored co-operative housing, some cities working on this. City can help create that program. If housing element can include/integrate COPA as a policy. Imp to have policy to allow non-profits to help buy low-income families buy homes.
 - *Looking for alternatives where family members can pull their wealth to pull together to buy a home. Banks inaccessible or not doing a good job working with low-income, people of color.*
- Could you link COPA in chat. Hope the City talks more about alternative models for homeownership. What city is thinking and from affordability perspective
 - *Anyone has any specifics they want to see detailed out in housing element.*
- Couple of policies hope to see, hard financing for low-income to consider ADUs as part of income generating scheme when qualify for mortgage. Mortgage products such as ADUs can combine with state laws. New state laws combined with models looking at opportunities such a split lots and duplex lots can provide and non profits leveraging new production tools to make housing more affordable as owners. Not seen in city docs. Potential income from ADUs/duplex/split lots to offset mortgage.
 - *If u have ADU/granny lot or build one, then bank asks proof of 2 yrs of renter proof to give loan. So adjusting the finance gap. But there are interesting programs with non profits and credit unions.*
- For the record Staff has direction from city council to look at split lots and duplexes to increase homeownership.
 - *Other thoughts on what would help ownership, specific policies*
 - *Giving nonprofit extra density bonus (right now only for larger projects) to build more housing for affordable housing*
- Is the City doing anything about giving lands back to Native American. is the City helping out Native American with homeownership.
 - *Not considering anything like that but will add to the list.*
- Provide bonus/incentives to non-profits would help. Getting more finances
 - *Right now for larger development as per state law*
- City does have opportunity to explore zoning policies to create that kind of density bonus on lots splits and duplexes. Should be part of discussion
- Survey participants were mostly homeowners. If housing element only going to base their draft on that survey provided? Did not reach out to people struggling with affordable housing. Was not able to fill out those surveys. Did not reach to community.
 - *Having multiple meetings. Survey is not one way. Multiple ways getting people opinion. Hearing concerns of wider group. Also looking at how survey results different from demographics groups. We will do demographic analysis on top of other methods of outreach.*
 - *Survey was put online, social media, various group, mailed out (mailing list)*
- Online surveys not accessible to low income and seniors. City to rethink how these surveys are sent out to impacted population.



- *Tracking who is participating and not participating. Setting up in front of grocery stores. Staff aware of different access to internet and survey was phone accessible probably.*

Neighborhoods

1st Breakout Notes:

- First activity ratings: 1, 3, 3, 5
- 5: "I love the idea of improving housing in well-resourced areas. Improves people's self esteem, hopefully they want to live in a better neighborhood and take pride in their neighborhood."
- Q: What is the definition of a well-resourced area?
 - Combination of a number of different metrics. Income, home ownership rates, higher school test scores, lower crime rates. It's the highest percentile for all of those measures. Usually we are looking at the top 20% of those different metrics in the City.
- "When I think of low-resourced areas, I think of less access to quality schools and transportation. For me, I think of allocation of resources, and I'd rather focus on bringing resources other than housing into these neighborhoods."
- It's wrong to rely on the abstract idea that single-family neighborhoods are resource rich. It is important to strongly define why we think certain neighborhoods are more "resource-rich" than others.
- "I live in affordable housing, and I struggle with finding accessible housing for my son who is in a wheelchair. Looking at different elements of accessibility are really important.
- I would also suggest looking at the idea of educational accessibility - making the housing more accessible to people who may not be searching for housing in different neighborhoods."
- "Racial issues in underprivileged neighborhoods - a good way to build trust in the community if CSJ did more outreach to those with lower education, when it comes to housing. Essentially, to help people from different educational backgrounds connect to housing opportunities."
- Regarding the strategy of preventing displacement of lower-income residents - "This impacts me largely because I now have to take care of my son and I'm at a much lower housing bracket. Since I'm not in "affordable housing", this is a huge issue for me because I live in fear that they will give me a 30 day eviction notice, etc."
- "People who live in high resourced areas should be able to stay there. Stability is a huge concern. As a City, you should make it possible for someone to stay in the neighborhood they're in."
- What does "Improving housing in low resourced areas" look like?

- Improving the condition of existing housing. This could be about acquiring buildings by non profits and fixing them up, it could be giving loans to the existing owners to fix it up, it could be about having more targeted code enforcement, to make sure building codes are being followed. It's the general idea of improving the quality of housing for neighborhoods that tend to be lower income or racially segregated.
- Chat comment: "Anything from Berkley is not valid. San José should decide the parameters and define ourselves. Berkeley is 19 square miles; ultra left wing liberal and has nothing in common with San José."

2nd Breakout Notes:

- First activity, ratings in the chat: 5, 4, 5, 3, 5, "3 - must be accompanied by alternative homeownership models"
- "The biggest concern is that it's usually accompanied by displacement and gentrification whenever more investments come in. That's why we have to have more homeownership models such as land trusts, i.e. some other accompanying anti-displacement measures.
- The free market/speculation market doesn't seem to work on its own."
- "I think providing support to people who have some sort of issue with their homes to fix those issues is important. However, we have to be careful where we are improving things."
 - We can't just improve the buildings, but we also have to ensure anti-displacement policies make sure that the existing residents who live there are benefiting from those improvements."
- "That's why we need to have rent control [improving san José's rent and tenant ordinances] so that we aren't relying on a market that will price people out of the newly improved homes. Also, there should be systems in place to hold landlords accountable."
- "Right now, 'improving housing in low-resourced neighborhoods' is broad and poorly defined. Needs to include definitions around tenant protection and make sure tenants aren't displaced out of these neighborhoods."
- "Improve the quality of life through housing for the people that are already living there.
- Improvements in the housing stock should not lead to displacement."
- Strategy: Building more housing in high-resourced areas.
 - "In those high resourced areas, there should be local preference for extremely low income families that can't afford the rent in those high resourced areas. It's important that more affordable housing (with preference for those who wouldn't be able to otherwise live in that neighborhood) be built here."
- Q: What do you consider high resource vs. low resource?
 - It's a combination of a lot of different metrics. It's about the income of the people who live in the neighborhoods, and it takes into account school test



scores, availability of retail and transportation, crime rates, etc. A lot of those things correlate with the income of the residents of the neighborhood.

- “I would put more priority for increasing housing stock in high-resourced neighborhoods with more community amenities. This levels the playing field for people having access to better schools.”
- “It’s tough because we are trying to make up for decades of underbuilding. There’s so much empty space that’s not being used for housing. What policy do you implement to fix decades of that system being built up?”

June 4th, 2022 - In Person Meeting

Housing Production

- CEQA Streamlining for Planned Urban Villages – Complete City-initiated environmental analysis for key Urban Village areas to help expedite the environmental review required for individual projects.
 - Votes: 7
 - “I do not want developers to skip environmental regulations or to have greater environmental impacts when they build near me.”
 - “The existing San José General Plan mostly requires 55 units and up density. This requires expensive construction methods, preventing building of homes people can afford. Maybe 30 units per acre would be workable?”
 - “Streamlining CEQA needs to be city-wide and to still meet environmental goals but should prevent people from using CEQA to resist new development. New development should be weighed against the status quo. Much of San José is environmentally harmful sprawl but under CEQA this is considered perfectly fine.”
 - “Oportunidad de viviendas asequibles debe de ser incluido en todo la ciudad de San José no solo en una área.”
 - “Affordable housing opportunity should be included throughout the City of San José not just in one area.”
 - “Developers should not opt out of building affordable housing.”
- City of San José ministerial approval process for infill projects – Projects meeting certain objective standards would be approved under a streamlined approval process.
 - Votes: 3
 - “We need a density that is an affordable construction model.”
- 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.

- Votes: 4
- “I do not want developers to pay less in taxes. The City needs to build the percent of affordable housing. No more in lieu fees.”
- “Developers need to pay taxes for parks, schools, and infrastructure.”
- I will vote for this if a local preference policy is established. Give a local preference policy to get a reduction of taxes.”
- Affordable Housing Navigator – Assigned point of contact to help affordable developments with planning approvals obtain the permits necessary to start construction.
 - Votes: 5xs
 - “People are on the waiting list for affordable housing for too long. It’s hard for immigrants to get the documents needed to apply. We also need to make it easier to access affordable units. Make it easier for all the required documents.”
- 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.
 - Votes: 5
 - “We need more parking in new developments. Keep and create open space and parks.”
 - “Apartments for low income people lack parking. I do not want new housing to provide less open space, or less parking. Low income people have cars and work trucks. I want housing for the homeless. My street has higher new apartments and the street lacks parking. People who live in low-income areas work in construction or other jobs that need a car. People with 3 kids need a car. New affordable housing should take residents who live nearby first.”
- Other Comments
 - “Developers want to build high buildings in urban villages. Where will those buildings go? Will mostly white people live there? Think about impacts to the environment when proposing new housing. Density requirements means we need Type 1 construction, which does not create affordable units.”
 - “Ban parking minimums city-wide. They drastically raise costs and encourage car dependence.”
 - “We should have city-based public housing.”

Homelessness

- Prioritize and build homes for extremely low-income individuals and families, including permanent supportive housing.
 - Votes: 14

- “Tambien debe de haber una prioridad en la gente que ya vive en un hay lugar pero su solano solo el casa pero pegar rente y com y viven diferentes familias en un solo lugar para poder.”
 - “Increase management, coordinate with county to make sure that folks are able to independently take care of themselves in permanently supportive housing. Rehab homes might be needed.”
 - “Resources for folks to detox should be very intentional. Support managers of permanent supportive housing to handle violent issues between folks.”
 - “Should be allowed by-right because otherwise people will face strong resistance from anti-homeless advocates.”
- Facilitate easier conversion of hotel/motels and other non-conforming buildings to homeless housing through changes to the City’s codes.
 - Votes: 8
 - “Me encata este apoyo yo soy madre soltera con un sueldo bajo me ayudaria para me familia me hijo para se futuro académico.”
 - “I love this support, I am a single mother with a low salary, it would help me for my family, my son for his academic future.”
 - “It is important to keep homeless who aren’t able to work and have mental illnesses in houses or shelter to get treatment and keep them out of the streets.”
- Increase street-based services such as outreach, hygiene services, behavioral health, and transportation options to meet the needs of unsheltered residents.
 - Votes: 5
 - “De acuerdo pero una de las mejores opciones es ayudar con la salud mental.”
 - “Okay, but one of the best options is to help with mental health.”
- Provide housing subsidies to participants of workforce training programs to increase their stability and access to living wage jobs.
 - Votes: 5
 - “Solutions need to also be economic. \$15 an hour is not enough to afford rent. To rent in San José you would need to make \$54 an hour.”
 - “Se puede dar hogara las personas que no tiene pero si no se lleva un seguimiento economic, social, y salud mental, ellos regresaran a la calla nuevamente.”
 - “You can give a home to people who do not have it, but if economic, social, and mental health follow-up is not carried out, they will return to the street again.”
 - “Great idea! This helps younger people (ages 18-24) be housed and still complete training programs so they can increase income and maintain housing.”
- Increase access to supportive housing programs for people in protected classes by addressing racial and other biases in the shelter and permanent housing programs.
 - Votes: 2
 - “Make sure folks racial/cultural well being, mental health, physical health.”



- Expand where shelters can be located by-right throughout the City and streamline the entitlement process to increase the speed of creating and number of emergency interim housing and shelters.
 - Votes: 7
 - No comments.
- 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.
 - Votes: 6
 - “While this could be helpful for some, it seems like we’d be spending money and community resources on wealthy, home-owning residents when we could be helping people in need.”
 - “ Mas información en las áreas de bajos ingresos, TV, radio, redes sociales.”
 - “ More information in low-income areas, TV, radio, social networks.”
 - “Care court please.”
- Other Comments
 - “Evicting people is very easy in San José. A lot of people are evicted on default, which is often because of clerical error. There needs to be more safeguards for tenants in unlawful detainees. The public record of eviction cases also leads to homelessness because of future landlords who won’t rent to them.”
 - “To provide more intensive case management allow for lower staff/client ratios when applying for city funding.”
 - “Ensure enough high-quality detox and other anti-drug systems are available.”

Access to Rental Housing

- Create policies that encourage more moderate-income housing such as land use policies that allow for greater density in low-density neighborhoods or financing programs that incentivize the development of moderate-income housing.
 - Votes: 4
 - “Allow adequate areas for development of stick-built housing. Too pricey-most people can’t afford.”
 - “Encourage greater density throughout low-density neighborhoods so that moderate-income units are not shoved onto noisy, polluted arterials.”
- Encourage housing developments around transit stations.
 - Votes: 4
 - No comments.
- Streamline the City’s permit process for affordable housing.
 - Votes: 2
 - No comments.

- Use zoning and other land use tools to promote affordable housing.
 - Votes: 4
 - “Land use policy is discouraging affordable housing whenever density of more than 30 units per acre is required.”
- Increase availability of Fair Housing services such as legal representation, enforcement, outreach/education, testing, etc.
 - Votes: 4
 - “Definitely needed as folks who don’t have legal representation face eviction.”
- Analyze needs and create incentives to develop affordable housing for protected class groups.
 - Votes: 4
 - “Senior housing needs are a separate line item to be added to the list.”
 - “Senior housing, dementia care.”
 - “Communities need local preference to prevent displacement and address parking issues.”
- Increase adoption of best practices around the City’s affordable housing program around topics such as improving disabled accessibility, implementing reasonable accommodations, and affirmative marketing.
 - Votes: 2
 - No comments.
- Explore amending the Apartment Rent Ordinance to cover duplexes, buildings built after 1979, and to reduce the maximum annual rent increase.
 - Votes: 10
 - “Rent ordinance should cover more renters.”
 - “Cover single family homes.”
 - If you did anything do this. 95% of San José is not protected by rent control.”
 - “Do this now!”
 - “Definitely needed, expand past 1979 into 2022.”
 - “Should also include single family homes. Need to also improve habitability protections for tenants. Enable tenants to collectively bring a petition. Include punitive fees against repeat offenders who aren’t repairing and maintaining property.”
 - “Se debe expandir tambien e incorporar las singles homes porque muchas veces ahi familias que renter y ahi veces que necesitan seguir viviendo ahí. En no desplazar ala gente que ya vive en single homes rentenda.”
 - “Must expand to also incorporate single-family homes because many times there are families who rent and sometimes they need to continue living there. No displacing people who already live in rented single-family homes.”



- Adopt policies to ensure that opportunities for public participation are fully supported with multilingual materials and interpretation. Provide clear processes to collect multilingual input for persons with disabilities.
 - Votes: 6
 - “Find different ways of giving info to the public. A lot of people don’t have computers. More active outreach, going out into communities. Often the City relies on nonprofits to do outreach but nonprofits can’t do it all. Use community centers, churches, and more targeted outreach.”
 - “COPA.”
- Increase access for members of protected classes where legal services providers receive multiple complaints.
 - Votes: 1
 - No comments.
- Other Comments
 - “Section 8 vouchers- extend time use, have more, not as long waitlists.”
 - “Where is code enforcement in all of this? How can it be strengthened? How can loopholes be closed? 1st and last month’s rent and security deposit reform. Potentially a city program to provide financial assistance to renters and help keep housing providers competitive. Where will affordable housing go? It’s not wanted in a lot of the City, it’s resegregation. Increasing section 8 vouchers, waitlists shouldn’t be closed for housing, affordable housing portal on the City website isn’t working. Rental programs specifically for seniors, seniors have unique needs. Expand affordability criteria. COPA should include single family homes.”

Homeownership

- Explore new funding sources for Home Buying assistance programs, including assistance with down payments.
 - Votes: 9
 - “We need lower home prices, more affordable.”
 - “Limited equity housing collectives, CLTs, tenant preference.”
 - “Es bueno pensar en un perdón sobre el préstamo de downpayment para comprar una casa. Aumentar las proporedo des BMR.”
 - “It is good to think about forgiveness on the downpayment loan to buy a house. Increase BMR properties.”
- Explore and support alternative models of home ownership, such as community land trusts, co-ops and tenancy-in-common.
 - Votes: 19
 - “COPA, limited equity cooperatives, permanently affordable, no corporate ownership.”

- “Apoyamos a COPA será un alivio para la comunidad.”
 - “We support COPA, it will be a relief for the community.”
- “Should include COPA and limited equity co-ops. Models should address profit motives and the free market. We also need to regulate the market to keep costs low.”
- “Use COPA as a tool for alternative models.”
- “Support money for CLTs and housing cooperatives.”
- “Tenemos que apoyar esto para poder empezar un cambio en nuestra comunidad y diferentes áreas. COPA, TORA, CLT.”
 - “We have to support this in order to start a change in our community and different areas. CUP, TORA, CLT.”
- “More money to CLTs and co-ops now.”
- Expand counseling services for first-time home buyers.
 - Votes: 2
 - “Acuerdo con más información para la comunidad.”
 - “I agree with more information for the community.”
 - “Es bueno la educación para poder comprar una casa.”
 - “It’s good to have education to be able to buy a house.”
- Update and re-implement a home ownership program to be more relevant to targeted communities.
 - Votes: 3
 - “Muchos latinos tenemos miedo con las ayuda para la vivienda. Tema de inmigración que afecta en el futuro con un estado es duro y triste.”
 - “Many Latinos are afraid of housing assistance. Immigration is an issue that affects their future with the state and is hard and sad.”
 - “Programs to help folks who are undocumented.”
- Increase participation by legally protected groups in programs for buying homes.
 - Votes: 3
 - “COPA, resources to low income communities.”
- Other Comments
 - “Housing should be a human right not for profit, change the policy and the system.”
 - “Include BMR units. People are afraid to access government programs for fear of repercussions related to immigration status.”

Neighborhoods

- Improve housing in low resource areas through preservation/acquisition/rehabilitation programs and targeted code enforcement.”
 - Votes: 5

- “I live in South San José. New development increased rent on formerly affordable units near here.”
- Prevent displacement of residents through programs and policies such as COPA and anti-displacement tenant preferences.
 - Votes: 19
 - “If there is local preference for affordable housing in neighborhoods where the new developments comes you will have the issue of parking.”
 - “Need to prevent speculation.”
- Explore new funding sources for increasing affordable housing (both rental and homeownership) in high resource areas.
 - Votes: 3
 - “This cannot be a long term solution without fundamentally changing the financing and market structure for housing. Tax credits and finding sources are often temporary and fluctuate. Solutions should include addressing profit motives.”
- Adopt an Affordable Housing Siting Policy to encourage City-funded affordable housing to be located in high-resource neighborhoods.
 - Votes: 5
 - “Tax the rich. Why not give low-income folks single-family homes too? We all don’t need public transport but that’d be nice too.”
 - “Complaints about high number of stories in high-resource areas. Need to keep the housing in those areas smaller to make it easier.”
 - “Access to schools.”
 - “I would like the City to build in high opportunity areas so kids can go to better schools.”
- Coordinate investments across City programs and departments to prioritize lower-income, racially-segregated areas.
 - Votes: 3
 - “Combat redlining and racism, 80% of homeless folks in San José are native to San José.”
- Create new funding sources that would target low resource areas.
 - Votes: 3
 - No comments.
- Invest in nonprofit organizations that are based in low resource areas to engage in community development activities and to advocate for equity.
 - Votes: 6
 - “Having the support of organizations who are currently with the community is a good strategy.”
- Create programs and incentives for more people in low resource or other priority areas to access high resource areas.
 - Votes: 3



- No comments.
- Increase fair housing monitoring, enforcement, and education (especially regarding source of income discrimination) in high resource neighborhoods.
 - Votes: 3
 - “These legal issues should be strengthened as defenses for tenants in unlawful detainers.”
- Explore increasing inclusionary housing requirements in high resource areas.
 - Votes: 8
 - “Do not allow developers to opt out of building affordable housing.”
 - “Suggest this accompany broader upzoning so that affordable units are not concentrated on loud, care polluted arterials.”
 - “Need to not have an in-lieu option for inclusionary zoning.”
- Address environmental justice concerns in priority neighborhoods.
 - Votes: 4
 - No comments.