

Chapter 1: Introduction

What is a Housing Element?

- A Housing Element is the **official policy document for guiding housing-related decisions**. State law requires all cities to include a Housing Element in their General Plan and to update it every eight years.

What is its purpose?

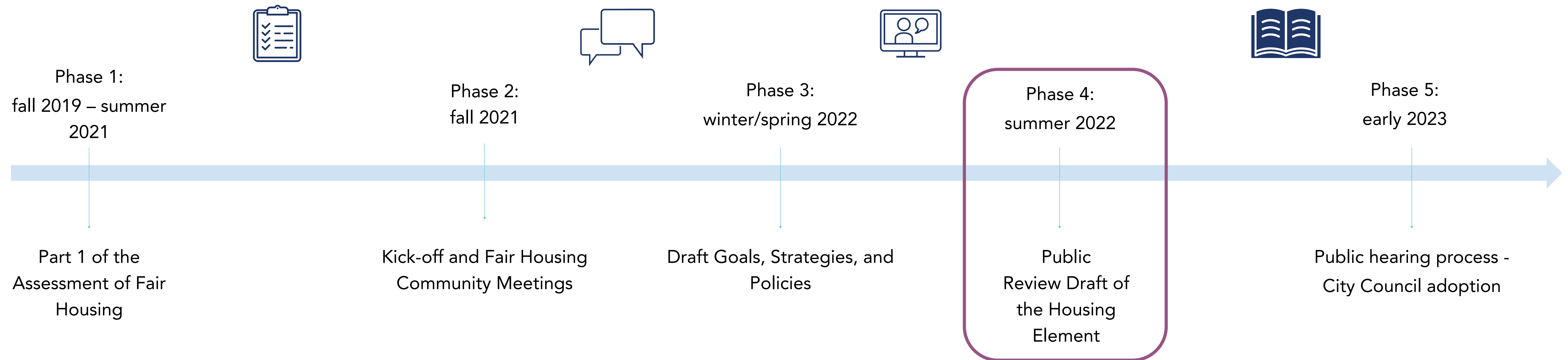
- To **ensure that the City is planning for projected growth** in jobs and population across the full range of income levels
- To **analyze demographic and development trends**
- To **identify housing needs** across demographic groups and **establish goals to address those needs**
- To demonstrate strategies, policies, and actions that **support housing goals**
- To “**affirmatively further fair housing**” – address the legacy of segregation and reduce barriers to housing opportunities

Why should you get involved?

- The Housing Element Update is an important opportunity for residents and stakeholders to help shape San José's future. It is important that we hear from San Jose's diverse community. **Help make sure the Housing Element reflects your needs and values!**

Chapter 1: Introduction

Housing Element Timeline



Community and Stakeholder Engagement

The City has used a variety of methods to involve the public and stakeholders in the process, including:

- **9 community meetings** for the general public (including this open house)
- **2 online surveys**
- **21 focus group meetings** with residents of protected classes
- **4 working groups** with leaders of local nonprofits
- **6 internal workshops** with City staff from other departments
- **44 roadshow presentations and discussions** with stakeholder groups, such as business associations and community-based organizations
- **5 booths** at community events
- **4 special community outreach events** including a podcast and documentary movie screening
- **10 public hearings** of City Council, Council Committees, and City Commissions
- **Coordination** with Santa Clara County's Let's Talk Housing (Planning Collaborative) and local partners (SV@Home and Law Foundation of Silicon Valley)

Chapter 2: Housing Needs

Need 1: Address Affordability and Displacement

San José is one of the most expensive places to live in the US. Housing prices continue to climb. Many people have left in recent years, and there is widespread fear of getting pushed out of the City due to the cost of living.

The Evidence

Figure 2-1: Annual Incomes vs. Incomes Needed to Afford Housing in San José

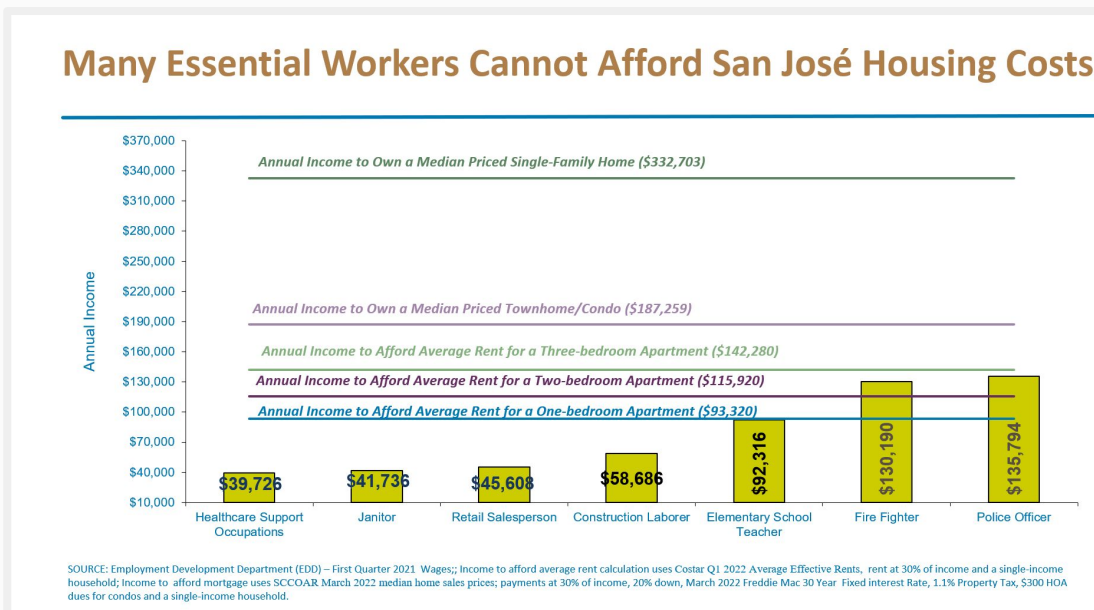


Figure 2-1 shows how housing costs are unaffordable across a range of incomes and for many essential workers.

Need 2: Address Homelessness

As housing costs have increased, so has homelessness. Homelessness is much more obvious in the City than in the past, and it will continue to get worse without intervention.

The Evidence

Figure 2-2: Homeless Population by Selected Racial/Ethnic Categories, Santa Clara County

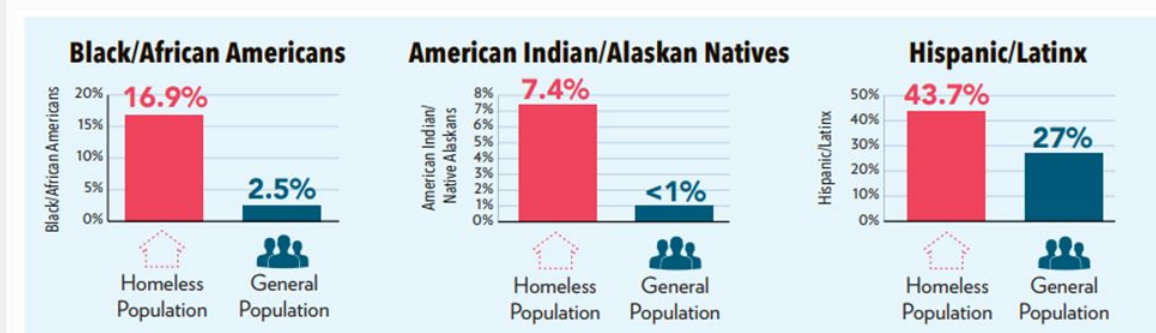


Figure 2-2 shows that for the overall County of Santa Clara, African American, Native Americans, and Latino/a/x populations are disproportionately represented in the homeless population.

Need 3: Address Racial/Ethnic Segregation

Housing has been, and continues to be, a major area of discrimination in American society, and San José is no exception. Because of past and present discrimination, there are large differences by race and income as to who owns a home. This widens the differences in wealth between races.

The Evidence

Figure 2-3: U.S. Department of Housing and Urban Development Fair Housing Map

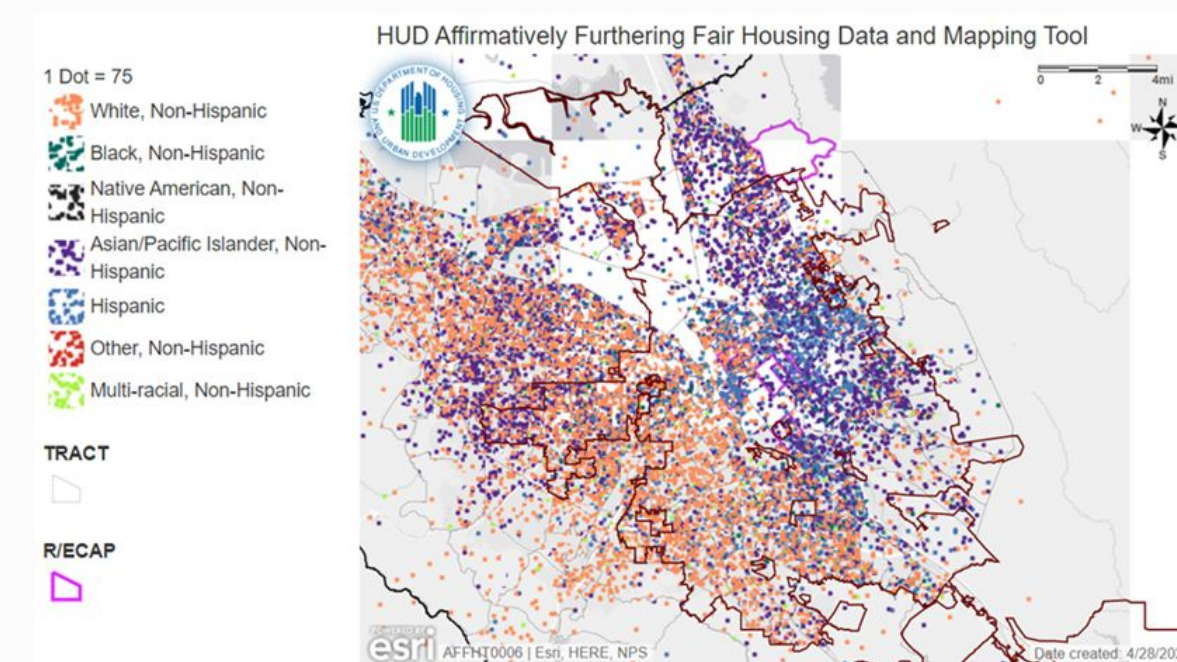


Figure 2-3 shows a clear regional pattern of distribution with blue (Latino/a/x population) and purple (AAPIs) dots in the east and orange (non-Hispanic Whites) and some purple in the west and south.

Need 4: Address Disparities in Opportunity

Historic discrimination, City service disparities, and different income levels have resulted in different neighborhoods having different access to resources and opportunity. Without change, all residents in San José will not have the same chance to succeed in their lives.

The Evidence

Figure 2-4: Racial/Ethnic Composition of San José Neighborhoods by Categories by State of California Opportunity Classifications

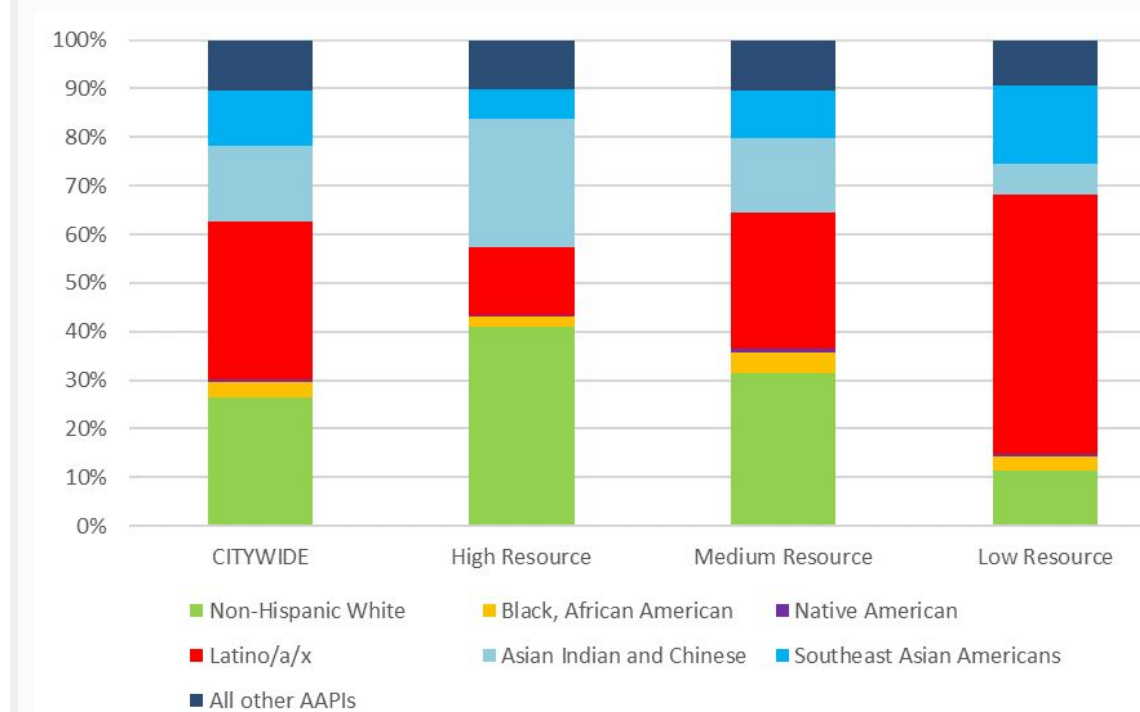


Figure 2-4 shows that, per State of California Opportunity classifications (from TCAC/HCD), non-Hispanic Whites disproportionately live in High Opportunity areas and people of color disproportionately live in Low Opportunity areas.

Need 5: Support Persons Living with Disabilities

In the City's community engagement process for our Assessment of Fair Housing, persons with disabilities consistently identified problems of housing discrimination, difficulty finding accessible housing, and problems fulfilling requests for reasonable accommodations.

The Evidence

Table 2-1: Change in Population of Persons with Disabilities, 2014 to 2019

	2019	2014	Change # / %
Total Civilian, Non-institutionalized Population	1,023,950	982,892	41,058 / 4.2%
Population with Disabilities	88,533	81,049	7,484 / 9.2%
% of Total	8.6%	8.2%	

Table 2-1 shows that the population of persons with disabilities living in San José has increased faster than the general population.

Chapter 3: Goals and Strategies

Goal 1: An abundant and affordable housing stock

Strategies

- Housing production
- Housing preservation
- Streamlining entitlements applications, permitting, and fees

Example Actions

- Continue to issue NOFAs at least annually for new development of affordable housing
- Amend General Plan to remove commercial requirements for affordable housing
- Expand Density Bonus program
- Implement COPA
- Establish a Preservation NOFA

Goal 2: Sufficient housing for people experiencing homelessness

Strategies

- Temporary housing options for unhoused persons
- Development of permanent supportive housing
- Homeless outreach and services

Example Actions

- Prioritize funding of new affordable homes for permanent supportive housing with services and homes for extremely low-income residents
- Continue to support conversion of hotels/motels to homeless housing
- Continue to operate overnight safe parking program
- Support nonprofits to provide a variety of services

Goal 3: Housing stability and opportunities to build wealth for all residents

Strategies

- Code Enforcement
- Renter protections
- Legal services & education
- Improving marketing and access to affordable housing
- Homeownership programs

Example Actions

- Develop a Right to Counsel program proposal
- Redesign homeownership programs and increase focus on underserved buyer groups
- Complete Rent Stabilization Program strategic plan
- Enact anti-displacement Tenant Preferences

Goal 4: Healthy, thriving neighborhoods with access to good jobs, schools, transportation, and other resources

Strategies

- Investing in neighborhoods
- Affordable transit-oriented development
- Preventing displacement
- Building capacity of community-based organizations

Example Actions

- Develop an equity-based framework to plan and coordinate City investments in underserved neighborhoods
- Incorporate anti-displacement policies into Urban Village Plans
- Build capacity of local nonprofits, including Community Land Trusts, to stabilize and preserve neighborhoods at risk of displacement

Goal 5: Racially and socially inclusive neighborhoods that overcome past and present discrimination

Strategies

- Increased accessibility for persons with disabilities
- Equitable outreach and community engagement
- Increased participation in decision-making by persons with lived experience
- Advocacy for racial equity

Example Actions

- Incent more universal design in City-funded affordable housing
- Create a Housing Balance report
- Fund community-based outreach programs
- Advocate to allow homeownership programs to be directly targeted to communities that have suffered race-based housing discrimination
- Improve City commissions' composition

Chapter 4 & 5: Site Inventory and Constraints

The Constraints

- **Financing and costs**
(land and construction)
- **Governmental constraints**
 - Land use restrictions
 - Affordable housing requirements and incentives
 - Permitting and fees
 - Housing types analysis



Proposed Methods for Reducing Barriers to Housing Production:

- **Streamline planning approvals**
- **Streamline environmental analysis**
- **Affordable housing permit assistance**
- **Fee estimation and administration**

Chapter 4 & 5: Site Inventory and Constraints

The Challenge

San José's Regional Housing Needs Allocation (RHNA) for the 6th cycle is **62,200 units**.



The **Residential Site Inventory must demonstrate sufficient capacity to accommodate San José's RHNA.**

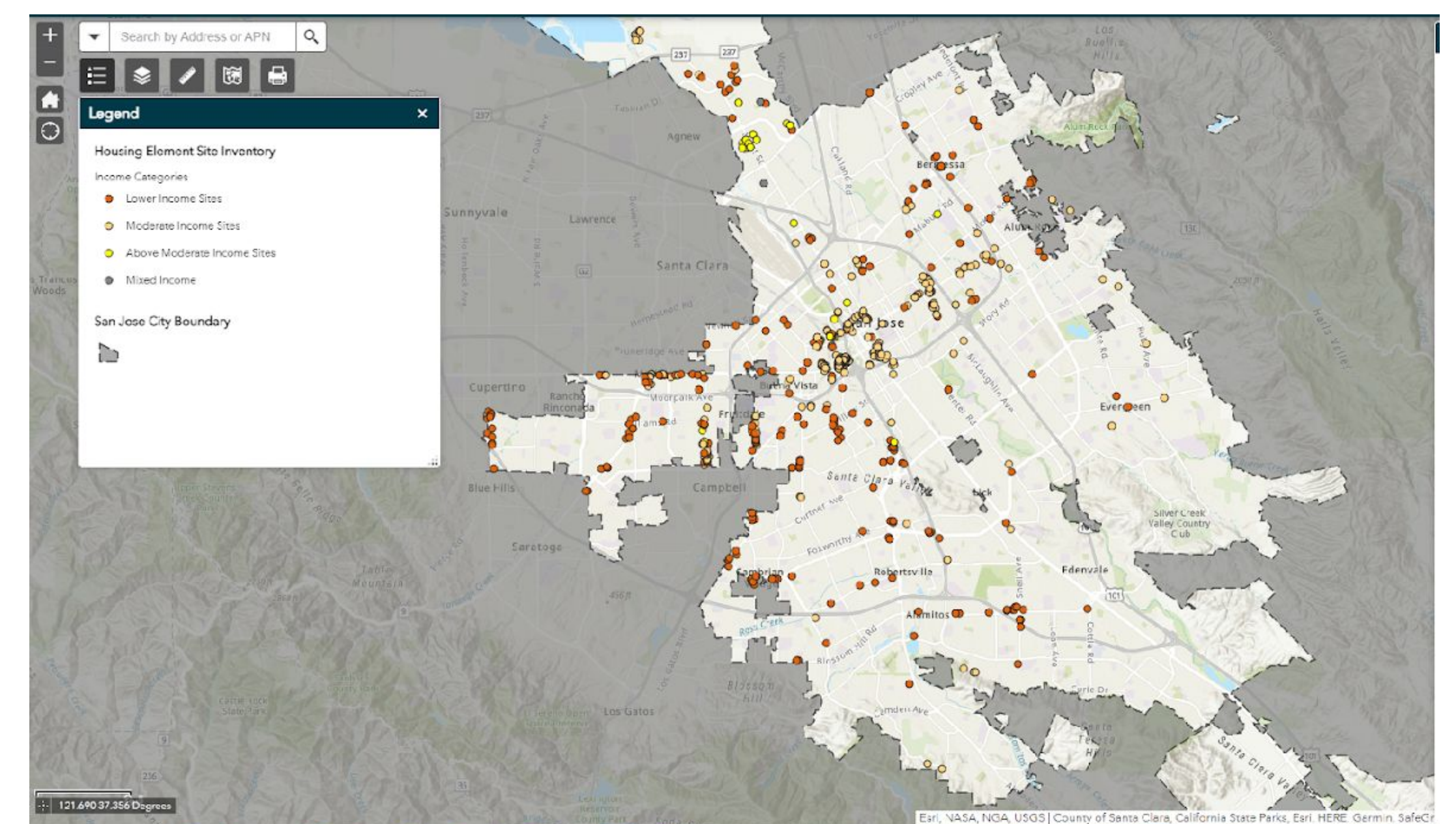
Table 5-1: San José's 6th Cycle RHNA Targets

INCOME CATEGORY	NUMBER OF UNITS	PERCENT OF TOTAL
Very-Low Income	15,088	24%
Low Income	8,687	14%
Moderate Income	10,711	14%
Above-Moderate income	27,714	45%
Total	62,200	

Table 5-8: Summary of Residential Capacity to Accommodate 2023-2031 RHNA

UNIT CATEGORY	LOWER	MODERATE	ABOVE MODERATE	TOTAL
Pipeline/Approved Units	5,424	206	12,666	18,296
ADUs	2,131	1,066	355	3,552
Alternative Sites	204	0	0	204
Opportunity Sites	23,431	13,842	15,005	52,278
Total	31,190	15,114	28,026	74,330
<i>Buffer</i>	<i>31%</i>	<i>41%</i>	<i>1%</i>	

See Appendices F and K for list of sites.



Chapter 4 & 5: Site Inventory and Constraints

The Residential Site Inventory

The Intention

The inventory is intended to affirmatively further fair housing by planning for higher density housing in higher opportunity areas.

Table 5-12: Site Inventory Units by TCAC Resource Level (total and percentage)

	LOW RESOURCE	MODERATE RESOURCE	HIGH RESOURCE	HIGHEST RESOURCE	TOTAL
Lower Income	2,893	10,593	8,605	1,340	23,431
	12.3%	45.2%	36.7%	5.7%	
Moderate Income	9,578	3,776	474	14	13,842
	69.2%	27.3%	3.4%	0.1%	
Above Moderate Income	673	12,176	2156	0	15,005
	4.5%	81.1%	14.4%	0.0%	
Total	13,144	26,545	11,235	1,354	52,278
	25.1%	50.8%	21.5%	2.6%	

The Considerations and Analysis Process

The inventory considers past trends and land use restrictions to increase likelihood of actual development.

