

Housing Crisis Work Plan

City Council Meeting

November 15, 2022

Item 8.2

Jerad Ferguson, Housing Catalyst, Office of Economic Development and Cultural Affairs

Rachel VanderVeen, Deputy Director, Housing Department

Michael Brilliot, Deputy Director, Department of Planning, Building, and Code Enforcement

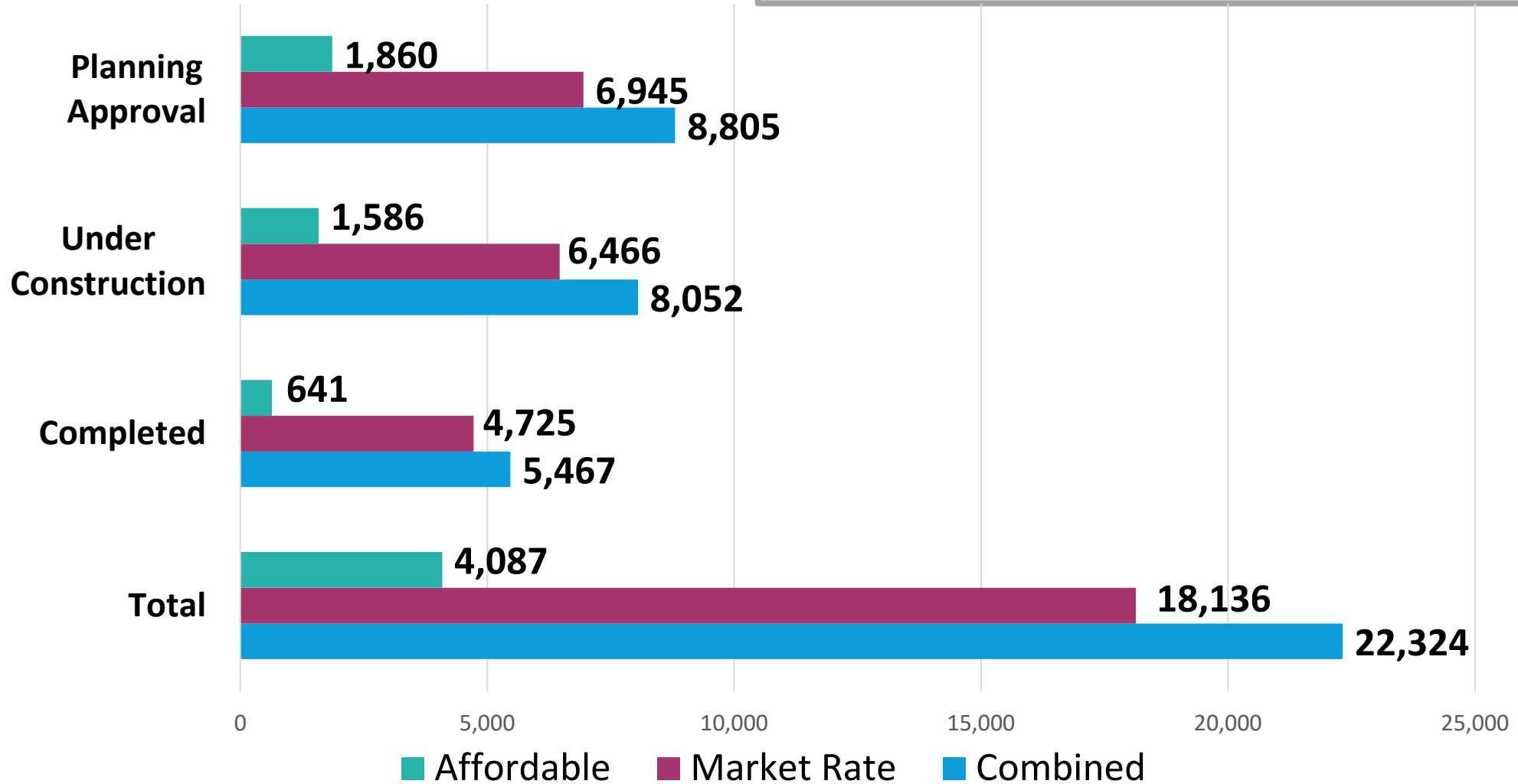
| Housing Crisis Work Plan

- 23 work items completed since 2018 to facilitate new housing
- Increase Residential Capacity: *Update to Downtown Strategy, Housing in Business Corridors, North San José*
- Facilitate Affordable Housing: *Commercial Linkage Fee, Updates to Inclusionary Housing Ordinance, Parks Credit for Moderate Income Housing, Removed Commercial Space Requirements*

Overall Progress

2018 → 2022 Q3

25,000 Housing Units by 2023
Entitled, Under Construction, or Completed
15,000 Market Rate Units
10,000 Affordable Units



Transition to Housing Catalyst Team Work Plan

Housing Crisis Work Plan 2018-2023



Housing Catalyst Team Work Plan 2023+

- 25,000 housing unit goal
- Biannual reporting
- Inter-departmental team focused primarily on housing production
- Unified location for tracking policies and programs

- Aligned with Housing Element
- Regional Housing Needs Allocation as Unit Goal
- Annual Reporting
- Inter-departmental team focused on housing production, protection, and preservation
- Unified location for near-term policies and programs

| Increase to City Subsidy for Affordable Housing

- Increased Cost of Development
- Depleted Measure A Funds

	Per-Unit Amounts
City Contribution	\$125,000
Average Measure A Contribution	\$200,000
Recommended Amount	\$325,000

Item 8.3 Maximizing Affordable Housing with Projects Receiving City Financing

Proposed Policy

- Maximize number of homes
- Deprioritize for City funding

Implementation Tool

- Underwriting Guidelines



Ohlone Chynoweth – Affordable housing development located on a Light Rail Station

Upcoming Housing Catalyst Team Work Items

- ✓ **Housing Element update for 2023-2031 cycle**
- ✓ **Temporary Suspension of Construction Taxes for Affordable Housing**
- ✓ **Allow for 100% Affordable Housing through Site Development Permit**

Next Steps

- **Council approval of Housing Element update – June 2023**
- **Housing Catalyst Team Work Plan status report to Community and Economic Development Committee – June 2023**

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