

Chapter 3 Housing Goals and Strategies





Villas on the Park, permanent supportive housing, downtown San José

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The Housing Element includes five goals that create the framework for how the City of San José will address housing needs during the planning period. Linked to each goal, strategies provide direction for how the City will achieve that goal. They reflect the City's ambition to provide opportunities for a variety of housing at all levels of affordability and types to meet the current and future needs of all residents, and to create equitable and inclusive neighborhoods that support housing choice. Strategies are used here as a general way to describe actions the City will undertake during the planning period. They consist of policies, programs, and activities that the City would do either alone or in partnership with other organizations and the community.

The sixth cycle goals and strategies were developed with and informed by extensive community input, as noted in Chapter 1 and Appendix H. The strategies address issues raised as barriers and problems in the San José market through data from comments by participants in dozens of focus groups, working group sessions, community meetings, and stakeholder meetings. The City's long outreach and engagement started in 2019 and will continue through early 2023. Per the state's requirements, the City's outreach emphasized engagement of members of protected classes and nonprofits regarding those residents' housing and fair housing needs, selected neighborhood representatives regarding neighborhood strategies, and both market-rate and affordable housing developers regarding barriers to housing production. In addition, the general public was engaged throughout so staff could educate on this work, and seek their opinions on the City's draft goals and draft strategies.

The City's five goals are as follows:

Goal 1: An abundant and affordable housing stock

Goal 2: Sufficient housing for people experiencing homelessness

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

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

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

Each goal is described in the sections that follow, followed by tables of strategies that would help to achieve that goal. While many strategies achieve more than one goal, they are grouped by the primary goal they would achieve. The tables note additional goals that each strategy supports. Strategies are also tied to the barriers and needs they would address, the input and other plans that supported inclusion of each strategy, City departments involved, type of action, timelines, and metrics by which to measure progress. In the next version of this draft plan, quantitative goals will be identified for those actions that support the City's obligation to affirmatively further fair housing.

Note that some strategies reflect statutory requirements and must be completed. Of the other strategies, most require City Council approval. However, some strategies are presented as more definite than others. This may be because Council has already given direction to staff to do this work, or because certain work is so important to achieve the fair housing and RHNA goals of this plan that these strategies should move forward. Other actions are more preliminary or exploratory in nature, and have less certain wording. The City Council's adoption of this work plan will signify its willingness to commit to the actions contained herein, to the degree that each is stated.

Strategies demonstrate they will have a beneficial impact within the planning period by naming specific commitment to measurable metrics. Where possible, deliverables occur early in the planning period to ensure actual housing outcomes. Strategies are in short-term, medium term or annual/ongoing

in Implementation Tables 3-7, 3-8 and 3-9. Strategies include “Timing” information to indicate either the calendar or fiscal year in which staff anticipates the work would be completed. The exception to this rule is for initiatives which are ongoing, such as advocacy for additional resources, which span the entire sixth cycle period.

The “Geo” column in the tables below demonstrates the geographic areas of impact for each strategy. The areas are indicated as follows:

<u>Abbreviation</u>	<u>Meaning</u>
<u>CW/No</u>	<u>Citywide or no specific geography</u>
<u>Site</u>	<u>Site specific (described in item)</u>
<u>LMI</u>	<u>Low-mod census tracts</u>
<u>RECAP</u>	<u>R/ECAPs</u>
<u>RCAA</u>	<u>RCAAs</u>
<u>High</u>	<u>High and Highest Opportunity tracts per TCAC/HCD</u>
<u>Low</u>	<u>Low Opportunity tracts per TCAC/HCD</u>
<u>NSJ</u>	<u>North San Jose</u>
<u>UV</u>	<u>Urban Villages</u>
<u>Red</u>	<u>Formerly redlined neighborhoods</u>
<u>DT</u>	<u>Downtown</u>
<u>DTW</u>	<u>Downtown West</u>
<u>UDP</u>	<u>Census tracts (per UDP analysis) identified as at risk of displacement or where displacement is occurring</u>

City departments that would undertake the strategies work are identified, and outside partner agencies are also mentioned as in the text as appropriate. City departments are abbreviated as follows:

- Budget = City Manager’s Budget Office
 - CAO = City Attorney’s Office
 - CMO = City Manager’s Office
 - DOT = Department of Transportation
 - ESD = Environmental Services Department
 - Fire = Fire Department
 - Housing = Housing Department
 - IGR = City Manager’s Office of Intergovernmental Relations
 - OEDCA = City Manager’s Office of Economic Development and Cultural Affairs
 - OEM = City Manager’s Office of Emergency Management
 - ORE = City Manager’s Office of Racial Equity
 - PBCE = Department of Planning, Building, and Code Enforcement
 - PRNS = Department of Parks, Recreation, and Neighborhood Services
 - PW = Public Works Department
- ~~HCD = California Department of Housing and Community Development~~

3.1 Goal 1: An abundant and affordable housing stock

Housing is essential to a healthy life and must be available to everyone at a reasonable cost. San José needs to support the creation of enough homes over the next eight years to ensure there is an affordable home for every household. While the City does not itself build homes, the City can create policies and programs that increase the rate at which homes are built and ensure a diversity of housing types to meet different needs.

Goal 1 strategies focus on both market-rate and affordable housing production (*Table 3-1*) and preservation (*Table 3-2*).

Table 3-1: Production of Market-Rate and Affordable Housing

#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GEQ	TIMING	METRICS
P-1	Align zoning with the General Plan - Align zoning with General Plan designations for all sites planned for housing by <u>December 2023, including all sites in the Housing Element Sites Inventory by January 31, 2024-April 2024.</u>	1	Need for housing production	Housing Crisis Workplan	PBCE	<u>Activity C</u> <u>W/No</u>	2024	Council approval of zoning changes
P-2	Subsidize extremely low-income housing including permanent supportive housing for homeless - Continue to prioritize funding to create affordable homes for extremely low-income individuals and families, including permanent supportive housing for people experiencing homelessness, to meet the needs of the community and create more balance in the affordable housing portfolio. <u>To that end, the City will actively pursue local, state, and federal funding sources to support these efforts.</u>	1, 2	Need for affordable housing for extremely low-income households Need for housing and services for people experiencing homelessness	Focus groups: • Veterans • Formerly homeless • LGBTQ+ • Indigenous Peoples • Persons with Disabilities Working groups: • Rental access • High-opportunity areas Housing Element community meetings on goals / strategies	Housing	<u>Activity C</u> <u>W/No</u>	Ongoing 2023-31	<u>Dec 2031: 45% of City capital subsidies spent on ELI and PSH</u> <u># of Dec 2031: 1,200 ELI affordable homes created</u> <u>Dec 2031: Pursue and apply for a minimum of 3 funding opportunities during the planning period</u>

#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GEO	TIMING	METRICS
P-3	<p>North San José Affordable Housing Overlay Zones -</p> <ul style="list-style-type: none"> Identify areas for housing to be integrated into in North San José and propose changes to the General Plan, zoning code, and Rincon South Urban Village Plan to facilitate the production of all 24,000 planned housing units in North San José. To integrate affordability, <u>create/identify</u> North San José-specific Affordable Housing Overlay Zones that support only Industrial uses, 100% affordable housing, or market-rate housing that integrates affordable units into their developments. Rezone identified sites in the North San José Affordable Housing Overlay Zones through the Sites Inventory rezoning process. <u>Sites that are rezoned are subject to the requirements of Government Code Section 65583.2, subdivisions (h) and (i), including:</u> <ul style="list-style-type: none"> <u>By-right permitting of owner-occupied and rental multifamily uses for developments in which 20 percent or more of the units are affordable to lower-income households</u> <u>A minimum site capacity of 16 units</u> <u>A minimum density of 20 units per acre</u> <u>At least 50 percent of the shortfall of low-and very-low RHNA can be accommodated on sites designed for exclusively residential uses or if accommodating more than 50 percent of the low-and very-low RHNA on sites designated for mixed-uses, all sites designated for mixed-uses must allow 100 percent residential use and require residential use to occupy at least 50 percent of the floor area in a mixed-use project.</u> Communicate to the development community about the new program. 	1, 4	<p>Lack of affordable housing units</p> <p>Need for economic diversity in North San José</p>	Support from AFH Advisory Committee to change zoning, land use laws, and land use overlays for multifamily housing development	PBCE	Program NSJ	2024	<p>December-2023 <u>Jan 2024:</u> Council approval of General Plan and Zoning Code Amendments</p> <p>January 2024- <u>Overlay sites-</u> <u>rezoned</u></p>
P-4	<p>Affordable housing tools for North San José -</p> <ul style="list-style-type: none"> Produce an analysis of new programs and tools to help ensure 20% of all North San José homes are restricted affordable for lower- income residents. Conduct a feasibility study to examine the affordability levels that would be feasible for developers to construct affordable homes on- site, both standalone and combined with a proposed North San José Density Bonus program. Create a North San José Affordable Housing Implementation Plan that identifies strategies and projects affordable units created through these 	5	<p>Lack of affordable housing for lower-income households</p> <p>Need for economic diversity in North San José</p>	<p>Rental production focus group</p> <p>Housing Crisis Workplan</p>	Housing, PBCE	Program SJ	2024-26	<p><u>2024:</u> Study created</p> <p>Creation of draft tools</p> <p>Council approval of tools</p> <p><u>2025:</u> Creation of Plan</p> <p>Council approval of Plan</p>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GEQO	TIMING	METRICS
	tools and City subsidy.							
P-5	<p>Affordable Housing Investments in North San José -</p> <ul style="list-style-type: none"> Direct City resources to help ensure 20% of all North San José homes are restricted affordable for lower-income residents. Prioritize City land acquisition in North San José for future 100% affordable housing new construction opportunities, then conduct Requests for Proposals to award land control through <u>groundleases/ground leases</u> to developers. Ensure that affordable development proposals in North San José are prioritized with the City's funds. 	1, 5	<p>Lack of affordable housing for lower-income households</p> <p>Need for economic diversity in North San José</p>	<p>AFH Advisory Committee</p> <p>From Housing Crisis Workplan</p>	Housing	<p>ProgramNS</p> <p>↓</p>	2023-31	<p># of 800 restricted affordable homes restricted</p> <p>#2 of sites acquired</p> <p>#4 RFP awards & groundleases to affordable developers</p>
P-6	<p>Regular coordination meetings for affordable housing -</p> <p>To facilitate and speed the construction process for affordable housing, continue Housing Navigator services to coordinate construction-related permits, inspections, and other post-entitlement processes across departments for affordable housing developments, and with external parties such as utilities and other public agencies required to sign off on construction completion.</p>	1	<p>Delays due to need to coordinate, not understanding deadlines, and unclear processes of departments and external agencies</p>	<p>Supported at Housing Element goals/ strategies community meetings</p> <p>Consistent with Housing Crisis Workplan</p>	OEDCA, PBCE, Housing, PW, DOT, Fire, PRNS	<p>ProgramC</p> <p>W/No</p>	2023-31	<p>Housing Navigator budgeted annually</p> <p># affordable housing developments assisted</p>
P-7	<p>City ministerial infill approval ordinance -</p> <ul style="list-style-type: none"> Adopt and implement a City Ministerial Infill Housing Approval Ordinance to streamline approval of infill housing developments that meet <u>City objective</u> development standards, exceed the required <u>without public hearing, include deed-restricted</u> affordable homes <u>than units</u> on-site <u>inclusionary housing requirements</u>, and qualify for a CEQA infill exemption. Make minor revisions to the municipal code to facilitate use of the CEQA exemption for infill development, <u>in order to reduce project timeframes</u>. 	1, 4	<p><u>Delays due to need to coordinate, not understanding deadlines, and unclear processes of departments and external agencies</u></p> <p>Ease infill housing development processes to increase development</p>	<p>Working groups:</p> <ul style="list-style-type: none"> Housing production Rental access 	PBCE	<p>ActivityC</p> <p>W/No</p>	<p>2024-25</p> <p>2025</p>	<p><u>Outreach to developers-Dec 2024</u>: Council approval of Ordinance ____</p> <p><u>Jan 2025</u>: <u>Outreach to developers</u></p>

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P-8	General Plan Amendment to remove commercial requirements for affordable housing - Amend the General Plan to remove ground floor commercial requirements for all 100% affordable housing developments throughout the City to improve project feasibility and enable more developments to proceed. <u>Strategy removed as this work was completed in December 2022.</u>	1	Cost of affordable housing development	From Housing Crisis Workplan	PBCE	Policy	2023	Council approval of General Plan amendment
P-9	Diridon affordable housing production goal - Actively subsidize and effectuate production of affordable housing in the Diridon Station Area to achieve the City's goal of at least 25% of housing in this area being restricted affordable by the time of full Station Area build-out.	1, 5	Lack of affordable housing. Need for affordable housing near transit center	From Diridon Affordable Housing Implementation Plan Supported by disability community comments	Housing	Program DT W	2023-31	By the later of Diridon Station Area Plan buildout or 2040: 25% of homes in Station Area as restricted affordable Annual goal: Fund an average of 61 new affordable homes By 2031: 488 350 affordable homes funded by City
P-10	Standardize and streamline permitting, fees, applications <ul style="list-style-type: none"> Standardize fees through the Development Fee Framework to provide transparency and speed for developers and provide clarity to City decision makers on cost implications of housing development fees. Create webpage with development-related fees and taxes with a staff contact. Continue to improve the City's land use and permitting approval processes to reduce developers' time and cost spent in predevelopment. 	1	Cost and delay of City permit processes and entitlements	Housing production working group Developer focus groups	PBCE, OEDCA	Activity C W/No	2024	Policy resolution to Council on Fee Framework Fees webpage created Development applications tools improved

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P-11	Explore Allowing “SB 9” Type Housing on Additional Properties Examine allowing SB 9-type projects on properties zoned R-2 Two Family and properties listed on the Historic Resources Inventory. Create design standards <u>and conduct outreach</u> to maximize acceptance of SB 9 developments in single family neighborhoods.	1	Increase availability of areas for housing development, especially multifamily housing	General support for creating “missing middle” alternatives from African Ancestry working group Consistent with Housing Crisis Workplan	PBCE	<u>ActivitySite</u>	<u>April 2024</u>	<u>Apr 2024:</u> Council approval of zoning code amendment Council approval of and design standards
P-12	Cost of Residential Development Study update - Conduct analysis every 2 to 3 years, or as market conditions warrant, and present to the City Council on the Cost of Residential Development that uses prototypical models of common types of multifamily residential construction in different submarkets within San José. The report will help inform on an ongoing basis governmental and nongovernmental constraints on the production of market-rate and affordable housing in San José.	1	High cost of housing development	From Housing Crisis Workplan	OEDCA, Housing	<u>ActivityC W/No</u>	2023-31 Periodically	Council presentations Program or fee changes identified and made per updated analysis
P-13	Replacement policy for redevelopment of existing affordable housing units - <ul style="list-style-type: none"> <u>To mitigate the loss of affordable housing units, require new housing developments on selected sites to replace all affordable housing units lost due to new development. The City will adopt a policy and will require replacement housing units subject to requirements of Government Code section 65583.2 subdivision (q)(3) on all sites identified in the Sites Inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site identified in the Sites Inventory meeting the following conditions:</u> <ol style="list-style-type: none"> <u>1) site currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and</u> <u>2) was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or</u> <u>3) site’s residences were subject to any other form of rent or price control through a public entity’s valid exercise of its police power, or</u> <u>4) site’s residences occupied by low- or very low-income households.</u> 	1, 5	Loss of affordable housing stock	Neighborhood equity working group	PBCE, Housing	<u>PolicyC W/No</u>	2023-24	<u>2024:</u> Council approval of Policy <u>Dec 2024:</u> <u>Proposal created</u> Developer guidance created/improved Website amended

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GEO	TIMING	METRICS
	<ul style="list-style-type: none"> • Create a <u>proposal to present to City policy Council</u> that makes permanent <u>the</u> replacement housing obligations in Government Code <u>sections 65583.2 subdivisions (g)(2) and (g)(3)</u> per SB 330, <u>and 65915, subdivision (c)(3)</u>. • Strengthen <u>Streamline</u> the City's implementation of SB 330's replacement housing requirements to preserve affordable housing opportunities. Clarify, such as clarifying requirements for developers to speed the predevelopment process. 							
P-14	Housing in Business Corridors - Update Zoning Code to allow housing in three Neighborhood Business Districts appropriate for housing (13th Street, Japantown, Willow Glen).	1	Need for housing production	From Housing Crisis Workplan	PBCE	<u>Activity Site</u>	2024	<u>Nov 2024</u> . Council approval of zoning code amendment
P-15	Moderate-income Housing Strategy - Complete study and implement Council-approved strategy to further rental and homeownership opportunities for moderate-income residents. Obtain Council direction to work on priority programmatic recommendations.	1, 3	Lack of moderate-income housing	African ancestry focus group From Housing Crisis Workplan	Housing, PBCE	<u>Program CW/No</u>	<u>2023-24</u> <u>2025</u>	Council approval of strategy
P-16	Groundleases for affordable housing - <ul style="list-style-type: none"> • Require every newly-funded affordable housing development to include a City groundlease structure, or a groundlease from the County or other public entity, to ensure permanent affordability and public site control at key locations throughout the City and to minimize future affordable housing preservation challenges. • To the <u>extend extent</u> funding is available, negotiate the purchase of land beneath existing affordable apartments at key locations at the time of refinancing and/or resyndication of tax credits to increase the number of groundleases in the City's existing affordable housing portfolio. 	1	Expiration of affordability restrictions	Preservation best practices	Housing	<u>Program CW/No</u>	Ongoing	# and % affordable developments that closed construction with public groundleases each year % of all funded restricted affordable properties with city or other public groundleases # existing deal land purchases # affordable units permanently preserved
P-17	<u>Affordable Housing Siting Policy</u> – Combined with N-5.							

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GEO	TIMING	METRICS
P-18	<p>Loans for affordable housing</p> <ul style="list-style-type: none"> Continue to provide land acquisition, construction, and permanent financing for the development of new affordable homes. Provide financing for the acquisition/rehabilitation of existing market-rate rental housing to create newly-affordable homes. Issue Notices of Funding Availability at least annually for both New Construction and Preservation. 	1	Need for affordable housing	<p>Focus groups:</p> <ul style="list-style-type: none"> Veterans LGBTQ+ Disability Indigenous Peoples Rental access working group <p>Housing Element goals / strategies community meetings</p>	Housing	CW/No	Annually 2023-31	<p>NOFAs issued</p> <p>Funds committed</p> <p>Affordable homes created</p> <p>Affordable homes preserved</p>
P-19	<p>Expanded City Density Bonus program - Increase the City's Density Bonus by at least 10% above State statutory requirements, and identify other ways the City's Density Bonus Ordinance could be expanded to result in more affordable homes, include more pre-approved concessions and incentives, and/or add CEQA clearance.</p>	1	Need for affordable housing	<p>Rental access working group</p> <p>Housing production focus groups</p>	PBCE, Housing	CW/No	2027	<p>Study completed</p> <p>Council approval of Ordinance changes</p> <p># Affordable units created through Density Bonus</p> <p>Number of units by AMI category</p>
P-20	<p>Mixed-income housing -</p> <ul style="list-style-type: none"> Facilitate housing with a range of income levels (from extremely low- to moderate-income and market-rate) at the building level. Foster mixed-income housing that is 100% restricted affordable at a range of income levels, and facilitate market-rate housing that incorporates affordable homes at the building level. 	1,5	<p>Financial infeasibility of affordable developments</p> <p>Economic segregation of neighborhoods</p> <p>Stigma concerns of standalone affordable housing</p>	Retained from 5th Cycle and updated	Housing	CW/No	2023-31	# of housing developments with market-rate or moderate-income units and ELI and/or VLI units

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GEO	TIMING	METRICS
P-21	Special needs housing NOFA – Issue Notices of Funding Availability (NOFAs) for City funds that incent <u>deeply affordable housing developments that serve Special Needs populations, to the extent the City is allowed under law. Focus on populations and protected classes identified as having highest housing needs versus supply in the Housing Balance Report.</u>	1.5	<u>Lack of housing for special needs populations</u> <u>Legal barriers to providing housing based on race</u>	<u>Disability focus group</u>	<u>Housing</u>	<u>CW/No</u>	<u>2023-31</u>	<u>NOFAs issued</u> <u>Council commitments</u> <u># resulting affordable units</u>
P-22	Transit-oriented affordable housing near Diridon Station - <u>To integrate restricted affordable housing around the City's main transit station and maximize competitiveness for State affordable housing funding sources, prioritize sites within a one-half mile walkshed of Diridon Station for affordable housing through NOFA issuances and/or land purchases.</u>	1.5	<u>Lack of affordable housing</u>	<u>From Diridon Station Area Plan</u>	<u>Housing, PBCE</u>	<u>DTW</u>	<u>2024-31</u>	<u>NOFAs prioritizing area</u>
P-23	Pursue AHSC funding near Diridon Station – <ul style="list-style-type: none"> <u>Partner with transit agencies and affordable housing developers to apply for State Affordable Housing and Sustainable Communities grants for both affordable housing developments and greenhouse gas-reducing improvements near Diridon Station Area.</u> <u>In 2023, actively pursue Prohousing Designation from California Department of Housing and Community Development (HCD) in order to be competitively eligible for additional state funding sources including the Infill Infrastructure Grant, Transformative Climate Communities grant, Solutions for Congested Corridors grant, Local Partnership Program, Transit and Intercity Rail Capital Program, and Prohousing Incentive Pilot Program.</u> <u>Use funding to support planning initiatives in the Diridon Station Area.</u> 	1.4	<u>Reduce harmful environmental effects of greenhouse gases and need for affordable homes near transit to maximize access by disabled residents</u>	<u>From: Diridon Station Area Plan Diridon Affordable Housing Implementation Plan</u>	<u>Housing, DOT</u>	<u>DTW</u>	<u>2023-31</u>	<u>By Dec 2031: At least 2 AHSC applications submitted for affordable housing near Diridon</u> <u>5 total funding applications awarded for various initiatives, including affordable housing</u> <u>\$20 million leveraged for planning initiatives and affordable homes near Diridon</u>
P-24	Housing on Public/Quasi Public Lands - <u>Focus on school district housing (YOSL) and on sites with houses of worship (YIGBY) is superseded per City Council direction. Instead, City will amend General Plan to allow housing development proposals that are 100% affordable, including at least 25% permanent supportive housing, to proceed on land-</u>	1.4	<u>Need for affordable housing</u>	<u>Rental access working group</u> <u>Housing production focus group</u>	<u>PBCE</u>	<u>CW/No</u>	<u>2024</u>	<u>Dec 2024: Council approval of General Plan amendments</u>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GEO	TIMING	METRICS
	designated Public/Quasi Public (PQP)							
P-25	Updated Inclusionary Housing program fees - Conduct a fees study to ensure the Inclusionary Housing program remains feasible and does not present a barrier to housing construction. If fees are identified as a barrier, implement recommended policies and programs to remove constraints.	1	High cost of housing development	Housing Element goals/strategies community meeting From Housing Crisis Workplan	Housing	CW/No	2027-28	By Jan 2028: Fees study produced
P-26	Accessory Dwelling Unit (ADU) Amnesty program - Resume the ADU Amnesty program to waive permit fees and penalties to incentivize homeowners to legalize their unpermitted ADUs that meet or will meet code requirements.	1, 3	Needs include: • Housing production • Safe housing Low-income homeowners to gain wealth by renting	Retained from 5th Cycle and updated Council direction	PBCE	CW/No	2024-31	Jul 2024: Program release Dec 2031: Approximately 150 ADUs in compliance by 2031
P-27	Accessory Dwelling Unit (ADU) affordability - Study the feasibility of an ADU financing program to house low- and very low-income renters. Within this potential program, seek to incentivize ADU development by low- and moderate-income homeowners as a wealth building strategy that also helps meet housing needs in our market. If feasible and City funding is available, seek external partners to jointly create a financing program for City Council consideration. Review and implement options to encourage ADUs, such as financial incentives, expedited procedures, and affordability monitoring programs.	1, 3, 5	Build wealth for low-income homeowners House low- and very low-income residents	Consistent with feedback from anti-displacement outreach on need for income for existing low-income homeowners	Housing	CW/No	2026	Feasibility analysis completed
P-28	Predevelopment loans - Provide predevelopment loans to assist nonprofit developers of City-owned properties with funds necessary to explore feasibility of proposed affordable multifamily housing.	1	High cost of housing development	Retained from 5th Cycle and updated	Housing	CW/No	Ongoing 2023-31	5 predevelopment loans made 1,500 affordable units assisted
P-29	Fair Housing Equity Analysis for Specific Plans – Combined with S-9							
P-30	Updated feasibility study for Commercial Linkage Fee - Ensure funding for affordable housing is being paid per the City's new Commercial Linkage Fee. Periodically update the feasibility study.	1	Need for resources for affordable	From Housing Crisis Workplan	OEDCA, Housing	CW/No	2024 or when trigger is	Dec 2024: Feasibility study

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	<u>including geographic analysis, to update fee levels for then-current market conditions. First trigger is fall 2023 or after 1M square feet in executed leases of new construction over 100,000 sq. ft. in the Downtown over more than one building, whichever happens first. Integrate the fee into Development Agreements, as appropriate.</u>		<u>housing production and preservation</u>				<u>reached</u>	<u>update</u> <u>Jun 2026: Council approval of updated fees</u> <u>\$20M CLF revenues collected</u> <u>60 affordable units subsidized</u>
P-31	<u>Land acquisition for affordable housing in target locations - Target the City's land acquisition for affordable housing development in areas close to transit and higher-opportunity neighborhoods.</u>	<u>1, 4</u>	<u>Increase resident mobility and access to higher-opportunity neighborhoods</u> <u>Lessen environmental impacts of housing</u>	<u>Retained from 5th Cycle and updated</u>	<u>Housing</u>	<u>CW/No</u>	<u>Ongoing 2023-31</u>	<u># parcels purchased</u> <u># projected affordable units assisted</u>
P-32	<u>Higher subsidies per unit - In areas in which affordable housing development will cost more due to higher land costs, smaller buildings, or mid- or high-rise construction, ensure that City subsidies per unit are sufficiently higher so as to not disincentivize building in those areas.</u>	<u>1, 4</u>	<u>Build affordable housing in areas of higher opportunity and close to transit</u>	<u>Rental access working groups, housing production focus groups, and Housing Element goals/strategies community meetings</u> <u>Consistent with Diridon Affordable Housing Implementation Plan</u>	<u>Housing</u>	<u>High</u>	<u>Annual NOFAs 2023-31</u>	<u>Ongoing adjustments to NOFA/program guidelines as needed</u>
P-33	<u>Complete and implement new "Yes in God's Backyard" (YIGBY) ordinance - Combined with P-24</u>							
P-34	<u>Affordable housing funding advocacy -</u> <ul style="list-style-type: none"><u>Support bond funding initiatives at the County and regional levels to increase the supply of affordable housing production and preservation.</u><u>Sustain advocacy for State and Federal funding programs and advocate for more resources so that they meet the affordable housing production and preservation needs of San José.</u> <u>For homelessness response, advocate for both operating and capital</u>	<u>1, 2</u>	<u>Lack of funding for affordable housing</u> <u>Lack of funding for preservation</u> <u>Lack of ongoing funding for homelessness</u>	<u>Focus groups:</u> <ul style="list-style-type: none"><u>Veterans</u><u>LGBTQ+</u><u>Disability</u><u>Indigenous Peoples</u><u>Formerly homeless</u> <u>Homeownership working group</u>	<u>Housing, IGR</u>	<u>CW/No</u>	<u>Ongoing</u>	<u>Support letters issued</u> <u>Participation on working groups</u>

Chapter 3: Housing Goals and Strategies

#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GEO	TIMING	METRICS
	subsidies.		response					
P-35	Small multifamily housing - Allow missing middle housing uses citywide (for buildings with 2-4 units) and in higher-opportunity areas (for buildings with 6-10 units) and potentially provide incentives such as establishing pre-approved plans for these housing types. As directed by the City Council, define design standards and educate the public about financing programs that could result in restricted affordability.	1, 5	Lack of housing for middle-income residents	African ancestry focus group State Prohousing Designation Program	PBCE, Housing	CW/No	2026	Dec 2025: Feasibility analysis done Jul 2026: Possible incentives identified Oct 2026: Design standards created Council approval of land use changes, design standards Jun 2027: Publish financing information
P-36	Alum Rock East Urban Village Plan – Complete Alum Rock East Urban Village Plan to facilitate construction of market-rate housing and healthy neighborhoods.	1, 4	Need for more housing at all income levels	City’s Housing Crisis Workplan	PBCE	Site	2025	Outreach conducted Plan drafted Aug 2025: Council approval of Plan
P-37	CEQA analysis for Urban Villages – To the extent funding and capacity exist, conduct program-level CEQA analysis as part of the process of developing or updating Urban Village Plans to help speed developments’ timelines on all sites, including those not needed to accommodate the RHNA, and remove barriers to housing production.	1	Environmental review lengthens development timeframes and increases cost	Developer focus group, City Auditor report March 2022, State Prohousing Designation Program	PBCE	Site	2027	Dec 2027: Council approval of CEQA study
P-38	Adequate sites for lower-income households on nonvacant and vacant sites identified in previous housing element cycles – By January 31, 2024, rezone sites to allow development by-right pursuant to Government Code section 65583.2 subdivisions (c)(3)(A)(B) and (i) when 20 percent or more of the units are affordable to lower-income households on sites identified in Appendix F, Table B to accommodate lower-income RHNA sites previously identified in the 4th and 5th cycle housing elements’ inventories.	1	Statutory Requirement, Government Code section 65583.2(i)	N/A	PBCE	CW/No	2023-2024	By Jan 31, 2024: Council approval of zoning changes

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GEO	TIMING	METRICS
P-39	<u>Replacement unit program for selected sites – Combined with P-13</u>							
P-40	<p><u>Evaluate Urban Village planning process</u> - To streamline the development of urban village plans and unlock more sites for housing beyond those sites need to accommodate the RHNA, evaluate General Plan 2040's urban village strategy beginning in November 2024 and adopt amendments from the report recommendations in 2025, including but not limited to:</p> <ul style="list-style-type: none"> reducing and consolidating urban village areas reevaluating required components of urban village plans, and accelerating timelines while still supporting community engagement throughout the process. <p>As part of a multi-pronged strategy to seek additional funding sources to support the full buildout of unplanned Urban Villages, the City will:</p> <ul style="list-style-type: none"> Achieve Prohousing Designation in 2024 and apply for associated financial benefits to support work in the Urban Villages <p>Recommend the City Council amend the General Plan Policy IP-5.15 in 2024 to encourage the City to identify a stable, internal funding source to cover the majority of the costs for the urban villages' planning processes.</p>	1	<p>Need to ease infill housing development processes to increase development</p> <p>-</p>	Developer focus groups	PBCE	Site	2024-2026	<p>Present findings to CED Committee and City Council by 2025</p> <p>A minimum of two grants secured for unplanned Urban Villages by 2031</p>
P-41	<p><u>Review and Revise Planning Permit Conditions-</u></p> <p>Review and revise subjective language used in standard permit conditions for site development permits or conditional/special use permits which are required or housing development with objective development and design standards.</p>	1	<p>Objective language such as "mutually compatible and aesthetically harmonious," "character of the neighborhood," is potentially not consistent with state law and/or constraining development, particularly higher density or multifamily projects.</p>	HCD	PBCE	CW/No	2025	Dec 2025: Council approval of ordinance
P-42	<p><u>Group homes for seven or more persons</u> – The City will update the zoning code to be consistent with State and Federal laws and Affirmatively Furthering Fair Housing (AFFH) by ensuring that group homes serving</p>	1	<p>Addressing barriers to the development of</p>		PBCE	CW/No	2024	Dec 2024: Update ordinance

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GEO	TIMING	METRICS
	<u>seven or more persons are subject only to the generally applicable, non-discriminatory health, safety, and zoning laws that apply to all single-family residences.</u>		<u>special needs housing</u>					
<u>P-43</u>	<u>Update City Density Bonus – Review and if necessary, update City Density Bonus Ordinance to be consistent with current State Density Bonus Law.</u>	<u>1</u>		<u>HCD</u>	<u>PBCE</u>	<u>Site</u>	<u>2024</u>	<u>Dec 2024: Council approval of ordinance amendments</u>
<u>P-44</u>	<u>Urban Villages - Conduct an in-depth mid-term evaluation of actions that incentivize or remove constraints on Urban Villages, including effectiveness, and commit to making adjustments within a specified time period.</u>	<u>1</u>		<u>HCD</u>	<u>PBCE</u>	<u>Site</u>	<u>2027</u>	<u>Completion of evaluation</u>
<u>P-45</u>	<u>Pipeline Projects Evaluation - conduct a bi-yearly evaluation of Pipeline projects to determine if inventory buffer can accommodate projects that do not commence to building permit stage.</u>	<u>1</u>		<u>HCD</u>	<u>PBCE</u>	<u>CW/No</u>	<u>Ongoing</u>	<u>Present findings during housing element annual reporting period</u>
<u>P-46</u>	<u>Rezoning Program for Shortfall, low income sites - The city will rezone sites identified in the Sites Inventory, Table B, pursuant to Housing Element Law (Gov. Code 65583.2 (h) and (i)). The rezoning program will be consistent with the following: 1. By right approval: The zoning must allow for by-right approvals if at least 20% of the units in a project are affordable to lower income households and the project does not need a subdivision. See below for definition of "by right." 2. Limits on small sites: The site must be large enough for at least 16 units under the rezoning. 3. Minimum 20/30 units per acre: The zoning must allow at 30 units per acre. 4. Limits on mixed-use development: Specifically, the jurisdiction must meet one of the two following conditions: 1. At least half of the lower income units must be placed in zoning districts that are exclusively residential, or 2. The rules must allow for 100% residential development and must require that the proposed development be at least 50% residential by floor area.</u>	<u>1</u>		<u>HCD</u>	<u>PBCE</u>	<u>CW/No</u>	<u>2024</u>	<u>Council approval of rezoning ordinance changes</u>
<u>P-47</u>	<u>Accessory Dwelling Unit (ADU) Monitoring and Ordinance Compliance</u> <ul style="list-style-type: none"> <u>• Record progress in ADU goals on the housing element APR by April 1 of each year and frequently monitor (e.g. every two years) ADU production and affordability levels and adjust assumptions to meet desired goals</u> <u>• If ADU production or affordability is below the projected annual average, market the ADU program in the City's newsletter and</u> 	<u>1</u>		<u>HCD</u>	<u>Housing</u>	<u>CW/No</u>	<u>Ongoing</u>	<u>Jan 2024: SLA activities completed</u> <u>Dec 2025: Notices of Availability issued</u>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GEO	TIMING	METRICS
	<p><u>associated publications for one year, or until publication exceeds the projected annual average, whichever is longer.</u></p> <ul style="list-style-type: none"> <u>If after the first 2 years, ADU production is 25% below the projected annual average, staff will identify additional sites to meet the City's RHNA obligation, in proportion to the expected deficit and process required General Plan or other zoning code amendments within one year of the determination of the shortfall.</u> <u>Within six months of HE adoption, the City will update the City's ADU ordinance to be in compliance with state law.</u> 							
P-48	<p><u>Implement Surplus Land Act (SLA) – For City-owned parcels, including those in the Sites Inventory, the City will:</u></p> <ul style="list-style-type: none"> <u>Facilitate development in the planning period of these sites, including by removing barriers to development of these sites in order to prepare them for lease, issue requests for proposals, and provide incentives to further promote these sites including but not limited to: fee waivers, priority processing, and financial assistance.</u> <u>Adhere to all of the requirements of the Surplus Land Act (Government Code, Title 5, Division 2, Part 1, Chapter 5, Article 8, commencing with Section 54220) when preparing sites for disposition. These requirements include holding a public hearing and conduct associated outreach to notify the public that the properties have been designated "surplus" under State law. The City will then send a Notice of Availability to all required parties regarding the availability of these sites for leasing.</u> 	<u>1</u>		<u>HCD</u>	<u>PBCE</u>	<u>CW/No</u>	<u>Ongoing</u>	<p><u>Jan 2024: SLA activities completed</u></p> <p><u># Notices of Availability issued</u></p>

Table 3-2: Preservation of Market-Rate and Affordable Housing

#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	WHODE PT	TYPEGEO	TIMING	METRICS
P-18R-1	<p>Monitor at-risk affordable housing units -</p> <ul style="list-style-type: none"> Continue to provide land acquisition, construction, and permanent financing for the development of new affordable homes. Provide financing for the acquisition/rehabilitation of existing market-rate rental housing to create newly-affordable homes. Issue Notices of Funding Availability at least annually for both New Construction and Preservation. Proactively assess and monitor affordable units at risk of losing affordability by 2031, and reach out to property owners, tenants, and qualified entities to negotiate and assist in preserving existing affordable homes. Enlist consulting assistance to create and update risk assessment reports regularly. For properties at-risk, contact property owners within one year of the affordability expiration date to discuss the City's desire to preserve the units. Jointly explore funding sources and other options with property owners to preserve the affordability of the units with long-term covenants. Coordinate with property owners to ensure notices to tenants are sent out at 3 years, 12 months, and 6 months, as required by state law. Provide other technical assistance, as feasible, to assist in developing, financing, or supporting preservation efforts. 	1	<p>Need for Loss of existing affordable housing units</p> <p>Displacement prevention</p>	<p>Focus groups:</p> <ul style="list-style-type: none"> Veterans LGBTQ+ Disability Indigenous Peoples <p>Rental access Equity working group</p> <p>Housing Element goals/strategies community meetings</p>	Housing	Activity C W/No	<p>Annually 2023-24</p> <p>Updated reports by 2024 and 2028</p> <p>coordination and noticing as required</p>	<p>NOFAs issued</p> <p>Funds committed</p> <p>Affordable homes created</p> <p>Affordable homes 2024, 2026, 2028, 2030:</p> <p>Creation of risk-based reports</p> <p>10 meetings held</p> <p>By 2031: 600 existing at-risk units preserved</p>
P-19R-2	<p>Expanded City Density Bonus program - Increase the City's Density Bonus by at least 10% above State statutory requirements, and identify other ways the City's Density Bonus Ordinance could be expanded to result in more affordable homes, include more pre-approved concessions and incentives, and/or add CEQA clearance. Establish a Preservation NOFA -</p> <ul style="list-style-type: none"> Establish a regular housing Preservation program, including an annual funding allocation averaging at least \$5 million (dependent on funding availability), funding priorities, underwriting guidelines, Notice of Funding Availability (NOFA) scoring framework, NOFA issuances, and ongoing workplan. Eligible Preservation activities should include acquisition and rehabilitation of existing market-rate housing, community land trusts' 	1	<p>Need for lack of affordable housing</p> <p>Lack of funding for preservation</p> <p>Displacement prevention</p>	<p>Rental access Neighborhood equity working group</p> <p>Housing production focus groups/Element strategies/goals community meeting</p> <p>From Citywide Anti-Displacement Strategy</p>	PBCE, Housing	Program CW/No	<p>2027 First NOFA 2024</p>	<p>Study Jun 2024: Program guidelines completed</p> <p>Council approval of Ordinance changes</p> <p># Affordable units created through Density Bonus</p> <p>Number of units by AMI category by Dec 2024: First NOFA issued at</p>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	WHODE PT	TYPEGEO	TIMING	METRICS
	<p><u>rental housing acquisition, and other nonprofit-led alternative homeownership models.</u></p> <ul style="list-style-type: none"> • <u>Create a staffing plan for a Preservation team to underwrite, fund and facilitate Preservation deals, and request staffing through the city budget process when ongoing sources of funding are available for this work.</u> 							<p><u>least every other year (i.e., at least 4 NOFAs during the Sixth Cycle compliance period)</u></p> <p><u>\$5M average available per year per NOFA</u></p> <p><u>By 2031: At least 110 units of newly-restricted affordable housing acquired by nonprofits and rehabilitated through City and external funding</u></p>
R-3	<p>Diridon Preservation Pilot -</p> <ul style="list-style-type: none"> • <u>Create and fund the Diridon Preservation Pilot Program for the area around the Diridon Station Area.</u> • <u>Issue Notices of Funding Availability to enable developers to acquire, rehabilitate and make affordable market-rate properties appropriate to preserve as the Station Area develops.</u> • <u>Identify buildings' desired physical profiles depending on location and development potential to help maintain buffer areas between dense Station Area developments and surrounding low-rise neighborhoods.</u> 	1, 4	<p><u>Lack of funding for preservation</u></p> <p><u>Lack of affordable housing</u></p> <p><u>Displacement prevention</u></p>	<p><u>From Diridon Station Area Plan</u></p>	<p><u>Housing, PBCE, OEDCA</u></p>	DTW	2025	<p><u>Jan 2025: Pilot creation</u></p> <p><u>City Council approval of pilot</u></p> <p><u>By Dec 2025: NOFAs issued</u></p> <p><u>By Aug 2026: Council approval of funding commitments</u></p> <p><u>55 homes preserved through acq/rehab in defined area around Diridon Station Area</u></p>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	WHODE PT	TYPEGEO	TIMING	METRICS
R-4	Implement the Community Opportunity to Purchase Program – <u>The City Council voted 7-4 to reject the proposal and directed staff to stop work on this program. Program has been removed.</u>							
P-20R-5	Mixed-income housing – <u>Facilitate housing with a range of income levels (from extremely low- to moderate-income and market-rate) at the building level. Foster mixed-income housing that is 100% restricted affordable at a range of income levels, and facilitate market-rate housing that incorporates affordable homes at the building level.</u> Acquisition Loan Fund – <u>Work with external funders to identify and/or establish sources of reliable acquisition financing that work together with City preservation Notices of Funding Availability, with the goal of preserving low-cost housing, creating more restricted affordable multifamily properties, and stabilizing low-income renters who are disproportionately people of color.</u>	1,5	<u>Financial infeasibility</u> <u>Lack of affordable developments</u> <u>Economic segregation</u> <u>Loss of neighborhoods</u> <u>Stigma concerns of stand-alone existing affordable housing</u> <u>Displacement prevention</u>	<u>Retained from 5th Cycle and updated</u> <u>Supported by Rental access working group, Neighborhood equity working group, Housing Element goals/strategies community meetings.</u> <u>In Housing Crisis Workplan</u>	Housing	<u>Policy</u> <u>CW</u> <u>/No</u>	<u>2023-31</u> <u>2026</u>	<u># of housing developments with market-rate or moderate-income units and ELI and/or VLI units</u> <u>Request for Proposals issued for partner lender(s) if needed</u> <u>Loan product defined and rolled out</u> <u># units acquired with Loan Fund(s)</u>
R-6	Mobilehome Park General Plan designation for remaining 56 mobilehome parks – <u>Apply the Mobilehome Park Land Use Designation through City-initiated General Plan Amendments to the remaining 56 mobilehome parks, and rezone the sites, to promote preservation, public input, and transparency on any future mobilehome park conversion proposals.</u>	1	<u>State law regarding zoning consistency and transparent public process for any conversion proposal of this finite housing stock.</u> <u>Displacement prevention</u>	<u>From Housing Crisis Workplan</u>	PBCE	<u>CW</u> <u>No</u>	<u>June 2024</u>	<u>2024: Council approval of General Plan Amendments and rezonings: 13 mobilehome parks with new land use designation by Jan 2024; remainder by June 2024</u>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	WHODE PT	TYPEGEO	TIMING	METRICS
P-21R-7	<p>Special needs housing NOFA – Issue Notices of Funding Availability (NOFAs) for City funds that incent deeply affordable housing developments that serve Special Needs populations, to the extent the City is allowed under law. Focus on populations and protected classes identified as having highest housing needs versus supply in the Housing Balance Report. Extension of affordable housing restrictions –</p> <p><u>Preserve existing deed-restricted affordable housing for properties in the middle of their affordability terms by routinely negotiating to extend the City's affordability restrictions in return for the City's amended loan terms or other actions on properties in its existing portfolio.</u></p>	1,5	<p><u>Lack of Expiration of affordability restrictions in affordable housing for special-needs-populations stock.</u></p> <p><u>Legal barriers to providing housing-based on-raceDisplacement prevention</u></p>	<p><u>LGBTQ+ focus group.</u></p> <p><u>Disability focus group.</u></p> <p><u>Veterans focus group and Indigenous Peoples focus group</u></p>	Housing	CW/No	2023-31 Ongoing	<p><u>NOFAs issued</u></p> <p><u>Council commitments</u></p> <p><u># resulting affordable units</u></p> <p><u>By 2031:</u></p> <p><u>preserve affordability for at least 900 units in the middle of their affordability terms (average of 112 units per year)</u></p>
R-8	<p>Work with the Bay Area Housing Finance Authority (BAHFA) on Moderate-income Financing Strategy –</p> <p><u>Advocate for legislation and work regionally with partners to create and/or use a JPA-issued bonds product that supports moderate-income housing and deeper affordability, controls escalation of rents, and delivers sufficient public benefit.</u></p>	1	<p><u>Need for moderate-income housing and rent stability</u></p>	<p><u>From Housing Crisis Workplan</u></p>	Housing, OEDCA, Finance	CW/No	2027	<p><u>2027: If product is defined and feasible, request Council approval for structure</u></p> <p><u>By 2031: Complete at least 2 transactions if feasible</u></p> <p><u># newly-affordable homes at each income level</u></p>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	WHODE PT	TYPEGEO	TIMING	METRICS
R-9	Creation of a Preservation Policy – <u>Create a community-informed Preservation Policy statement for Council consideration that establishes a goal of preserving existing affordable and low-cost housing and helping to prevent displacement, to inform programs, resources, and development of policy decisions.</u>	<u>1, 3</u>	<u>Lack of those most affected voice in decision making processes.</u> <u>Lack of meaningful community input on City programs and policies.</u>	<u>From Citywide Anti-Displacement Strategy. Supported by neighborhood equity working group</u>	<u>Housing</u>	<u>CW/No</u>	<u>By 2024</u>	<u>Council approval of Policy</u>
R-10	Mobilehome park local inspections- <u>Strategy has been removed based upon feedback from local mobilehome owners, the Golden State Manufactured and Mobilehome Owners League (GSMOL), and commissioners on the Housing and Community Development Commission.</u>							
R-11	Owner-occupied home preservation – <u>To physically preserve existing homes, continue to fund urgent home repairs for low-income homeowners, many of whom are seniors, through nonprofit partners as funds are available.</u>	<u>1</u>	<u>Need to assist lower- income homeowners with urgent repairs.</u>	<u>Retained from 5th Cycle and updated</u>	<u>Housing</u>	<u>LMI</u>	<u>2023-31</u>	<u>1,600 low-income households assisted</u>
R-12	Revised Citywide Residential Anti-Displacement Strategy – <u>Update the current Anti-Displacement Strategy approved by the City Council in 2020 to integrate preservation activities and remove completed priorities. Evaluate effectiveness of existing tools, obtain ongoing best practices information from like-minded cities, obtain feedback on priorities from San Jose stakeholders, and seek City Council approval for revised anti-displacement and preservation policies or programs to pursue.</u>	<u>3, 1, 4</u>	<u>Prevent displacement of residents and coordinate efforts to do so.</u>	<u>Supported by neighborhood equity working group.</u>	<u>Housing</u>	<u>UDP</u>	<u>2024-29</u>	<u>Best practices researched</u> <u>Outreach conducted</u> <u>Strategy drafted</u> <u>2028: Council approval</u>
R-13	Soft Story program – <u>Develop a 'soft story' seismic mitigation ordinance for older multifamily buildings with weak and/or open frontlines, which have a higher likelihood of collapse during an earthquake and a high likelihood of being rent stabilized. Create an implementation process and incentive.</u>	<u>1,3</u>	<u>Need for safe, lower cost housing stock – Displacement prevention</u>	<u>State guidelines on remedying condition problems in existing housing</u>	<u>PBCE, Housing, Office of Emergency Mgt</u>	<u>CW/No</u>	<u>2024</u>	<u>Outreach conducted</u> <u>- Ordinance and program drafted</u>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	WHODE PT	TYPEGEO	TIMING	METRICS
	<u>retrofit program that increases renters' safety and considers equity issues for lower-income renters, minimizing their risk of displacement as a result of construction and rent increases.</u>							<u>Council approval of Ordinance and program</u> <u>Rebate program launched</u> <u># buildings receiving retrofits</u> <u>\$ funded for rebates</u>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE	TIMING	METRICS
P-22	Transit-oriented affordable housing near Diridon Station – To integrate restricted affordable housing around the City’s main transit station and maximize competitiveness for State affordable housing funding sources, prioritize sites within a one-half mile walkshed of Diridon Station for affordable housing through NOFA issuances and/or land purchases	1, 5	Lack of affordable housing	From Diridon Station Area Plan	Housing- PBCE	Policy	2024-31	NOFAs prioritizing area
P-23	Pursue AHSC funding near Diridon Station – Partner with transit agencies and affordable housing developers to apply for State Affordable Housing and Sustainable Communities grants for both affordable housing developments and greenhouse gas-reducing improvements near Diridon Station Area.	1, 4	Reduce harmful environmental effects of greenhouse gases and need for affordable homes near transit to maximize access by disabled residents	From: Diridon Station Area Plan Diridon Affordable Housing Implementation Plan	Housing- DOT	Activity	2023-31	AHSC applications submitted AHSC applications awarded \$ awarded
P-24	Deleted.							
P-25	Updated Inclusionary Housing program fees —Conduct a fees study to ensure the Inclusionary Housing program remains feasible and does not present a barrier to housing construction	4	High cost of housing development	Housing Element goals/strategies community meeting From Housing Crisis Workplan	Housing	Activity	2027-28	Fees study produced

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE	TIMING	METRICS
P-26	Accessory Dwelling Unit (ADU) Amnesty program – Resume the ADU Amnesty program to waive permit fees and penalties to incentivize homeowners to legalize their unpermitted ADUs that meet or will meet code requirements.	1, 3	Needs include: • Housing production • Safe housing • Low-income homeowners to gain wealth by renting	Retained from 5th Cycle and updated Council direction	PBCE	Program	2024-31	July 2024:- Program release Dec 2031:- Approximately 150 ADUs into compliance by 2031
P-27	Accessory Dwelling Unit (ADU) affordability – Study the feasibility of an ADU financing program to house low- and very low-income renters. Within this potential program, seek to incentivize ADU development by low- and moderate-income homeowners as a wealth building strategy that also helps meet housing needs in our market. If feasible, and City funding available, seek external partners to jointly create a subsidy program for City Council consideration.	1, 3, 5	Build wealth for low-income homeowners House low- and very low-income residents	Consistent with feedback from anti-displacement outreach on need for income for existing low-income homeowners	Housing	Activity	2026	Feasibility analysis completed
P-28	Predevelopment loans – Provide predevelopment loans to assist nonprofit developers of City-owned properties with funds necessary to explore feasibility of proposed affordable multifamily housing.	4	High cost of housing development	Retained from 5th Cycle and updated	Housing	Activity	Ongoing- 2023-31	# predevelopment loans made # affordable units assisted
P-29	Fair Housing Equity Analysis for Specific Plans - Integrate fair housing analysis and anti-displacement analysis into specific plans and area plans, including Urban Village plans.	1, 3, 5	Unintended consequences of displacement and discrimination from development	Consistent with state guidance on sites inventory	PBCE, Housing	Policy	2026-27	Plans with fair housing analysis integrated
P-30	Updated feasibility study for Commercial Linkage Fee – Ensure funding for affordable housing is being paid per the City's new Commercial Linkage Fee. Periodically update the feasibility study, including geographic analysis, to update fee levels for then-current market conditions. First trigger is fall 2023 or after 1M square feet in executed leases of new construction over 100,000 sq. ft. in the Downtown over more than one building, whichever happens first. Integrate the fee into Development Agreements, as appropriate.	4	Need for resources for affordable housing production and preservation	From Housing Crisis Workplan	QEDCA, Housing	Program	Start summer 2023 or when trigger is reached	Feasibility study update Council approval of updated fees \$ CLF revenues collected # affordable units

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE	TIMING	METRICS
								subsidized

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE	TIMING	METRICS
P-31	Land acquisition for affordable housing in target locations— Target the City's land acquisition for affordable housing development in areas close to transit and higher-opportunity neighborhoods.	1,4	Increase resident-mobility and access to higher-opportunity-neighborhoods Lessen-environmental-impacts of housing	Retained from 5th Cycle and updated	Housing	Activity	Ongoing-2023-31	# parcels-purchased # projected-affordable units-assisted
P-32	Higher subsidies per unit— In areas in which affordable housing-development will cost more due to higher land-costs, smaller-buildings, or mid- or high-rise construction, ensure that City-subsidies-per unit are sufficiently higher so as to not disincent building in these areas.	1,4	Build affordable-housing in areas of higher-opportunity-and close to transit	Rental-access working-groups, housing production-focus groups, and Housing-Element goals/strategies-community meetings Consistent with Diriden-Affordable Housing-Implementation Plan	Housing	Program	Annual-NOFAs-2023-31	Adjustments to-NOFA/program-guidelines
P-33	Deleted.							
P-34	Affordable housing funding advocacy— • Support bond funding initiatives at the County and regional levels to increase the supply of affordable housing production and preservation— • Sustain advocacy for State and federal funding programs and advocate for more resources so that they meet the affordable housing production and preservation needs of San José— • For homelessness response, advocate for both operating and capital subsidies.	1,2	Lack of funding-for affordable-housing Lack of funding-for preservation Lack of ongoing-funding for homelessness-response	Focus groups: • Veterans • LGBTQ+ • Disability • Indigenous Peoples • Formerly homeless Homeownership-working group	Housing-IGR	Activity	2023-28	Support letters-issued Participation on-working groups

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#	STRATEGY	GOALS	BARRIER / NEED	CITED-BY	DEPT	TYPE	TIMING	METRICS
P-35	Small multifamily housing— Allow missing middle housing uses citywide (for buildings with 2-4 units) and in higher-opportunity areas (for buildings with 6-10 units) and establish pre-approved plans for these housing types. As directed by the City Council, define design standards and educate the public about financing programs that could result in restricted affordability.	1, 5	Lack of housing for middle-income residents	African-ancestry focus-group State Prohousing- Designation Program	PBCE, Housing	Activity	2026	Feasibility- analysis done Plans created Design standards- created Council approval of land use changes, design standards Publish financing information
P-36	Alum Rock East Urban Village Plan – Complete Alum Rock East Urban Village Plan to facilitate construction of market-rate housing and healthy neighborhoods.	1, 4	Need for more-housing at all-income levels	City’s Housing Crisis- Workplan	PBCE	Program	2025	Outreach- conducted- Plan drafted Council approval- of Plan
P-37	CEQA analysis for Urban Villages – Identify funding for and conduct program-level CEQA analysis as part of the process of developing or updating for Urban Village Plans to help speed developments’ timelines and remove barriers to housing production.	1	Environmental- review lengthens- development- timeframes and- increases cost	Developer focus group, City Auditor report March 2022, State Prohousing- Designation Program	PBCE	Program	2027	Council approval- of CEQA study
P-38	Adequate sites for lower-income households on nonvacant and vacant sites identified in previous housing element cycles – Rezone sites to allow development by-right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower-income households on sites identified in Appendix F, Table B to accommodate lower income RHNA sites previously identified in the 4th and 5th cycle housing elements’ inventories.	1	Statutory- Requirement, Government Code section 65583.2(i)	N/A	PBCE	Activity	2023- 2024	Council approval- of zoning- changes
P-39	Replacement unit program for selected sites – To mitigate the loss of affordable housing units, require new housing developments on selected sites to replace all affordable housing units lost due to new development. The City will, upon adoption of the Housing Element, adopt a policy and will require replacement housing units subject to requirements of Government Code section 65583.2 subdivision (g)(3) on all sites identified in the Sites Inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site identified in the Sites Inventory meeting the following conditions: 1) site currently has residential uses or within the past	1	Statutory- Requirement, Government Code Section 65583.2, subdivision (g)(3)	N/A	PBCE, Housing	Activity, Policy	2023	Council adoption- of the policy.

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#	STRATEGY	GOALS	BARRIER / NEED	CITED-BY	DEPT	TYPE	TIMING	METRICS
	<p>five years has had residential uses that have been vacated or demolished, and 2) was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, or 3) site's residences were subject to any other form of rent or price control through a public entity's valid exercise of its police power, or 4) site's residences occupied by low- or very low-income households.</p>							
P-40	<p>Evaluate Urban Village planning process – To streamline the development of urban village plans and unlock more sites for housing, evaluate General Plan 2040's urban village strategy and consider possible amendments, including but not limited to:</p> <ul style="list-style-type: none"> • reducing and consolidating urban village areas • reevaluating required components of urban village plans, and • accelerating timelines while still supporting community engagement throughout the process. <p>In addition, recommend the City Council amend General Plan Policy IP-5.15 to encourage the City to identify a stable, internal funding source to cover the majority of costs for urban villages' planning processes.</p>	4	Need to ease infill-housing-development-processes-to-increase-development-	Developer focus groups-	PBCE-	Activity,- Policy-	2024-2026-	Convene 4-year-review-stakeholder-group Council approval of 4-year review-
P-41	<p>Review Planning Permit Findings– Review and revise subjective language used in standard permit findings for site development permits or conditional/special use permits which are required or housing development.</p>	4	Objective language such as “mutually-compatible-and-aesthetically-harmonious,” “character-of-the-neighborhood,” is-potentially-not-consistent-with-state-law-and/or-constraining-development-particularly-higher-density-or-multifamily-projects.	HCD	PBCE	Activity	2025	Council approval of ordinance

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#	STRATEGY	GOALS	BARRIER / NEED	CITED-BY	DEPT	TYPE	TIMING	METRICS
P-42	Group homes for seven or more persons—update zoning code to ensure consistency with State and Federal laws and AFFH	4	Addressing barriers to the development of special needs housing		PBCE	Activity	2024	Update ordinance
P-43	Update City Density Bonus—Update City Density Bonus Ordinance to ensure compliance with State Density Bonus Law.	4		HCD	PBCE	Activity	2024	Council approval of ordinance amendments
P-44	Urban Villages—Conduct an in-depth mid-term evaluation of actions that incentivize or remove constraints on Urban Villages, including effectiveness, and commit to making adjustments within a specified time period.	4		HCD	PBCE	Activity	2027	Completion of evaluation
P-45	Pipeline Projects Evaluation—conduct a bi-yearly evaluation of Pipeline projects to determine if inventory buffer can accommodate projects that do not commence to building permit stage.	4		HCD	PBCE	Program	Ongoing	Present findings during housing element annual reporting period
P-46	Rezoning Program for Shortfall, low income sites—The city will rezone sites identified in the Sites Inventory, Table B, pursuant to Housing Element Law (Gov. Code 65583.2 (h) and (i)). The rezoning program will be consistent with the following: 1. By right approval: The zoning must allow for by-right approvals if at least 20% of the units in a project are affordable to lower income households and the project does not need a subdivision. See below for definition of “by right.” 2. Limits on small sites: The site must be large enough for at least 16 units under the rezoning. 3. Minimum 20/30 units per acre: The zoning must allow at 30 units per acre. 4. Limits on mixed-use development: Specifically, the jurisdiction must meet one of the two following conditions: 1. At least half of the lower income units must be placed in zoning districts that are exclusively residential, or 2. The rules must allow for 100% residential development and must require that the	4		HCD	PBCE	Program	2024	Council approval of rezoning ordinance changes

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#	STRATEGY	GOALS	BARRIER / NEED	CITED-BY	DEPT	TYPE	TIMING	METRICS
	proposed development be at least 50% residential by floor area.							

Table 3-2: Preservation of Market-Rate and Affordable Housing

#	STRATEGY	GOALS	BARRIER/NEED	CITED BY	DEPT	TYPE	TIMING	METRICS
R-1	<p>Monitor at-risk affordable units-</p> <ul style="list-style-type: none"> Proactively assess and monitor at-risk affordable units and reach out to property owners, tenants, and qualified entities to negotiate and assist in preserving existing affordable homes. Enlist consulting assistance to create and update risk assessment reports regularly. 	1	<p>Loss of existing affordable housing units</p> <p>Displacement prevention</p>	Equity working group	Housing	Program	Updated reports by 2024 and 2028	<p>Creation of risk-based reports</p> <p># meetings held</p> <p># units preserved</p>
R-2	<p>Establish a Preservation NOFA-</p> <ul style="list-style-type: none"> Establish a regular housing Preservation program, including an annual funding allocation averaging at least \$X million (dependent on funding availability), funding priorities, underwriting guidelines, Notice of Funding Availability (NOFA) scoring framework, NOFA issuances, and ongoing workplan. Eligible Preservation activities should include acquisition and rehabilitation of existing market-rate housing, community land trusts' rental housing acquisition, and other nonprofit-led alternative homeownership models. Create a staffing plan for a Preservation team to underwrite, fund and facilitate Preservation deals, and request staffing through the city budget process when ongoing sources of funding are available for this work. 	1	<p>Lack of affordable housing</p> <p>Lack of funding for preservation</p> <p>Displacement prevention</p>	<p>Neighborhood equity working group</p> <p>Housing Element strategies/goals community meeting</p> <p>From Citywide Anti-Displacement Strategy</p>	Housing	Program	First NOFA 2024	<p>June 2024: Program guidelines completed</p> <p>by December 2024: First NOFA issuances issued at least every other year (i.e., at least 4 NOFAs during the Sixth Cycle compliance period)</p> <p>\$5M average available per year per NOFA</p> <p>By 2031: At least 110 units of newly-restricted affordable housing acquired by nonprofits and rehabilitated through City and external funding.</p>
R-3	<p>Diridon Preservation Pilot-</p> <ul style="list-style-type: none"> Create and fund the Diridon Preservation Pilot Program for the area around the Diridon Station Area. Issue Notices of Funding Availability to enable developers to acquire, rehabilitate and make affordable market-rate properties appropriate to preserve as the Station Area develops. Identify buildings' desired physical profiles depending on location and development potential to help maintain buffer areas between dense Station Area developments and 	1,4	<p>Lack of funding for preservation</p> <p>Lack of affordable housing</p> <p>Displacement prevention</p>	From Diridon Station Area Plan	Housing, PBCE, OEDCA	Program	2024-25	<p>Pilot creation</p> <p>City Council approval of pilot</p> <p>NOFAs issued</p> <p>Council approval of funding commitments</p> <p># homes preserved in</p>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED-BY	DEPT	TYPE	TIMING	METRICS
	surrounding low-rise neighborhoods.							defined area around Diridon Station Area

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE	TIMING	METRICS
R-4	Deleted							
R-5	Acquisition Loan Fund – Work with external funders to identify and/or establish sources of reliable acquisition financing that work together with City preservation Notices of Funding Availability, with the goal of preserving low cost housing, creating more restricted affordable multifamily properties, and stabilizing low-income renters who are disproportionately people of color.	4	Lack of affordable housing. Loss of existing affordable housing. Displacement prevention.	Supported by Rental access working group, Neighborhood equity working group, Housing Element goals/strategies community meetings. In Housing Crisis Workplan	Housing	Activity	2026	Request for Proposals Issued if needed; loan product defined and rolled out; # units acquired with Loan Fund(s)
R-6	Mobilehome Park General Plan designation for remaining 56 mobilehome parks – Apply the Mobilehome Park Land Use Designation through City-initiated General Plan Amendments to the remaining 56 mobilehome parks, and rezone the sites, to promote preservation, public input, and transparency on any future mobilehome park conversion proposals. Residents of mobilehome parks are disproportionately lower income and seniors.	4	State law regarding zoning consistency and transparent public process for any conversion proposal of this finite housing stock. Displacement prevention.	From Housing Crisis Workplan	PBCE	Activity	2026	2024: Council approval of General Plan Amendments and rezonings # mobilehome parks with new land use designation
R-7	Extend affordable housing restrictions – Preserve existing deed restricted affordable housing by routinely negotiating to extend the City’s affordability restrictions in return for the City’s amended loan terms or other actions on properties in its existing portfolio.	4	Expiration of affordability restrictions in affordable housing stock. Displacement prevention.	LGBTQ+ focus group, Disability focus group, Veterans focus group and Indigenous Peoples focus group	Housing	Activity	Ongoing	By 2031: preserve at least 900 units of at-risk affordable housing, or an average of 112 units per year.

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE	TIMING	METRICS
R-8	Work with the Bay Area Housing Finance Authority (BAHFA) on Moderate-income Financing Strategy — Advocate for legislation and work regionally with partners to create and/or use a JPA-issued bonds product that supports moderate-income housing and deeper affordability, controls escalation of rents, and delivers sufficient public benefit. Goal of completing three transactions by 2027.	4	Need for moderate-income housing and rent stability.	From Housing-Crisis Workplan	Housing, OEDCA, Finance	Program, Activity	2027	# transactions # newly-affordable homes at each income level
R-9	Create a Preservation Policy — Create a community-informed Preservation Policy statement for Council consideration that establishes a goal of preserving existing affordable and low cost housing and helping to prevent displacement, to inform programs, resources, and development of policy decisions.	1, 3	Lack of those most-affected voice in decision-making processes. Lack of meaningful community input on City programs and policies.	From Citywide Anti-Displacement Strategy. Supported by neighborhood equity working group.	Housing	Policy	By 2024	Council approval of Policy
R-10	DELETED							
R-11	Owner-occupied home preservation — To physically preserve existing homes, continue to fund urgent home repairs for low-income homeowners, many of whom are seniors, through nonprofit partners as funds are available.	4	Need to assist lower-income homeowners with urgent repairs.	Retained from 5th Cycle and updated	Housing	Program	Ongoing	# low-income households assisted
R-12	Revised Anti-Displacement Strategy - Update the current Anti-Displacement Strategy approved by the City Council in 2020 to integrate preservation activities and remove completed priorities. Evaluate effectiveness of existing tools, obtain ongoing best practices information from like-minded cities, obtain feedback on priorities from San Jose stakeholders, and seek City Council approval for revised anti-displacement and preservation policies or programs to pursue.	3, 1, 4	Prevent displacement of residents and coordinate efforts to do so.	Supported by neighborhood equity working group.	Housing	Program	2027-29	Best practices researched Outreach conducted Strategy drafted Council approval

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE	TIMING	METRICS
R-13	Soft Story program—Develop a 'soft-story' seismic mitigation ordinance for older multifamily buildings with weak and/or open frontlines, which have a higher likelihood of collapse during an earthquake and a high likelihood of being rent stabilized. Create an implementation process and incentive retrofit program that increases renters' safety and considers equity issues for lower-income renters, minimizing their risk of displacement as a result of construction and rent increases.	1,3	Need for safe, lower-cost housing stock Displacement prevention	State guidelines on remedying condition problems in existing housing	PBCE, Housing, Office of Emergency Mgt	Program	2024	Outreach conducted Ordinance and program drafted Council approval of Ordinance and program Rebate program launched # buildings receiving retrofits \$ funded for rebates

3.2 Goal 2: Sufficient housing for people experiencing homelessness

The homelessness crisis in San José and across the Bay Area is growing. In Santa Clara County, people experiencing homelessness were shown in 2020 to be disproportionately Black/African American, American Indian/Alaskan Native, and Hispanic/Latino/a/x. The City is focused on implementing strategies from the Countywide [Community Plan to End Homelessness](#).

The strategies under Goal 2 (Table 3-3) include providing permanent and temporary housing for people experiencing homelessness, funding the delivery of services to people without homes and in service-enhanced housing, and helping to prevent people from becoming homeless. With its partners across the County, the City seeks to do this work with an equity lens, centering the experiences of those with lived experience in homelessness.

Table 3-3: Housing and Systems for People Experiencing Homelessness

#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPEGEO	TIMING	METRICS
H-1	Interim homeless housing construction -- Complete construction of emergency interim housing development in the Civic Center and Rue Ferrari areas. Seek ongoing funding from the State and Federal governments to pay for operations and services for the City's emergency interim housing units and shelter beds.	2	Lack of emergency housing Lack of shelter beds	LGBTQ+ focus group for increase in shelters Formerly incarcerated focus group for increase in transitional housing Revised from 5th cycle	Housing	activity Site	2025	2023: Identify sites 2025: Units completed Funds obtained for operations & services
H-2	Interim housing for people experiencing homelessness in hotels/ motels -and other existing buildings -- Continue to use hotels and motels and other existing residential properties to provide supportive housing for people experiencing homelessness; and seek additional Homekey funding from the State for both capital improvements and ongoing operations costs.	2	Lack of supportive and transitional housing-	LGBTQ+ focus group for increase in shelters Support from formerly incarcerated focus group for increase in transitional housing Revised from 5th cycle	Housing	Program CW/ No	2023-31	#hotelsAt least one property newly acquired \$At least five properties operated At least \$19M of new Homekey awards #accepted for acquisition/rehabilitation At least 280 residents housed
H-3	Conversion of hotels/motels for homeless housing - This work is part of H-4, and so has been deleted.							
H-4	Shelters streamlining throughout the City-- Identify needed improvements in land use, zoning, and building regulations to streamline City processes and speed the pace of building emergency interim housing units and	2	Development and permit barriers to increasing shelters.	LGBTQ+ focus group for more shelters, specifically shelters for LGBTQ+ persons	Housing, PBCE, Public Works	Activity	2025	Amendments to code approved by Council Time spent on approvals of shelters

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GEO	TIMING	METRICS
	emergency homeless shelters in all areas of the City. Planning would oversee these zoning code changes. Shelters streamlining throughout the City – Combined with H-14.			General support at Housing Element goals/strategies- community meetings Consistent with Citywide Roadmap priorities per Council direction				
H-5	Low-cost permanent housing solutions – Revise the City’s zoning code. Removed due to remove any impediments to the creation/lack of permanent housing solutions such as shared housing or other creative arrangements that provide constraints for low-cost permanent housing alternatives that help prevent and address homelessness per constraints analysis.	2	Need to avoid homelessness Lack of housing for people experiencing homelessness	General support at Housing Element goals/strategies- community meetings	PBCE, Housing	Activity	2025	Review of code for impediments Amendments to code approved by Council
H-6	Housing with integrated health care – In coordination with County Behavioral Health, Santa Clara Valley Health and Hospital System, and health plans in the region, seek to generate new housing opportunities that integrate health care for the complex needs of people currently or formerly experiencing homelessness.	2, 1	Need for services-enhanced housing for people experiencing/ed homelessness	Consistent with Community Plan to End Homelessness	CMO, Housing	CW/No	2023-2025-31	# of By 2031: At least one new developments/development with on-site health services
H-7	Safe/supportive parking programs – Operate overnight and 24-hour safe parking programs for both RVs and car vehicles and other emergency shelter options; and seek permanent funding sources for these uses.	2	Lack of shelters and emergency housing for people experiencing homelessness	LGBTQ+ focus group Public meetings on strategy ideas Retained and revised from 5th cycle	Housing	Program C W/No	2023-31	#At least 45 safe parking spaces created for both RVs and car vehicles Amount of budget At least \$1.7M spent on safe parking site preparation At least \$1.2M spent per year on safe parking operations and services.

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GEO	TIMING	METRICS
H-8	Nonprofit-provided homeless support services - Continue to fund nonprofit agencies that provide services to people who are homeless or at risk of becoming homeless, with highest priority to those most in need at or below 30% of the Area Median Income. Funding would support programs including, but not limited to, those that prevent and end homelessness, and those that provide case management and services for formerly unhoused residents in permanent supportive housing, interim housing, and shelters.	2	Need for housing and services for people experiencing homelessness	Veterans focus group and formerly homeless focus group Housing Element goals/strategies community meeting Retained from 5th cycle	Housing	Activity <u>CW/No</u>	2023-31	Funding to nonprofit service providers # people assisted
H-9	Street-based services for unhoused residents - <ul style="list-style-type: none"> • Fund street-based services such as outreach, hygiene services, behavioral health, and transportation options to meet the needs of unsheltered residents. • Use input from persons with lived experience to help define what services should be available. • Advocate for ongoing funding from the state and Federal governments for this purpose. 	2	Lack of services for unsheltered residents	Focus groups: Veterans, Disability, LGBTQ+, Indigenous Peoples, African ancestry Housing Element goals/strategies community meetings Consistent with Community Plan to End Homelessness	Housing, IGR	Activity <u>CW/No</u>	Annually 2023-31	Funds budgeted Services provided # # of clients served
H-10	Racial and other bias of protected classes in homeless shelter and supportive housing systems - Increase access to homeless shelters and permanent supportive housing for people experiencing homelessness who are in protected classes by examining data on city-funded shelters and permanent supportive housing developments, and collaborating with the County, to identify systemic racism and patterns of other biases, and working with shelter staff to remedy issues, of protected classes.	2	Racism and bias within administration and operation creates harm and not serving population disproportionately people of color.	Support by formerly homeless focus group and LGBTQ+ focus group Consistent with Community Plan to End Homelessness	Housing	Activity <u>CW/No</u>	2027	Dec 2023: Meet with County, service providers and property management staff on accessing data 2024, 2027, 2030: Collect data, analyze data Within 12 months following each analysis completion: Work with partners <u>annually</u> to provide technical assistance sessions as needed <u>to ensure the City is meeting its AFFH obligations</u>

#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GEQ	TIMING	METRICS
H-11	<p>Feedback from those with lived experience in homelessness in decision making -</p> <ul style="list-style-type: none"> • Create additional feedback mechanisms for clients with lived experience of homelessness on how programs are serving the needs of this population. • Integrate requirements into City-funded contracts for grantees to create feedback mechanisms. • Work with the Lived Experience Advisory Board, composed of residents who have experienced homelessness, to evaluate key City-funded services and initiatives, including encampment support, street outreach, referrals to new housing opportunities, shelters, emergency interim housing provision, and/or existing permanent supportive affordable housing. 	2	Lack of participation from those with lived experience in City-led decision-making processes	<p>Supported by LGBTQ+ focus group with a focus on LGBTQ+ persons, compensating people for their time and refrain from tokenization</p> <p>Consistent with Community Plan to End Homelessness</p>	Housing	Activity CW/No	2024-31	<p>2023-2031: Staff to attend meetings of LEAB or other lived experience groups at least once a year to ask for feedback on program priorities</p> <p>July<u>Jul</u> 2024: Identify universe of applicable contracts and timeline for renewals</p> <p>June<u>Jun</u> 2025: Contracts renewed amended to include consultative language, and include in newly awarded contracts</p> <p>By December<u>Dec</u> 2025: Goal of 90% of homelessness contracts with amended language requiring lived experience consultations</p>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GEO	TIMING	METRICS
H-12	<p>Neighborhood outreach and education on homeless housing and other housing topics -</p> <ul style="list-style-type: none"> Work with partners countywide on a community-based outreach campaign to promote dialogue and greater understanding of these issues. Outreach would focus on: <ol style="list-style-type: none"> the root causes of homelessness and different housing approaches for people experiencing homelessness controversial housing topics related to equity and protected classes. Focus community outreach in areas experiencing growth. Pursue ongoing funding to compensate community-based organizations and advocates to conduct outreach. Create content and outreach materials, post on City's website and establish regular cycles of issuing low-barrier Requests for Qualifications, identifying outreach partners, conducting regular trainings, and holding feedback and support sessions with outreach partners. 	2, 5	<p>Public opposition to housing strategies</p> <p>Public interest in effective homelessness response strategies</p>	<p>Strong support at Housing Element goals & strategies community meetings</p>	Housing, CMO, PBCE	Program CW/No	2024-31	<p>Materials prepared</p> <p>CBOs under contract</p> <p>Funding allocated</p> <p>Households outreached to</p> <p>Feedback sessions held</p>
H-13	<p>Regional homeless response coordination and planning -</p> <p>-In cooperation with the County of Santa Clara, Destination: Home, and other community partners, seek City Council approval of the City's implementation plan for the 2020-25 Community Plan to End Homelessness in Santa Clara County.</p>	2	<p>Address impacts of homelessness</p> <p>Need for organizations—addressing homelessness—to work towards common goals</p>	<p>Veterans focus group, LGTBQ+ focus group, High opportunity working group and Schools focus group</p> <p>Revised from 5th cycle</p>	CMO Housing	Activity CW/No	2023	<p>Council adoption of City's implementation plan</p>
H-14	<p>Emergency Shelters: -</p> <ul style="list-style-type: none"> Due to inadequate capacity to accommodate homeless population, update the Zoning Code to identify at least one zoning district which permits additional zones, in addition to Combined Industrial Commercial (CIC), where emergency shelters are permitted by right, pursuant to Review and ensure compliance with the requirements of Government Code Section 65583 (AB 2339). If amendments are necessary, the City will revise the 	2	<p>City does not have adequate/inadequate shelter capacity to address the need for emergency residential shelters in our city housing</p>	HCD	PBCE	ActivityCW /No	2024	<p>Council approval of ordinance amendments; 2024; necessary code amendments to comply with AB 2339 within one year of HEU adoption</p>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE	GEO	TIMING	METRICS
	<p><u>zoning code within one year of Housing Element adoption.</u></p> <ul style="list-style-type: none"> Amend <u>Conduct outreach to homeless shelter providers to determine additional process changes that the Specific Use Regulations for Emergency Shelters in Chapter 20.80, (Part 6, Section 20.80.500) to ensure compliance with Government Code Section 65583 (AB 2339) and City can incorporate to further facilitate the development of emergency interim housing and homeless shelters.</u> 								

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

With the Bay Area’s housing crisis and the COVID-19 pandemic, renters have experienced far more recent instability and displacement than homeowners. Tenant protections can help ensure that renters are not displaced by unfair practices, speculation, demolition, or other factors. Residents able to purchase a home can achieve housing stability, build equity, and pass down intergenerational wealth to future generations. Unfortunately, homeownership is out of reach for a large proportion of San José households with [June 2022 median sales prices](#) of \$1.56 million for detached single family homes, and \$826,000 for condominiums and townhomes.

Goal 3’s strategies (*Table 3-4*) focus on ensuring that all forms of tenure, including ones not common today, can provide households with stability and the foundation for a better life. These strategies address renter stability and access, fair housing, tenant protections, and wealth building. [Also note that while Preservation activities that keep existing residents in place are also housing stability measures, Preservation activities are shown under Goal 1 above.]

Table 3-4: Housing Stability, Tenant Protections, and Wealth Building

#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/REQ	TIMING	METRICS
S-1	<p>Tenant Resource Centers and violations reporting —</p> <ul style="list-style-type: none"> Incorporate Code Enforcement and Apartment Rent Ordinance violation reporting procedures as part of expanded tenant resource centers, including allowing for tenant associations to report such violations on behalf of tenants. Assist residents to learn how to file Code complaints and look up their status online in fixed or mobile Centers to help make the process more transparent. Improve coordination between Rent Stabilization Program and Code Enforcement staff and meet regularly. Identify additional funding and potentially additional staff to support Tenant Resource Centers. 	3	<p>Fear of retaliation by tenants to report code violations</p> <p>Need to make code enforcement processes widely available to ensure safe living conditions.</p>	Suggested by neighborhood equity working group	Housing, PBCE	Activity CW/No	2023-25	<p>Tenant resource centers with Code assistance</p> <p># residents assisted</p> <p># Housing/Code meetings held</p>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE GEO	TIMING	METRICS
S-2	Rental property registry improvement — Ensure that all permitted, rented residences in San José are registered with the City to aid in communications about renter resources and to ensure safety in emergency situations.	3	Need to contact renters in emergency conditions Difficulty communicating with renters	Supported by neighborhood equity working group and rental access equity group	Housing, Finance, PBCE	Progra mCW/N o	2025-28	% of City's rental units registered
S-3	Proactive Code enforcement in identified Project Hope Place-based neighborhoods — Proactive code enforcement helps to <u>arrestprevent</u> the decline and deterioration of aging rental stock, reduced blight conditions, and reduce likelihood of complaint-based evictions. Continue to implement the Multiple Housing Inspection Program citywide, with inspection frequency determined by severity of violations (Tier 1, 2 and 3). In addition, fund enhanced proactive inspections in Project Hope and other low-income communities of color with federal CDBG funds or other funds as available.	3	Decline and deterioration of aging housing stock Fear of retaliation by tenants for reporting housing code violations Targeted investments in under-invested neighborhoods	General support for ensuring safe housing conditions from equity working group and in Citywide Anti-Displacement Strategy outreach	PBCE	Progra mCW/N o	Ongoing 2023-31	Annually through 2031: At least 3 neighborhoods covered with enhanced multifamily inspections Annually through 2031: Average 200 250 units per neighborhood inspected per year (total 600 750 units per year) # of violations resolved within 150 days each year. Target of 2000 (includes mostly housing violations and some blight)

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE GEO	TIMING	METRICS
S-4	Updated relocation assistance — In Phase 1, update the City's municipal code to ensure that compensation given to residents for potential displacing events -- noticing, relocation payments, housing search assistance, the replacement of affordable units, and a right of return -- matches or exceeds any state requirements, is sufficient given current housing costs, and is consistent across City programs. In Phase II, create a program of regular updates, and consider amendments that cite housing cost data sources to enable the code to move with the market.	3	Cost burden to tenants when forced to relocate exacerbated by high local housing costs	From Citywide Anti-Displacement Strategies Supported by neighborhood equity working group	Housing, PBCE, CAO	Policy C W/No	Phase 1 by 2024 Phase 2 by 2027	Analysis complete Stakeholder outreach on cost escalators and proposed changes Council approval of code updates
S-5	Code enforcement improved case management - Implement a new Code Enforcement case management system for improved violation tracking to identify properties more easily with the most serious safety violations. Use the information to better educate the City's building preservation efforts.	3	Need to strategically allocate limited code enforcement capacity Unsafe housing conditions in housing stock	From Citywide Anti-Displacement Strategies Supported by neighborhood equity working group	PBCE, Housing	Program C W/No	Phase 1 by 2026 Phase 2 by 2028	January/Jan 2026: Phase 1 - New Case Management System Implemented. Violation tracking system in place January/Jan 2028: Phase 2 - Analysis of building performance complete- January/Jan 2029: Phase 3 - Stakeholder outreach on cost escalators and proposed changes- Council approval of code updates (if any)- January/Jan 2030: Phase 4 - Implementation complete-

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE GEO	TIMING	METRICS
S-6	<p>Proactive Code enforcement for more rented residences --</p> <p>Create a study on the cost, needed staffing, potential timeline for expansion, and other resources needed to expand the types of housing units covered by proactive code inspections: <u>which help avoid complaint-based evictions</u>. Units include rented single family homes, duplexes, condominiums, and/or townhomes. Bring a recommendation to City Council if needed resources can be identified.</p>	3	<p>Retalatory evictions from Code complaints of renters</p> <p>Physical condition problems in existing rented units of all kinds</p>	<p>Anti-displacement best practices from PolicyLink focus on proactive code enforcement. Included in Citywide Anti-Displacement Strategies (#6C)</p> <p>Supported by neighborhood equity working group</p>	PBCE	Activity CW/No	2025-27	<p>June 2025: Complete study</p> <p><u>December/Dec 2025: Recommendation to City Council if feasible</u></p>
S-7	<p>Financial literacy programs for potential homebuyers as funds remain available --</p> <p>Identify funding for nonprofit organizations to educate homebuyers on the homebuying process, homeownership responsibilities, and financial literacy. Identify funding for nonprofit organizations to deliver pre- and post-purchase homeownership counseling, and target services to lower-income protected class buyers to help them attain and stay in homeownership.</p>	3, 5	<p>Needed preparation and support for first-time homebuyers</p>	<p>Supported by attendees of HE goals/strategies community meeting, African ancestry focus group</p>	Housing	Progra CW/N o	2026-31	<p>Services provided</p> <p>Budget allocated</p> <p># buyers assisted</p>
S-8	<p>Homebuyer program redesign --</p> <ul style="list-style-type: none"> • Create feasibility analysis and plan to redesign the City's homeownership programs to have better reach to underserved populations. • <u>Programs would include City downpayment assistance to homebuyers, pre- and post-purchase housing counseling, affirmative marketing to underserved populations, alternatives to fee simple homeownership (such as community land trusts, limited equity cooperatives and long-term tenant leases with wealth accumulation program), funding sources for program offerings, and evaluation metrics for assessing the impact on closing racial homeownership gaps.</u> • <u>Target market programs through outreach in formerly redlined neighborhoods.</u> • Include protected class demographic information as part of all City-funded homeownership programs. • Analyze and report on data regularly to determine 	3, 5	<p>Lack of protected class data of who has benefitted from City's homeownership programs</p> <p>Need to increase homeownership rates for protected classes</p>	<p>Supported by African ancestry focus group, homeownership working group, schools focus group, equity organizations, and Indigenous focus group</p>	Housing	Progra CW/N o	<u>2025-26/2027</u>	<p><u>2026: Feasibility analysis and plan created</u></p> <p><u>2027: Council approval of program</u></p> <p><u>By 2031: Assist 100 households</u></p>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE GEO	TIMING	METRICS
S-9	<p>who programs are assisting.</p> <p>Fair Housing Equity Analysis and Anti-Displacement into Urban Village for Specific Plans -- Integrate appropriate fair housing equity analysis and residential and small business anti-displacement features into specific plans and area plans, including Urban Village plans. Consider anti-displacement features identified for from Five Wounds Urban Village updates into forthcoming Urban Village Plans and consider appropriateness for inclusion in the General Plan.</p>	1, 3, 4, 5	Need to stabilize lower-income residents and businesses in growing areas to avoid displacement	From Citywide Anti-Displacement Strategies and consistent with state guidance on sites inventory	PBCE, Housing	Activity Site, UDP	2023-24 for Five Wounds 2024-2031	<p>2024: Consultant identifies anti-displacement features for Five Wounds UV Plan</p> <p># of other UV Plans incorporating features</p> <p>By 2026: Fair Housing Equity Analysis method defined</p> <p>Ongoing: Plans with fair housing analysis and anti-displacement features integrated</p>
S-10	<p>Study on rent increases and burden in affordable housing --</p> <ul style="list-style-type: none"> • Research how rent increases in the City's restricted affordable apartments have been implemented over the last five years, given that area median income continues to increase rapidly in Santa Clara County. • Study rent burden and demographics for residents of affordable homes, and. Use research results to inform proposed state legislation and/or City policy. • Present findings and policy recommendations to the City Council. • Work actively on potential legislative solutions to high rent increases. 	3	Prohibitive rent increases in restricted affordable apartments	Support from rental access working group	Housing, IGR	Activity CW/No	2025	<p>January/Jan 2024: Research conducted</p> <p>January/Jan 2025: Findings presented to the City Council</p>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GEQ	TIMING	METRICS
S-11	Alternative documentation for non-citizens - Seek City Council approval of a policy requiring all property management companies managing restricted affordable apartments to advertise acceptance of alternative documentation for non-citizens. Prepare a workplan for implementation procedures for different types of affordable homes, with input from the City Attorney's Office.	3	Avoid discrimination in rental housing applications process for non-citizens Lack of knowledge of non-citizens that they could apply and be eligible for affordable housing	Supported by neighborhood equity working group and Housing Element goals/strategies community meeting	Housing CAO	Policy C W/No	2026	July <u>Jul</u> 2024: Council approval July <u>Jul</u> 2025: Workplan complete # properties implemented
S-12	Eviction Prevention - Housing Collaborative Weekly Eviction Prevention Court Clinic, Eviction Diversion Program and other support for legal services --- <ul style="list-style-type: none"> Work in ongoing partnership with the County's Superior Court and other community partners to staff an Eviction Diversion Program, holding weekly workshops at the Court to<u>Courthouse that</u> offer a spectrum of resources to all parties; including. <u>Resources include</u> rental assistance, social services referral, mediation, and legal assistance; and. Continue to conduct the eviction diversion program during the unlawful detainer court calendars. Identify funding to continue Eviction Diversion programming. Explore conversion of Superior Court Eviction Diversion into a possible Collaborative Housing Court model within the County's Superior Court Process that builds on the foundation of the weekly clinic and Eviction Diversion Program, as appropriate. Increase funding to nonprofit legal organizations to provide eviction counseling and defense. 	3	Lack of knowledge of non-citizens that they could apply and be eligible for. lack of funding and resources to provide eviction help and pre-eviction services Gap in services for pre-eviction services to address conflicts that easily escalate to eviction	Supported by rental access working group and veterans focus group Consistent with Citywide Anti-Displacement Strategy	Housing, CAO	Program mCW/N o	2023-31 assumes funding available	Workshops held Parties assisted People connected to new services Funding secured
S-13	Affordable housing renter portal language access - Ensure that online tenant rental portal, Doorway, is implemented with access in San José's top languages and accessibility to audio and visually impaired users.	3, 5	Lack of accessibility in notification of affordable housing opportunities	Suggested by LGBTQ+ focus group	Housing	Activity CW/No	2023 and ongoing	# languages # applicants using non-English versions

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GEO	TIMING	METRICS
S-14	<p>Advocacy for tenant-based vouchers --</p> <ul style="list-style-type: none"> Prioritize use of rental vouchers to expand housing choices for protected class, lower-income residents. Advocate with the state and/or sponsor legislation to allow the City to enforce its local Housing Payment Equality Ordinance that prevents property owners from rejecting applicants on the basis of their use of vouchers. Continue to use local funds for tenant voucher programs. Advocate at the state and federal levels for additional vouchers to meet local needs and expand housing choices. 	3	<p>Need for housing for those at lowest income levels</p> <p>Increase housing choice</p>	<p>Suggested by equity working group</p> <p>Supported by veterans focus group, disability focus group and high opportunity areas working group</p>	Housing, IGR	Program CW/N	2024-26	<p>State determination of enforcement path</p> <p>State approval of local enforcement or legislation if needed</p> <p>Legislation passage</p> <p>Support letters and meetings on vouchers</p>
S-15	<p>Tenant preferences in VTA station areas --</p> <ul style="list-style-type: none"> Work with the Valley Transportation Authority to implement the City's forthcoming affordable housing tenant preferences and other policies on affordable apartments in station area developments. Include in Anti-Displacement Tenant Preference all publicly-owned sites, development agreement, and negotiated developments to support this initiative. 	3	<p>Need to prevent displacement and prioritize most vulnerable in non-homeless units.</p>	<p>Tenant preferences supported at Housing Element goals / strategies community meetings</p>	Housing	Activity Site	2023 -31	<p><u>By 2031: At least 2 sets of affordability restrictions recorded requiring tenant preferences</u></p> <p><u>#70 restricted affordable units subject to preferences in station areas</u></p>
S-16	<p>Affirmative marketing languages and best practices for affordable housing --</p> <ul style="list-style-type: none"> <u>For all City-funded affordable housing, require affirmative fair housing marketing to be done in English plus top 3 languages-- by 2027.</u> Expand data collection and monitoring of affirmative marketing of affordable apartments for initial lease-up and waitlist openings. Create library of best practices including sample notices translated into multiple languages. 	3	<p>Lack of awareness of affordable housing opportunities</p> <p>Increase accessibility of affordable housing</p>	<p>Supported by Indigenous Peoples focus group</p>	Housing, CAO	Program CW/N	2026-27	<p><u>2027: Requirement rolled out</u></p> <p>Data collected for compliance</p> <p><u>2027: Library created & made available</u></p>
S-17	<p>Local Fair Chance / "Ban the Box" ordinance --</p> <ul style="list-style-type: none"> Complete a report to review best practices in housing formerly incarcerated people and assess the feasibility, impact, and enforcement options of a Fair Chance / Ban the Box ordinance for rental housing applicants that would limit the use of criminal records by property managers when they are screening 	3	<p>Discrimination in housing application to people with criminal background</p>	<p>Idea from equity working group</p> <p>Supported by former homeless focus group, veterans focus group and rental access working group</p>	Housing, CAO	Program CW/N	2026-28	<p>Report completed</p> <p>Council presentation made</p> <p>Outreach done</p> <p>Ordinance drafted</p>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE GEO	TIMING	METRICS
	<p>prospective tenants.</p> <ul style="list-style-type: none"> Draft an Ordinance and create a program proposal for the City Council's consideration. 							<p>Program proposal created</p> <p>Council consideration</p>
S-18	<p>Review data on City-monitored properties to identify Fair Housing issues --</p> <ul style="list-style-type: none"> Analyze protected class information in the City's affordable housing portfolio, identify outlier properties with unusual concentrations of certain types of residents, and Proactively meet with property managers and/or owners to review affirmative marketing and lease-up practices to solve potential fair housing problems. 	3, 5	<p>Lack of knowledge of affordable housing opportunities</p> <p>Tracking and preventing large scale fair housing issues</p>	<p>General support from disability focus group and African Ancestry focus group as to improving affirmative marketing and lease-up practices</p>	Housing	Program mCW/N o	<p>Starting in 2024/2025 and ongoing</p>	<p><u>Dec 2025: First data collection on residents and applicants, then 2027, 2029, 2031</u></p> <p><u>Aug 2026: Outliers analysis</u></p> <p><u># Meetings held Mar 2027: Meet with 100% of outlier properties</u></p> <p>Technical assistance given</p>
S-19	<p>Certificate of Preference program --</p> <p>Explore applicability of a Certificate of Preference program for the Diridon area to enable residents in danger of indirect displacement or who have been displaced to apply through separate queues for affordable apartments and/or homebuyer programs.</p>	3	<p>Need to prioritize access to affordable housing for most vulnerable</p>	<p>From Diridon Affordable Housing Implementation Plan</p>	Housing	Program mCW/N o	2027	<p><u>Jan 2025: Research and legal analysis conducted</u></p> <p><u>Jun 2027: Findings presented to Council</u></p> <p>If Council directed, program developed in 2027</p>
S-20	<p>Anti-displacement tenant preferences --</p> <ul style="list-style-type: none"> To help mitigate displacement and serve the most vulnerable local residents, develop fair-housing compliant tenant preferences for this population. Seek Council approval for two tenant preferences: an Anti-Displacement Tenant preference, and a Neighborhood Tenant preference. If approved, implement the preferences on affordable housing units subject to the preferences- <u>within 6 months of Council approval.</u> 	3	<p>Displacement of residents</p>	<p>Supported at Housing Element goals/ strategies community meetings</p> <p>Consistent with Citywide Anti-Displacement Strategy</p>	Housing, CAO	Policy U DP	2023-25	<p><u>June Jun 2023: Complete disparate impact analysis for 2 proposed preferences and submit to HCD for review</u></p> <p><u>Dec 2023: Complete draft ordinance and</u></p>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE GEO	TIMING	METRICS
	<ul style="list-style-type: none"> Seek the State's approval to use both tenant preferences within 12 months in HCD-funded affordable housing developments. 							<p>present to applicable City commissions and committees for review</p> <p>May 2023: Council approves ordinance</p>
S-21	<p>Facilitation of equal access to housing --</p> <ul style="list-style-type: none"> Continue to fund nonprofit organizations to affirmatively further Fair Housing throughout the City-- and. Develop metrics to better understand the City's impact from funding fair housing grantees. <u>Consult grantees on appropriate metrics.</u> 	3	Discrimination in housing	Supported at Housing Element goals/ strategies community meetings	Housing	Activity CW/No	<p>Metrics by 2024</p> <p>Funding ongoing 2023-31</p>	<p>July Jul 2024 Metrics developed by collaboration with and feedback from at least 3 fair housing grantees</p> <p>funding to nonprofit fair housing providers</p> <p># people assisted</p>
S-22	<p>Fair housing services and support --</p> <p>Confer annually with legal services, tenant advocates, and tenants to determine priorities for programs and funding on fair housing testing, outreach/education, and legal representation.</p>	3	<p>Lack of legal representation and legal services for tenants</p> <p>Discrimination in housing</p>	Supported by rental access working group	Housing	Activity CW/No	<p>Ongoing 2023 2024-31</p>	<p>Annual meetings held</p> <p>Priorities established jointly</p>
S-23	<p>Know Your Rights materials --</p> <ul style="list-style-type: none"> Create basic 'Know Your Rights and Responsibilities' materials for landlords and tenants, including fair housing information. Produce materials in multiple languages with accessible vocabulary, pictures, and infographics. Create an outreach strategy to share this information widely including partners such as schools, community-based nonprofits, and housing providers. Provide links to additional resources including more information on fair housing. Identify eligible ongoing funding for this purpose. 	3	Lack of awareness of rental rights, and lack of information in language of users	<p>Idea from rental access working group</p> <p>Supported by Indigenous Peoples focus group</p>	Housing, CAO	Progra m CW/N o	2023-25	<p>July Jul 2024: Outreach Strategy developed January</p> <p>Jan 2025: funding source identified</p> <p># of communications pieces released</p> <p># of recipients of communications</p> <p>at least 2 partner organizations</p>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/ GEO	TIMING	METRICS
								identified to assist in outreach
S-24	<p>Targeted fair housing outreach and enforcement --</p> <ul style="list-style-type: none"> • Increase fair housing education, monitoring, and enforcement in target neighborhoods, especially on source of income discrimination. • Consult legal assistance partners to identify locations of complaints and analyze City data on higher opportunity areas with racial/ethnic concentrations different than the lower-income renter population to determine target neighborhoods-- (for e.g., in <u>westside of the City there are several "high/higher resource" neighborhoods with high concentrations of ARO properties, see P-91 of Appendix B).</u> • Create a plan for outreach together with nonprofit and community-based partners. • Identify more ongoing funding for this activity. • Enter into contracts with qualified legal services organizations, to the extent capacity exists to do additional outreach work. 	3	Source of income and other discrimination in housing.	Supported by rental access working group, Housing Element goals/strategies community meetings	Housing	Activity High	Ongoing 2024-31	<p><u>Dec 2024:</u> Data obtained from nonprofit legal organizations on locations of complaints</p> <p><u>Target 15% increase in outreach in targeted</u> neighborhoods identified</p> <p><u>May 2025:</u> Capacity assessed of legal assistance partners to do new outreach with community partners</p> <p><u>Jun 2025:</u> Funding identified</p> <p><u>Jan 2026:</u> Contracts executed</p> <p># people assisted</p> <p># services delivered</p>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE GEO	TIMING	METRICS
S-25	<p>Tenant-based vouchers in higher-resource areas --</p> <ul style="list-style-type: none"> Partner with the Santa Clara County Housing Authority to implement a strategy for their administration of San José Section 8 rental vouchers that reduces barriers to vouchers' use in higher-opportunity areas and maximizes voucher holders' housing choices. Work with the Housing Authority to capture performance measures to determine residents' state of health and educational attainment. Use the measures to identify possible program improvements. 	3	<p>Lack of affordable housing</p> <p>Not enough owners willing to accept vouchers</p> <p>Need for housing for lower-income populations</p>	<p>General support for increase in vouchers from veterans focus group, disability focus group, and high opportunity areas working group</p>	Housing	Activity High	2023-26	<p>by DecemberDec 2023: Meet with SCCHA to develop alignment of policies and measures</p> <p>by DecemberDec 2024: Seek Council approval to direct SCCHA to capture relevant performance measures, if necessary</p> <p>by JulyJul 2026: Identify possible program improvements</p> <p>7% increase of vouchers used in higher-resource areas</p>
S-26	<p>Increased support for nonprofits to do tenant and landlord outreach and education --</p> <ul style="list-style-type: none"> Identify ongoing funding to increase nonprofit organizations' support of San José tenants' rights. Increase funding of nonprofits to do broad tenant outreach, education, and legal representation on housing issues, including fair housing issues, to all tenants in the City. Support a nonprofit-run hotline for information and referrals on general tenant/landlord issues (not legal advice) for all tenants and landlords, regardless of income or type of home. 	3	<p>Lack of knowledge of renter rights and fair housing services</p> <p>Lack of capacity in legal organizations and nonprofits to provide legal services, including fair housing services</p>	<p>Support by rental access working group, Housing Element goals/strategies community meeting</p>	Housing	Program CW/N O	2024-31	<p>JulyJul 2025: funds identified for hotline</p> <p>Dec 2025: Launch hotline</p> <p>Funds budgeted annually for tenant and landlord outreach and education</p> <p>Difference in average funding per year for tenant and landlord outreach and education from 2023 to 2031</p> <p>Services provided</p>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPEGEO	TIMING	METRICS
								# Calls supported # Clients served
S-27	<p>Tenant/landlord education centers --</p> <ul style="list-style-type: none"> Increase education and resources provided to tenants and landlords on City programs and their rights at tenant / landlord education centers located throughout the City. Locations should include Diridon Station Area, the City's forthcoming transit center, to maximize transit access as well as neighborhoods with high displacement risk according to UC Berkeley Urban Displacement Project analysis. Use digital tools, pop-ups, and/or mobile sites, and partner with community-based organizations to deliver services in ways that are convenient and accessible for all users, especially those with disabilities. 	3	Lack of access and awareness of renter rights	<p>Supported by rental access working group and Indigenous Peoples focus group</p> <p>Consistent with Diridon Affordable Housing Implementation Plan</p>	Housing	Program DTW, UDP	2025-31	<p># Locations served</p> <p>2024: Updated materials available</p> <p>#At least 3 locations regularly served each year</p> <p>At least 400 tenants and landlords assisted per year</p>
S-28	<p>Right to Counsel or Alternative --</p> <ul style="list-style-type: none"> Develop a San José Right to Counsel or alternative housing collaborative court program proposal for the City Council's consideration. Issue a Request for Proposals and work with selected consultant to study costs and benefits of a right to counsel program versus other court intervention alternatives, identify necessary legal and other resources. <u>Seek City Council approval of the program, cost estimate, and potential funding sources.</u> Seek City Council approval of the program. Additionally, explore potential regional partnerships for a regional Right to Counsel study and 	3	Lack of legal services/representation for tenants	<p>Support from AFH Advisory Committee</p> <p>Consistent with Citywide Anti-Displacement Strategy</p>	Housing	Program CW/N Q	2025-26	<p>2023: Collaborate with Bay Area Housing Finance Authority on protections policy event including right to counsel and alternatives</p> <p>2023: RFP Issued</p> <p>2024: Consultant hired</p>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GEO	TIMING	METRICS
	implementation as an alternative.							<p>20242025: Program proposed to Council for approval</p> <p>If approved, start program creation <u>within 12 months of approval</u></p>
S-29	<p>Rent Stabilization Program Strategic Plan and program assessment ---</p> <ul style="list-style-type: none"> Complete a Strategic Plan for the Rent Stabilization Program and assess the efficacy of the program in meeting its goals to protect and stabilize tenants' housing. Include examination of the Program's effectiveness at helping to prevent Unlawful Detainers and preventing evictions. Evaluate the current Apartment Rent Ordinance and <u>consider</u> a set of possible amendments including types of properties covered and alternate methods of calculating maximum allowable rent increases. 	3	<p>Allowable rent increases are a barrier to maintaining housing because increases are still too high</p> <p>Need for more renters to be protected by tenant protections.</p>	Support from equity working group, rental access working group, veterans focus group, Indigenous Peoples focus group, LGBTQ+, African ancestry focus group, Housing Element goals / strategies community meetings to prevent displacement and protect tenants	Housing	Activity CW/No	20242026	<p>Consultant hired</p> <p>Strategic Plan and 2023: Outreach, program assessment and Strategic Plan completed with consultant</p> <p>2025-26: Outreach conducted with stakeholders on any amendment-proposals report recommendations</p> <p>By 2026: Amendments presented to Council, if warranted-any</p>
S-30	<p>Just cause eviction protection amendment ---</p> <p>Request that the City Council expand the Tenant Protection Ordinance to not count immediate household members against occupancy limits, to the extent allowed by State Health and Safety Code.</p>	3	Need to protect renters with families from harassment and lease violations when living in smaller housing units	Idea from rental access working group	Housing, CAO	Program CW/N o	2025	<p>Analysis of issue</p> <p>Presentation to Council</p> <p>Council consideration</p>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GE	TIMING	METRICS
S-31	Tenant Protection Ordinance amendment for affordable apartments -- Review the Tenant Protection Ordinance for ways it could apply to restricted affordable apartments and still be consistent with rules for common funding sources such as low-income housing tax credits and State funding programs, and propose amendments to the City Council.	3	Prohibitive rent increases in restricted affordable housing	Support for increasing tenant protections from Equity Working Group and Rental Access Working Group	Housing, CAO	Program CW/N O	2026- 27-2027	Analysis of issue Ordinance amendment Presentation to Council Council consideration
S-32	Local enforcement of state tenant protections -- <ul style="list-style-type: none"> Work with the state to establish that San José can enforce AB 1482, the state's anti-rent spiking and just cause eviction protection law, source of income discrimination laws, and other state tenant protections that interact with City programs. Assess whether desired enforcement authority can be granted administratively or if legislation is needed. If needed, advocate for legislation such as SB 567 (2022) or with State HCD to establish authority of enforcement. 	3	Discrimination in obtaining housing based on source of income Lack of ability to enforce City's Housing Payment Equality Ordinance	Supported by neighborhood equity working group, veterans focus group, disability focus group, and high opportunity areas working group From the Citywide Anti-Displacement Strategy	Housing, CAO, IGR	Policy C W/No	2023-26	State determined pathway Advocate for existing bills that could incorporate local right to enforce Sponsored State bill if needed Work with coalition of rent stabilization cities Legislation passage
S-33	Job training with housing subsidies -- <ul style="list-style-type: none"> Provide participants of local job training programs with shelter and rapid rehousing subsidies to increase their stability and access to living wage jobs. Advocate for ongoing funding from the State and Federal government for this purpose. 	3	Need for housing stability during education to help gain wealth	Support at Housing Element goals/ strategies community meetings, and by the Community Plan to End Homelessness	Housing	Program CW/N O	2023-31 ongoing, pending funding availability	# housing-subsidized participants in job training programs Support letters and meetings for legislation / budget requests
S-34	Economic opportunity strategies -- <ul style="list-style-type: none"> Explore and establish strategies to increase economic opportunities, self-sufficiency, and asset-building for households and communities. Fund programs with federal funds from the U.S. Department of Housing and Urban Development to the extent uses are eligible, funds are available, and work is in alignment with the City's Consolidated Plan 	3, 4	High housing costs, need for stability, building wealth	Supported by homeownership working group Retained from 5th cycle	Housing	Policy C W/No	Ongoing 2023-31	Strategies created Strategies implemented Programs funded

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPEGEO	TIMING	METRICS
	2020-25, and other funds.							

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

The San José General Plan and state laws express goals to create thriving neighborhoods that are open to all groups of people and that are close to jobs, schools, and everyday services. San José can direct contextual housing development into mixed-use growth areas that includes more affordable homes. This helps everyone have equal access to these higher-resource areas. The City needs to prioritize investment of resources into lower-resource areas, especially those that have high racial/ethnic concentrations and very low incomes, to uplift the areas and ensure they do not fall further behind.

Goal 4's strategies (*Table 3-5*) therefore focus on targeted neighborhood investments and access to higher-resource areas. Many Goal 4 strategies also cross-reference affordable housing production strategies under Goal 1 that strive to place more affordable housing in neighborhoods where it is now scarce, so as to maximize residents' housing choices.

Table 3-5: Neighborhood Investments and Higher-Resource Neighborhoods

#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GEQ	TIMING	METRICS
N-1	<p>Equitable neighborhoods-based investment strategies</p> <ul style="list-style-type: none"> Focus the City's investments on increasing equity in racially/ethnically concentrated neighborhoods with extremely low incomes by engaging community members and seeking a common data-informed approach across initiatives. Engage residents in formerly redlined neighborhoods with high racial/ethnic race/ethnicity concentrations and lower -incomes to identify their investment priorities. Also incorporate historically impacted individuals who are at risk of displacement who do not currently live in highly concentrated neighborhoods. <u>Data-informed approaches may consist of methods such as surveys or an online participatory budgeting process, where residents of under-resourced neighborhoods decide on the types and nature of capital improvement projects and other place-based improvements.</u> Use this information to inform the City's Consolidated Plan for the use of federal funds from HUD for the 2025-2030 cycle. Prioritize investing federal Community Development Block Grant funds and other funds, to the extent legally permissible, in capital projects and delivering to deliver services to racially and ethnically concentrated areas with a high proportion of lower-income residents. Align data indicators on income, race/ethnicity, and protected classes where possible by coordination with other departments through the data equity team. Identify resources and amenities that residents want in their communities, including but not limited to affordable housing, and co-create neighborhood investment priorities that help mitigate displacement consistent with the Citywide Residential Anti-Displacement Strategy "3Ps" approach (production, preservation and protection) and the City's roadmap 	4, 5	Historic disinvestment in racially/ethnically concentrated, lower-income neighborhoods. Fragmentation of community outreach.	Support for reparations from neighborhood equity working group. Support from both African ancestry focus group and Indigenous Peoples focus group for housing solutions based on race.	CMO, Budget, ORE, Housing, PRNS, PW, DOT, ESD, Library	<p><u>Policy Program Activity LM I, RECAP, Low, Red, UDP</u></p>	2023-31	<p>December 2025 <u>Dec 2023</u>: Neighborhood engagement strategy created</p> <p>By March <u>Mar</u> 2024: Neighborhood engagement launched</p> <p>August <u>Aug</u> 2025: <u>Council approves</u> Neighborhood investment priorities created in draft Consolidated Plan and Council- <u>approves</u></p> <p><u>At least 5 place-based improvements to low-to-moderate resource neighborhoods during the planning period</u></p> <p><u>\$5M in additional funding sought to support neighborhood investments and anti-displacement strategies by 2031</u></p>

#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GEO	TIMING	METRICS
	<p>priorities.</p> <p>Apply the updated equity-based framework to budget requests, investment plans, and program delivery, and align the resulting priorities with Citywide Roadmap priorities.</p> <ul style="list-style-type: none"> • Research data that may assess San Jose's<u>José's</u> community assets and identify areas that have experienced under-investment. • Identify new, additional funding sources to implement the co-created neighborhood investment and anti-displacement priorities. 							

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPEGEO	TIMING	METRICS
N-2	Urban Village Plans with anti-displacement features - Complete update of Five Wounds Urban Village Plan (Five Wounds, Little Portugal, Roosevelt Park, 24th & Williams St.) to prepare for BART station area creation. Work with the Valley Transportation Authority and co-selected consultant to identify & integrate residential and small business anti-displacement features. Use these features in other Urban Village plans as best practices.	4, 3, 1	Need to prevent displacement of lower-income residents and small businesses.	Neighborhood organizations on East side.	PBCE, Housing, OEDCA	ProgramSite	2023-24 for Five Wounds	2024 : Consultant-identified anti-displacement features for Five Wounds UV Plan Other UV Plans ongoing beginning in 2025
N-3	Vacant and Neglected Buildings Program -- <ul style="list-style-type: none"> Continue the Vacant and Neglected Building and Storefronts Program to monitor all identified vacant or neglected buildings so that they remain safe and secure until they are rehabilitated and reoccupied. This proactive program reduces the risk of loitering, illegal occupancy, and fire hazards. Analyze whether rates of high vacancies overlap with areas needing additional City investment; if so, prioritize these areas. 	4	Unsafe conditions at vacant or neglected buildings.	Retained from 5th Cycle and updated	PBCE	ProgramCW/No	Ongoing 2023-31	# buildings monitored # buildings cited # problems resolved
N-4	Preservation and Community Development Capacity Building -- Establish programs to provide capacity building and technical assistance to community-based nonprofit organizations to engage in grassroots community preservation and development activities partnered with nonprofit developers in order to stabilize neighborhoods. Preservation activities include acquisition and rehabilitation of existing low-cost housing, alternative community ownership models, community stakeholder engagement, and prevention of displacement of community small businesses.	4, 5, 1	Lack of capacity of community-based nonprofits to acquire or preserve existing affordable housing Lack of tenant engagement in home sales or transfer	Supported by homeownership working group, Housing Element strategies/goals community meeting	Housing, OEDCA	ProgramMI, RECAP, Low, Red, UDP	2023-27	# and \$ of By Dec 2024: \$1M total in capacity-building grants awarded to 3 or 4 organizations Nonprofits receiving education
N-5	Increase affordable housing production in higher-resource areas - <ul style="list-style-type: none"> Fully implement and evaluate effectiveness of the City's new Affordable Housing Siting Policy. Allocate affordable housing subsidy awards to higher-resource neighborhoods to increase affordable housing production there, providing more lower-income and protected class residents greater choices of where they can live. 	4, 5	Lack of affordable housing in high opportunity neighborhoods	Support from housing production focus group	Housing	ProgramHigh	2026-27	JulyJul 2026: 35% of funds awarded in high-opportunity areas betweensince July 2021 and June-2025 DecemberDec 2027: Complete evaluation of Siting Policy and

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE GEO	TIMING	METRICS
								present to City Council # residents in # affordable units in higher-opportunity areas
N-6	Reduced transit fares for lower-income residents -- To reduce the cost of transportation + housing for lower-income residents, continue to coordinate with the Valley Transportation Authority to apply for and access federal funds to subsidize low-income resident transit fares. and promote Bay Area-wide means-based fare reduction programs.	4, 5	High transportation costs. Lack of transit options in lower-income neighborhoods	Supported by Indigenous Peoples focus group and high opportunity areas focus group	DOT, IGR	Activity C W/No	2023-31	Advocacy meetings and letters Federal funds obtained for fare reductions
N-7	External infrastructure funding to create complete, high-quality living environments -- <ul style="list-style-type: none"> Continue to seek external funding for parks, transportation, and other types of neighborhood infrastructure that favor cities with a demonstrated commitment to building affordable housing. Coordinate across departments to apply for funds for the purpose of prioritizing investments in lower-income neighborhoods with fewer amenities and need according to City investment plans or other amenity analysis to the extent that program rules allow. Improve accessibility for residents with physical disabilities through infrastructure work. 	4, 5	Lack of resources and infrastructure in lower-income neighborhoods	Retained from 5th Cycle and updated	Housing, DOT, PW, OEDCA, PRNS	Program L MI. RECAP. Low, Red. UDP	2023-31	June-2023 <u>Jun 2024</u> : Implement pilot project funded by <u>at least \$2M in CDBG</u> for prioritizing R/ECAPs and other historically disinvested neighborhoods December <u>Dec 2024</u> : Plan with goals/metrics and timeline developed in 2024
N-8	Outside bond issuers -- <ul style="list-style-type: none"> Analyze the merits of requiring that the City issue private activity bonds for affordable housing. Positives include increased City control, positive neighborhood outcomes, and generation of revenue for city staffing. Challenges include City workload and costs to developers for City fees. If a change is warranted, seek City Council approval for an amendment to the City's bond issuance policy. 	4, 1	Prevent / solve neighborhood issues from any problem properties Need for revenues to staff housing programs	In Housing Crisis Workplan	Housing, Finance, OEDCA	Policy CW/ No	2025	Analysis done Council request for change to policy (if warranted)

#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPEGEO	TIMING	METRICS
N-9	Affordable transit-oriented development — Facilitate development of transit-oriented affordable homes within ½-mile of future BART, Light rail, and Bus Rapid Transit (BRT) stations, including identification of opportunities to develop publicly-owned parcels with affordable housing.	. 4, 1	Increase mobility options and decrease transportation costs for lower-income residents Lessen environmental impacts of new housing development	Retained from 5th Cycle and updated	Housing, OEDCA, PBCE	ActivitySite	2023-31 ongoing	#8 parcels purchased #1,200 projected affordable units assisted

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

Housing has been, and continues to be, a major area of discrimination in American society, and San José is no exception. There are disparities in homeownership, overcrowding, and access to opportunity. 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. Residents in other protected classes also may not be evenly dispersed throughout the City’s neighborhoods. Reducing disparities among neighborhoods requires the City to work intentionally to dismantle existing patterns of segregation and promote fair housing. This goal aims to repair past practices that discriminated by race and other factor, create a housing landscape with choices that allow for equal opportunity for all.

San José has a diverse population to house. More than 40% of the City’s working households are lower-income, and San José’s lower-income residents are disproportionately non-White. More than 20% of residents in the San José metropolitan area are undocumented, and San José residents speak more than 100 languages. For these reasons, it is important for the City to ensure that housing opportunities address the diversity of San José’s population and foster housing choices that lessen existing racial and ethnic segregation in the City.

Goal 5’s strategies (Table 3-6) focus on housing for special populations. They also include systems-oriented strategies such as equity-focused outreach, decision making bodies, and planning and advocacy structures. The systems-oriented strategies put more protected class residents, and their lived experiences, into the City’s decision making process and program offerings. In the long-term, these changes should support improvements in neighborhoods’ inclusiveness and equity.

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE GEO	TIMING	METRICS
								<p>September <u>Sep</u> 2025: Hold stakeholder meetings</p> <p>September <u>Sep</u> 2026: Issue best practices / create a library of materials</p>
I-3	<p>Farmworker housing - Update the zoning code to clarify that farmworker housing for 6 or less people shall be treated the same as a single-family home, amend the agricultural zoning district to ensure consistency with California Health & Safety Code 17201.6, revise Chapter 20.195 of the zoning code to ensure compliance with California Health & Safety Code to ensure compliance with California Health & Safety Code Section 17201.8.</p> <p><u>Within six months of Housing Element adoption, revise Chapter 20.195 of the zoning code to be consistent with the requirements of the Employee Housing Act. Pursuant to Health and Safety Code section 17021.5, employee housing for six or fewer employees shall be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. In addition, the City will amend the zoning code to comply with Health and Safety Code section 17021.6, which states employee housing of less than 36 beds or 12 units shall be deemed as an agricultural use.</u></p>	5	Need for low-cost farmworker housing-	From Housing Crisis Workplan and state law-	PBCE	Activity <u>CW/No</u>	Dec <u>2024</u>	Council approval of zoning code update
I-4	<p>Create a Housing Balance Report — Create a biannual Housing Balance Report that tracks the net gain and loss of all types of affordable and low-cost housing, analyzes it spatially, and compares to demographics to determine the City's progress in maintaining and increasing the availability of appropriate housing opportunities for all residents (including those in protected classes) across the City. Geographic analysis should also identify displacement risk and <u>segregation</u>, and analyze Urban Villages and neighborhoods or Council districts.</p>	5, 1	Lack of demographic data on resident displacement and housing attainment	From Citywide Anti-Displacement Strategy Supported by neighborhood equity working group	Housing	Activity <u>CW/No</u>	2024- <u>262025</u>	Report published <u>By Dec 2025: First</u> report presented to City Council

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE GEO	TIMING	METRICS
I-5	<p>Universal design ordinance, Accessibility plans, and guidance – Fully implement – Actively enforce most recent building code to encourage use of universal design principles that ensure ensure new developments are fully accessible for residents with physical mobility issues. Identify a Work with an ADU partner to create a preapproved post a plan set for ADUs consistent with universal design principles and fully accessible for residents with physical mobility issues. Issue guidance on how to create accessible pathways between an ADU, the main residence, and the street to promote independence and mobility of physically disabled residents with physical disabilities.</p>	5, 1	<p>Lack of accessible units</p> <p>Disruption and cost when people must move to accommodate their aging needs</p>	<p>Support for universal design from disability focus group</p> <p>Support from disability focus groups for homes that promote aging in place</p>	PBCE	Activity CW/No	2027	<p>Ordinance approved by City Council</p> <p>Plan set created and released posted</p> <p>Pathways guidelines created and released</p>
I-6	<p>Universal design and ADA upgrades – Through the City's Notices of Funding Availability, incent construction of universal design apartments and ADA upgrades for existing buildings consistent with TCAC guidelines to enhance accessibility and inclusion for seniors and people with physical disabilities including those with developmental disabilities served by the San Andreas Regional Center.</p>	5, 1	Lack of accessible units in San José	Supported by veterans focus group, disability focus group, LGBTQ+ focus group, Indigenous Peoples focus group, Housing Choices Coalition	Housing, CAO	Program mCW/N o	Periodically 2023-31	<p>By 2031: At least 50% of annual NOFAs issued incent units for residents with disabilities</p> <p>By 2031: City funds committed to 150 units with enhanced accessibility per TCAC guidelines</p>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GO	TIMING	METRICS
I-7	<p>Inclusive and equitable community engagement – Develop and implement inclusive and equitable community engagement strategies that center racial and social equity to inform and hear from San José residents in protected classes. Strategies are for use by City staff as well as developers and community groups.</p> <p>Amend the City's outreach and engagement policies, including Public Outreach Policy 6-30, to ensure that outreach is robust and opportunities for meaningful public participation are fully supported with multi-lingual materials, translation, and interpretation. Provide clear processes and methods to collect multi-lingual input and for input by persons with disabilities.</p> <p>Adopt language access standards for Housing Department outreach/public events and for Housing Department-funded affordable housing and grantees.</p> <p>Increase the availability of financial resources for all City staff to regularly partner with community-based organizations who have community engagement, relationship building, and education as core competencies to gather meaningful community input.</p> <p>Continue to develop consistent equitable outreach practices and coordination across departments. Provide staffing from the City Manager's Office to help manage, train staff to present effectively, and increase departments' staffing to do outreach and engagement.</p> <p>Develop appropriate, culturally competent, place-based outreach strategies and processes to engage community members and members of protected classes both to those who live in concentrated neighborhoods (related to N-1, above) and those who may be geographically dispersed.</p>	5, 4	<p>Lack of meaningful public participation in government</p> <p>Lack of participation in outreach from non-English speakers and from range of demographics of residents</p> <p>Lack of knowledge of available programs/resources</p>	<p>Suggested by neighborhood equity working group.</p> <p>Supported by rental access working group, schools focus group, LGBTQ+ focus group, HE goals/strategies community meetings</p>	CMO, ORE, PBCE, Housing	Program Policy Activity CW/No	2026	<p>Community engagement strategies drafted</p> <p>City Auditor's recommendations on outreach closed</p> <p>Amended outreach policy drafted and adopted by Council</p> <p>Revised Language Access plan for Housing</p> <p>Revised outreach procedures for PBCE</p> <p>Budget for CBO-based outreach increased</p>
I-8	<p>Promotores-based outreach – Fund a community -based Promotoras/ Promotores program to compensate residents who listen actively to community members' needs, share their lived experiences, build trust, and help the City to do meaningful community outreach and engagement.</p>	5	<p>Need for more meaningful engagement between City and vulnerable residents</p>	<p>Support from LGBTQ+ focus group and Citywide Anti-Displacement Strategy outreach to include vulnerable residents into decision making processes and to</p>	CMO	Program Short	2023-31	<p># promotores contracts per year</p> <p># community engagements</p> <p>Budget spent per year</p>

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GEO	TIMING	METRICS
	Focus resources on hiring Promotoras/es from protected classes to serve the City's subpopulations experiencing the the greatest housing needs. Make them available to all departments conducting outreach and engagement.			compensate them for their time				
I-9	Equitable Representation of Historically Underrepresented Communities on City Bodies - Conduct an analysis of appointments to commissions and advisory bodies to track the representation of protected classes, historically underrepresented neighborhoods, and those with other relevant characteristics. <u>Based on the outcomes of that analysis,</u> develop and implement guidelines, update the municipal codes where needed, to require an equitable distribution of seats for historically underrepresented populations, including low-income renters and homeless/formerly homeless residents.	5	Lack of representation of people most affected in decision-making processes	From Citywide Anti-Displacement Strategy (priority #4)	CMO, Housing, ORE, PRNS	<u>Program</u> <u>LMI,</u> <u>RECAP,</u> <u>Low,</u> <u>Red,</u> <u>UDP</u>	2024-28	<u>Analysis completed</u> <u>Community outreach conducted</u> <u>2026:</u> Guidelines developed <u>2027:</u> Council approval of municipal code updates # of protected class members and those with lived experience of housing insecurity added to commissions and/or advisory boards
I-10	Lived Experience with Homelessness seat on Commission — Fully implement the primary and alternate seats for a commissioner with Lived Experience Seat with homelessness on the Housing and Community Development Commission. Work with the Mayor's Office and the Clerk's Office to ensure the primary and alternate seats are filled promptly and the primary seat remains filled ongoing. Provide orientation, training, compensation, and other supports as needed together with Destination: Home. Perform a confidential evaluation with those two commissioners, and other interested commissioners, starting 12 months after the Lived Experience commissioner seat is filled, and implement additional	5	Lack of participation in policy development and solutions from people most affected.	Supported by LGBTQ+ focus group for including LGBTQ+ persons in policy and decision making. LGBTQ+ focus group support for compensating people for their time in City outreach. Support for centering tenants from AFH Advisory Committee.	Housing	<u>Activity</u> <u>CW/No</u>	2023-26	<u>February/Feb</u> 2023: Seats filled <u>February/Feb</u> 2023: Orientation and training provided, compensation provided <u>February/Feb</u> 2024: Evaluation conducted <u>July/Jul</u> 2025 to <u>July/Jul</u> 2026: Additional improvements

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPEGEO	TIMING	METRICS
	recommended improvements to support the commissioners.							made, as appropriate
I-11	<u>Representation of and priority for protected class members on City bodies</u> – Combined with I-9.							
I-12	Resident-identified priorities -- Interview, survey and analyze the living experience of the City's lower-income residents, especially those in protected classes, in all housing across the City. <u>Provide incentives as possible to promote robust resident participation.</u> Use the results to determine needs the City should track and endeavor to meet <u>in the housing element planning period.</u>	5	Need for meaningful engagement between Housing Department and vulnerable residents	Supported by neighborhood equity working group, AFH Advisory Committee and LGBTQ+ focus group	Housing	<u>Activity</u> <u>CW/No</u>	2025-27	<u>July</u> 2025: Survey designed & released <u>July</u> 2025: Work with Open House and other stakeholders to increase <u>survey</u> response rate <u>July</u> 2025 to <u>July</u> 2026: Survey responses analyzed <u>July</u> 2026: Resulting changes proposed to City programs and efforts; release Information Memo
I-13	EQUITY <u>Equity-focused metrics</u> – This strategy was removed due to lack of staff capacity and complexity of							

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE GEO	TIMING	METRICS
	changing citywide metrics.							
I-14	Assessment of Fair Housing Plan -- Complete the Assessment of Fair Housing Plan, and , Include implementation actions that are different than may build on the Housing Element strategies in the Housing Catalyst Team Work Plan.	5	Identify impediments to fair housing and housing and neighborhood investment strategies	Federal funding requirements, and the Housing Crisis Workplan.	Housing	Activity CW/No	2024	September 2023: Completion of draft Plan October 2023: Adoption by Council October 2023: Submission to HUD
I-15	Housing Catalyst Team Work Plan -- Beginning in fall 2023, create and implement Housing Catalyst Team Work Plan to drive and compliment that includes near-term priority staff work from the Housing Element and Assessment of Fair Housing Work Plan, and Plan to create a holistic, uniform approach to addressing the City's fair housing issues in the planning period. Report progress to the City Council annually. Create a webpage on the City's website for transparency to the public.	5	Focus on housing work as a priority Public transparency	From Housing Crisis Workplan	OEDCA, Housing, PBCE, DOT	Progra mCW/N o	Annually 2023-31	Fall 2023: First workplan brought to council for approval. Annual report to Council Jun 2024: Webpage created
I-16	Advocacy to close the racial homeownership gap -- As part of the Housing Department's ongoing leadership around Fair Housing issues, engage in and support efforts at the state and federal levels to amend fair housing laws to allow for race-targeted housing assistance in jurisdictions where the jurisdiction has made documented findings of fact that race-based housing discrimination has occurred.	5	Lack of housing for members of protected classes Legal barriers to provide housing based on race	Support for set aside housing based on race supported by African ancestry focus group and Indigenous Peoples focus group	Housing, IGR	Activity CW/No	2023-31	Support letters issued Advocacy meetings held
I-17	Collaborative solutions to address housing needs - Work collaboratively on housing-related solutions with other City departments, California jurisdictions, and working groups such as the Santa Clara Grants Management Group, Big 3 Cities Housing groups, ABAG/MTC working groups, Santa Clara County Planning Collaborative, Santa Clara County Association of Planning Officials, the Santa Clara County Cities Association, the Bay Area Housing Finance Authority, Destination: Home, the County of Santa Clara, and others.	5	Work together to solve interconnected housing needs of region and state	Retained and updated from 5th Cycle	Housing, PBCE	Policy C W/No	Ongoing 2023-31	Collaborative initiatives

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#	STRATEGY	GOALS	BARRIER / NEED	CITED BY	DEPT	TYPE/GEO	TIMING	METRICS
I-18	<p>Advocacy on public policies and programs to facilitate production, preservation, protection, and neighborhood investments --</p> <p>Inform, support and advocate for public policies and programs at all levels that create funding and other assistance for affordable housing production and preservation, tenant protections, and investments in prioritized extremely low-income, racially segregated neighborhoods.</p>	5, 1	Lack of federal protections for tenants, funding for affordable housing and historic disinvestment in racially segregated neighborhoods	Support for reparations from African ancestry focus group and neighborhood equity working group.	Housing, IGR	Activity CW/No	Ongoing 2023-31	Support letters Working group participation
I-19	<p>Reasonable Accommodation - update ordinance to streamline Reasonable Accommodation review process, provide additional clarity, and ensure consistency with State and Federal laws and Affirmatively Furthering Fair Housing (AFFH).</p> <ul style="list-style-type: none"> • Identify ways to streamline the review of applications, which can reduce permit fees • Publicize process and proposed changes on website, social media, and newsletters • Publicize process availability on the City's website in City's top three languages, in addition to English. 	1	Addressing barriers to the development of special needs housing	HCD	PBCE	Activity CW/No	2025	Council approval of ordinance. 2 outreach meetings conducted

Implementation

The City and its partner agencies are committed to implementing the programs outlined in this chapter over the eight-year planning period. These implementation programs have been developed with extensive community input and with thoughtful consideration for what the City could feasibly accomplish during the planning period with current staff resources.

Short – Term (2023-2025)

#	Strategy	Milestones	ObjectiveAFFH
H-1	Interim homeless housing construction	2023: Identify sites 2025: Units completed Funds obtained for operations & services	<u>No</u>
H-11	Feedback from those with lived experience in homelessness in decision making	2023-2031: Staff to attend meetings of LEAB or other lived experience groups at least once a year to ask for feedback on program priorities July 2024: Identify universe of applicable contracts and timeline for renewals June 2025: Contracts renewed amended to include consultative language, and include in newly awarded contracts By December 2025: Goal of 90% of homelessness contracts with amended language requiring lived experience consultations	<u>Yes</u>
H-12	Neighborhood outreach and education on homeless housing and other housing topics	Materials prepared CBOs under contract Funding allocated Households outreached to Feedback sessions held	<u>Yes</u>
H-13	Regional homeless response coordination and planning	Council adoption of implementation plan	<u>No</u>
H-14	Emergency Shelters	Council approval of ordinance amendments 2024; necessary code amendments to comply with AB 2339 within one year of HEU adoption	<u>No</u>
I-1	Disabled community partnership and priorities	# Meetings held # Tours conducted Changes to NOFAs Changes to affordable housing development requirements Lessons learned publication	<u>Yes</u>

#	Strategy	Milestones	ObjectiveAFFH
I-2	Affirmative marketing to disabled community	Annually 2023-2031: measure review of affirmative marketing plans September 2024: Gather best practices July 2025: Implement changes on affirmative marketing plan requirements & reasonable accommodation request forms Goal: 95% compliance by 3 years after rollout September 2025: Hold stakeholder meetings September 2026: Issue best practices / create a library of materials	<u>Yes</u>
I-3	Farmworker Housing	Council approval of zoning code update	<u>No</u>
I-4	Create a Housing Balance Report	Report published Report presented to City Council	<u>Yes</u>
I-8	Promotores-based outreach	# promotores contracts per year # community engagements Budget spent per year	<u>No</u>
I-9	Equitable Representation of Historically Underrepresented Communities on City bodies	<u>2025</u> : Analysis completed <u>2026</u> : Community outreach conducted <u>2026</u> : Guidelines developed <u>2027</u> : Council approval of municipal code updates # of protected class members and those with lived experience of housing insecurity added to commissions and/or advisory boards	<u>Yes</u>
I-10	Lived Experience with Homelessness seat on Commission	February 2023: Seats filled February 2023: Orientation and training provided, compensation provided February 2024: Evaluation conducted BY July 2025: Additional improvements made, as appropriate	<u>Yes</u>
I-14	Assessment of Fair Housing Plan	September 2023: Completion of draft Plan October 2023: Adoption by Council October 2023: Submission to HUD	<u>Yes</u>
I-15	Housing Catalyst Team Work Plan	Fall 2023: First workplan brought to council for approval. Annual report to Council	<u>No</u>
N-1	Equitable neighborhoods-based investment strategies	December 2025: Neighborhood engagement strategy created By March 2024: Neighborhood engagement launched	<u>Yes</u>

#	Strategy	Milestones	ObjectiveAFFH
		August 2025: Neighborhood investment priorities created in draft consolidated plan and Council approves	
N-2	Urban Village Plans with anti-displacement features	Consultant-identified anti-displacement features for Five Wounds UV Plan Other UV Plans ongoing	<u>Yes</u>
N-4	Preservation and Community Development Capacity Building	# and \$ of capacity-building grants awarded Nonprofits receiving education	<u>No</u>
N-7	External infrastructure funding to create complete, high-quality living environments	June 2023: Implement pilot project funded by CDBG for prioritizing R/ECAPs and other historically disinvested neighborhoods December 2024: Plan with goals/metrics and timeline developed in 2024	<u>Yes</u>
N-8	Outside bond issuers	Analysis done Council request for change to policy (if warranted)	<u>No</u>
P-1	Align zoning with the General Plan	Council approval of zoning changes	<u>No</u>
P-3	North San José Affordable Housing Overlay Zones	December 2023: Council approval of General Plan and Zoning Code Amendments January 2024: Overlay sites rezoned	<u>Yes</u>
P-4	Affordable housing tools for North San José	Study created Creation of draft tools Council approval of tools Creation of Plan Council approval of Plan	<u>Yes</u>
P-6	Regular coordination meetings for affordable housing	Housing Navigator budgeted annually # affordable housing developments assisted	<u>No</u>
P-7	City ministerial infill approval ordinance	Outreach to developers Council approval of Ordinance	<u>No</u>
P-8	General Plan Amendment to remove commercial requirements for affordable housing	Council approval of General Plan amendment	<u>No</u>

#	Strategy	Milestones	ObjectiveAFFH
P-10	Standardize and streamline permitting, fees, applications	Policy resolution to Council on Fee Framework Fees webpage created Development applications tools improved	<u>No</u>
P-11	Explore Allowing “SB 9” Type Housing on Additional Properties	Council approval of zoning code amendment Council approval of design standards	<u>Yes</u>
P-12	Cost of Residential Development Study update	Council presentations Program or fee changes identified and made per updated analysis	<u>No</u>
P-13	Replacement policy for redevelopment of existing affordable housing units	<u>2024</u> : Council approval of Policy <u>Dec 2024: Proposal created</u> Developer guidance created/ improved Website amended	<u>Yes</u>
P-14	Housing in Business Corridors	Council approval of zoning code amendment	<u>No</u>
P-15	Moderate-income Housing Strategy -	Council approval of strategy	<u>No</u>
P-20	Mixed-income housing	# of housing developments with market-rate or moderate-income units and ELI and/or VLI unit	<u>No</u>
P-21	Special needs housing NOFA	NOFAs issued Council commitments # resulting affordable units	<u>Yes</u>
P-26	Accessory Dwelling Unit (ADU) Amnesty program	July 2024: Program release Dec 2031: Approximately 150 ADUs into in compliance by 2031	<u>No</u>
P-30	Updated feasibility study for Commercial Linkage Fee	Feasibility study update Council approval of updated fees \$ CLF revenues collected # affordable units subsidized	<u>No</u>
P-38	Adequate sites for lower-income households on nonvacant and vacant sites identified in previous housing element	Council approval of zoning changes	<u>No</u>

#	Strategy	Milestones	ObjectiveAFFH
	cycles		
P-39	Replacement unit program for selected sites	Council adoption of the policy	
P-40	Evaluate Urban Village planning process	Conduct and Publication of 4-year review.	<u>No</u>
P-41	Review Planning Permit Findings	Council approval of ordinance amendments	<u>No</u>
P-42	Group homes for seven or more persons	Update ordinance	<u>No</u>
P-43	Update City Density Bonus Ordinance	Council approval of ordinance amendments	<u>No</u>
P-46	Rezoning Program for Shortfall, low income sites	Council approval of rezoning ordinance changes	<u>No</u>
R-1	Monitor at-risk affordable units	Creation of risk-based reports # meetings held # units preserved	<u>Yes</u>
R-2	Establish a Preservation NOFA	June 2024: Program guidelines completed by December 2024: First NOFA issued at least every other year (i.e., at least 4 NOFAs during the Sixth Cycle compliance period) \$5M average available per year per NOFA by 2031: At least 110 units of newly-restricted affordable housing acquired by nonprofits and rehabilitated through city and external funding	<u>Yes</u>
R-9	Create a Preservation Policy	Council approval of Policy	<u>Yes</u>
R-12	Revised Anti-Displacement Strategy	Best practices researched Outreach conducted Strategy drafted Council approval	<u>Yes</u>
R-13	Soft Story Program	Outreach conducted Ordinance and program drafted	<u>No</u>

#	Strategy	Milestones	ObjectiveAFFH
		Council approval of Ordinance and program Rebate program launched # buildings receiving retrofits \$ funded for rebates	
S-4	Updated relocation assistance	Analysis complete Stakeholder outreach on cost escalators and proposed changes Council approval of code updates	<u>Yes</u>
S-9	Anti-Displacement into Urban Village Plans	Consultant identifies anti-displacement features for Five Wounds UV Plan # of other UV Plans incorporating features	<u>Yes</u>
S-10	Study on rent increases and burden in affordable housing	January 2024: Research conducted January 2025: Findings presented to the City Council	<u>Yes</u>
S-12	Eviction prevention	Workshops held Parties assisted People connected to new services Funding secured	<u>No</u>
S-13	Affordable housing renter portal language access	# languages # applicants using non-English versions	<u>Yes</u>
S-14	Advocacy for tenant-based vouchers	State determination of enforcement path State approval of local enforcement or legislation if needed Legislation passage Support letters and meetings on vouchers	<u>No</u>
S-15	Tenant preferences in VTA station areas	Affordability restrictions recorded requiring tenant preferences # affordable units in station areas	<u>Yes</u>
S-20	Anti-displacement tenant preferences	June 2023: Complete disparate impact analysis for 2 proposed preferences and submit to HCD for review Dec 2023: Complete draft ordinance and present to applicable City commissions and committees for review May 2023: Council approves ordinance	<u>Yes</u>
S-23	Know Your Rights	July 2024: Outreach Strategy developed January 2025: funding source	<u>Yes</u>

#	Strategy	Milestones	ObjectiveAFFH
	materials	identified # of communications pieces released # of recipients of communications at least 2 partner organizations identified to assist in outreach	
S-25	Tenant-based vouchers in higher-resource areas	Data obtained from nonprofit legal organizations on locations of complaints Target neighborhoods identified Capacity assessed of legal assistance partners to do new outreach with community partners Funding identified Contracts executed # people assisted # services delivered	<u>Yes</u>
S-26	Increased support for nonprofits to do tenant and landlord outreach and education	July 2025: funds identified for hotline Dec 2025: Launch hotline Funds budgeted annually for tenant and landlord outreach and education Difference in average funding per year for tenant and landlord outreach and education from 2023 to 2031 Services provided # Calls supported # Clients served	<u>Yes</u>
S-29	Rent Stabilization Program Strategic Plan and program assessment	Strategic Plan and program assessment completed with consultant Outreach conducted with stakeholders on any report recommendations Amendments presented to Council, if warranted	<u>No</u>
S-32	Local enforcement of state tenant protections	State determined pathway Sponsored State bill if needed Work with coalition of rent stabilization cities	<u>No</u>

#	Strategy	Milestones	ObjectiveAFFH
		Legislation passage	

Medium – Term (2025-2027)

#	Strategy	Milestones	ObjectiveAFFH
H-4 6	Shelters streamlining throughout the City <u>Housing with integrated health care</u>	Amendments to code approved by Council Time spent on approvals of shelters <u>By 2031: At least one new development with on-site health services</u>	No
H-5	Low-cost permanent housing solutions	Review of code for impediments Amendments to code approved by Council	
H-10	Racial and other bias of protected classes in homeless shelter and supportive housing systems	Dec 2023: Meet with County, service providers and property management staff on accessing data 2024, 2027, 2030: Collect data, analyze data Within 12 months following each analysis completion: Work with partners to provide technical assistance sessions as needed	<u>Yes</u>
I-5	Universal design ordinance, plans, and guidance	Ordinance approved by City Council Plan set created and released Pathways guidelines created and released	<u>Yes</u>
I-7	Inclusive and equitable community engagement	Community engagement strategies drafted City Auditor's recommendations on outreach closed Amended outreach policy drafted and adopted by Council Revised Language Access plan for Housing Revised outreach procedures for PBCE Budget for CBO-based outreach increased	<u>Yes</u>
I-12	Resident-identified priorities	July 2025: Survey designed & released July 2025: Work with Open House and other stakeholders to increase response rate July 2025 to July 2026: Survey responses analyzed July 2026: Resulting changes proposed to City programs and efforts; release Information Memo	<u>Yes</u>
N-5	Increase affordable housing production in	July 2026: 35% of funds awarded in high-opportunity areas between July 2021 and June 2025	<u>Yes</u>

#	Strategy	Milestones	ObjectiveAFFH
	higher-resource areas	December 2027: Complete evaluation of Siting Policy and present to City Council # residents in # affordable units in higher-opportunity areas	
P-19	Expanded City Density Bonus program	Study completed Council approval of Ordinance changes # Affordable units created through Density Bonus. Number of units by AMI category	No
P-22	Transit-oriented affordable housing near Diridon Station	NOFAs prioritizing area	Yes
P-25	Updated Inclusionary Housing program fees	Fees study produced	No
P-27	Accessory Dwelling Unit (ADU) affordability	Feasibility analysis completed	No
P-29	Fair Housing Equity Analysis for Specific Plans	Plans with fair housing analysis integrated	Yes
P-35	Small multifamily housing	Feasibility analysis done Plans created Design standards created Council approval of land use changes, design standards Publish financing information	No
P-36	Alum Rock East Urban Village Plan	Outreach conducted Plan drafted Council approval of Plan	No
P-37	CEQA analysis for Urban Villages	Council approval of CEQA study	No
P-44	Urban Villages	Completion of evaluation	No
R-3	Diridon Preservation Pilot	<u>Jan 2025</u> : Pilot creation City Council approval of pilot <u>By Dec 2025</u> : NOFAs issued <u>By Aug 2026</u> : Council approval of funding commitments	Yes

#	Strategy	Milestones	ObjectiveAFFH
		#55 homes preserved through acq/rehab in defined area around Diridon Station Area	
R-5	Acquisition Loan Fund	Request for Proposals Issued if needed; loan product defined and rolled out; # units acquired with Loan Fund(s)	Yes
R-6	Mobilehome Park General Plan designation for remaining 56 mobilehome parks	2024 : Council approval of General Plan Amendments and rezonings # mobilehome parks with new land use designation	Yes
R-8	Work with the Bay Area Housing Finance Authority (BAHFA) on Moderate-income Financing Strategy	# transactions # newly-affordable homes at each income level	No
S-1	Tenant Resource Centers and violations reporting	Tenant resource centers with Code assistance # residents assisted # Housing/Code meetings held	No
S-2	Rental property registry improvement	% of City's rental units registered	No
S-5	Code enforcement improved case management	January 2026: Phase 1 - New Case Management System Implemented. Violation tracking system in place January 2028: Phase 2 - Analysis of building performance complete. January 2029: Phase 3 - Stakeholder outreach on cost escalators and proposed changes. Council approval of code updates (if any). January 2030: Phase 4 - Implementation complete.	Yes
S-6	Proactive Code enforcement for more rented residences	June 2025: Complete Study December 2025: Recommendation	Yes
S-7	Financial literacy programs for potential homebuyers as funds remain available	Services provided Budget allocated # buyers assisted	No

#	Strategy	Milestones	ObjectiveAFFH
S-8	Homebuyer program redesign	Feasibility analysis and plan created Council approval of program	<u>Yes</u>
S-11	Alternative documentation for non-citizens	July 2024: Council approval July 2025: Workplan complete # properties implemented	<u>Yes</u>
S-16	Affirmative marketing languages and best practices for affordable housing	Requirement rolled out Data collected for compliance Library created & made available	<u>Yes</u>
S-17	Local Fair Chance / "Ban the Box" ordinance	Report completed Council presentation made Outreach done Ordinance drafted Program proposal created Council consideration	<u>Yes</u>
S-18	Review data on City-monitored properties to identify Fair Housing issues	Data collection on residents and applicants Outliers analysis # Meetings held with outlier properties Technical assistance given	<u>Yes</u>
S-19	Certificate of Preference program	Research and legal analysis conducted Findings presented to Council If Council directed, program developed	<u>Yes</u>
S-24	Targeted fair housing outreach and enforcement	Data obtained from nonprofit legal organizations on locations of complaints Target neighborhoods identified Capacity assessed of legal assistance partners to do new outreach with community partners Funding identified Contracts executed # people assisted	<u>Yes</u>

#	Strategy	Milestones	ObjectiveAFFH
		# services delivered	
S-27	Tenant/landlord education centers	# Locations served Materials available # Tenants and landlords assisted	No
S-28	Right to Counsel or Alternative	2023: Collaborate with bay area housing finance authority on protections policy event including right to counsel and alternatives 2023: RFP Issued 2024: Consultant hired 2024: Program proposed to Council for approval If approved, start program creation	No
S-30	Just cause eviction protection amendment	Analysis of issue Presentation to Council Council consideration	No
S-31	Tenant Protection Ordinance amendment for affordable apartments	Analysis of issue Ordinance amendment Presentation to Council Council consideration	No

Long-Term (2027-2031)

No strategies are designated long-term.

Annual & Ongoing (2023-231)

#	Strategy	Milestones	ObjectiveAFFH
H-2	Interim housing for people experiencing homelessness in hotels/ motels	# hotels acquired \$ of Homekey awards # residents housed	No
H-6	Housing with integrated	# of new developments with on-site health services	

#	Strategy	Milestones	ObjectiveAFFH
	health care		
H-7	Safe parking programs	# safe parking spaces for RV's and car vehicles Amount of budget	No
H-8	Nonprofit-provided homeless support services	Funding to nonprofit service providers # people assisted	No
H-9	Street-based services for unhoused residents	Funds budgeted Services provided # clients served	No
I-6	Universal design and ADA upgrades	By 2031: At least 50% of annual NOFAs issued incent units for residents with disabilities By 2031: City funds committed to 150 units with enhanced accessibility per TCAC guidelines	Yes
I-16	Advocacy to close the racial homeownership gap	Support letters issued Advocacy meetings held	Yes
I-17	Collaborative solutions to address housing needs	Collaborative initiatives	No
I-18	Advocacy on public policies and programs to facilitate production, preservation, protection, and neighborhood investments	Support letters Working group participation	No
I-19	Reasonable Accommodation	Council approval of ordinance amendments	Yes
N-3	Vacant and Neglected Buildings Program	# Buildings monitored # Buildings cited # Problems resolved	No
N-6	Reduced transit fares for lower-income residents	Advocacy meetings and letters Federal funds obtained for fare reductions	Yes
N-9	Affordable transit-oriented development	# parcels purchased # projected affordable units assisted	No
P-2	Subsidize extremely low-income housing including	% of City subsidies spent on ELI and PSH # of affordable homes created	Yes

#	Strategy	Milestones	ObjectiveAFFH
	permanent supportive housing for homeless		
P-5	Affordable Housing Investments in North San José	# of affordable homes restricted # of sites acquired # RFP awards & groundleases to affordable developers	<u>Yes</u>
P-9	Diridon affordable housing production goal	By the later of Diridon Station Area Plan buildout or 2040: 25% of homes in Station Area as restricted affordable Annual goal: Fund an average of 61 new affordable homes By 2031: 488 affordable homes funded by City	<u>Yes</u>
P-16	Groundleases for affordable housing	# and % affordable developments that closed construction with public groundleases each year % of all funded restricted affordable properties with city or other public groundleases # existing deal land purchases # affordable units permanently preserved	<u>No</u>
P-18	Loans for affordable housing	NOFAs issued Funds committed Affordable homes created Affordable homes preserved	<u>No</u>
P-23	Pursue AHSC funding near Diridon Station	AHSC applications submitted AHSC applications awarded \$ awarded	<u>Yes</u>
P-28	Predevelopment loans	# predevelopment loans made # affordable units assisted	<u>No</u>
P-31	Land acquisition for affordable housing in target locations	# parcels purchased # projected affordable units assisted	<u>Yes</u>
P-32	Higher subsidies per unit	Adjustments to NOFA/program guidelines	<u>Yes</u>
P-34	Affordable housing funding advocacy	Support letters issued Participation on working groups	<u>No</u>
R-7	Extend affordable housing restrictions	By 2031: preserve at least 900 units of at-risk affordable housing, or an average of 112 units per year.	<u>Yes</u>
R-11	Owner-occupied home preservation	# low-income households assisted	<u>Yes</u>

#	Strategy	Milestones	ObjectiveAFFH
S-3	Proactive Code enforcement in identified Project Hope Place-based neighborhoods	Annually through 2031: At least 3 neighborhoods covered with enhanced multifamily inspections Annually through 2031: Average 200-250 units per neighborhood inspected per year (total 600 750 units per year) # of violations resolved within 150 days each year: Target of 2000 (includes mostly housing violations and some blight)	<u>Yes</u>
S-21	Facilitation of equal access to housing	July 2024 Metrics developed by collaboration with and feedback from at least 3 fair housing grantees \$ funding to nonprofit fair housing providers # people assisted	<u>Yes</u>
S-22	Fair housing services and support	Annual meetings held Priorities established jointly	<u>Yes</u>
S-33	Job training with housing subsidies	# housing-subsidized participants in job training programs Support letters and meetings for legislation / budget requests	<u>Yes</u>
S-34	Economic opportunity strategies	Strategies created Strategies implemented Programs funded	<u>No</u>
P-45	Pipeline Projects Evaluation	Present findings during housing element annual reporting period	<u>No</u>
<u>P-47</u>	<u>Accessory Dwelling Unit (ADU) Monitoring and Ordinance Compliance</u>	<u>Jan 2024: SLA activities completed</u> <u>Dec 2025: Notices of Availability issued</u>	<u>No</u>
<u>P-48</u>	<u>Implement Surplus Land Act</u>	<u>Jan 2024: SLA activities completed</u> <u># Notices of Availability issued</u>	<u>No</u>

Quantified Objectives

The Tables 3-10, 3-11 and 3-12 lay out the number of housing units that the City expects to be constructed, maintained and preserved within the planning period.

Table 3-10: Quantified Objectives

	Extremely Low and Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA Target	15,088	8,687	10,711	27,714	62,200
	Deleted Cells				
Residential Development Pipeline	974	4,370	178	14,877	20,399
ADUs		1,733	866	289	2,888
100% Affordable Pipeline	1,200	1,300	600	0	3,100
Supportive Housing Acquisitions – Pipeline and Planned	0	204	0	0	204
Total Housing Units	2,174	7,607	1,644	15,166	26,591

Table 3-11: Households Served by HOPWA, HOME TBRA and Eviction Help Center (8 year estimated total)

	Extremely Low and Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
HOPWA	463	48	0	0	511
HOME TBRA	677	70	0	0	747
Eviction Help Center	1,192	160	0	0	1,352

Table 3-12: Shelter, Transitional Housing, and Supportive Housing (Ongoing numbers as of 2022)

	Extremely Low and Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Emergency Shelter or Transitional Housing Beds	1,070	0	0	0	1,070
Permanent Supportive Housing Beds	3,433	0	0	0	3,433