

SV@Home

Noun: advocate; plural noun: advocates
/'advekat/

a person who publicly supports or recommends a particular cause or policy.

Synonyms: champion, supporter, backer, promoter, proponent



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Lots to be excited about...

- Mayor's Call for 25K homes, including 10K affordable
- Housing crisis workplan
- Green light for Commercial Linkage Fee study
- Opportunities for housing at transit stations, including Diridon
- Increased ADU approvals
- Opening up North San Jose and Urban Villages
- Incentives for affordable housing development
- Upcoming GP 4-Year Review



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So why are we worried?

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- Housing crisis workplan
- Green light for Commercial Linkage Fee study
- Opportunities for housing at transit stations, including Diridon
- Increased ADU approvals
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And....

- Potential for reduced commitment to affordability

Especially because we see:

- Increasing need
- Changing demographics



Which means we will advocate for...

- More money and focus on affordable homes
- Housing in key planning areas, with 25% affordability
- Reconsideration of single-family zoning
- More flexibility with employment lands
- Prioritization of public land for housing
- More emphasis on ADUs
- Removal of barriers to development
- Retail where it makes sense



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AFFORDABLE SILICON VALLEY
VIBRANT **sv@home** POLICY
ADVOCACY EQUITABLE
HOMES

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What is San José Doing About Housing

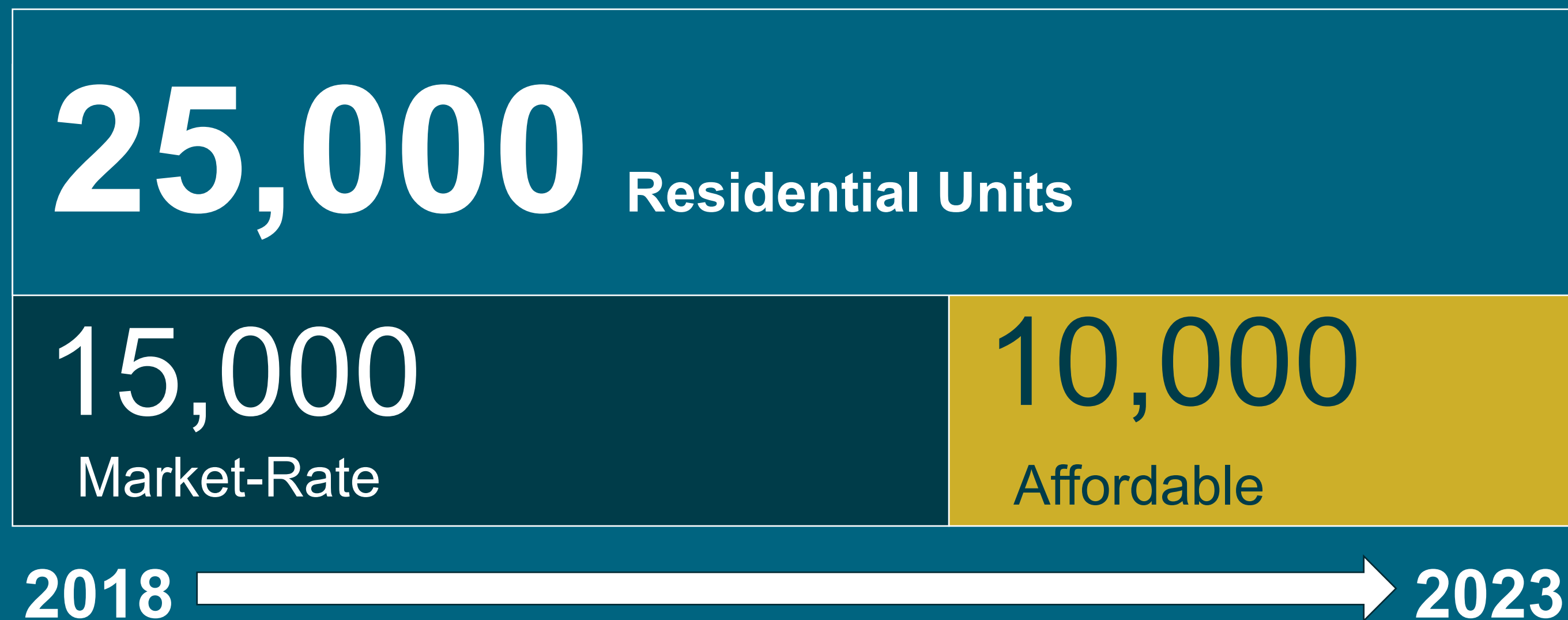
| May 8, 2019
SPUR

Rosalynn Hughley
Director, Planning Building & Code Enforcement

Jacky Morales-Ferrand
Director, Housing Department

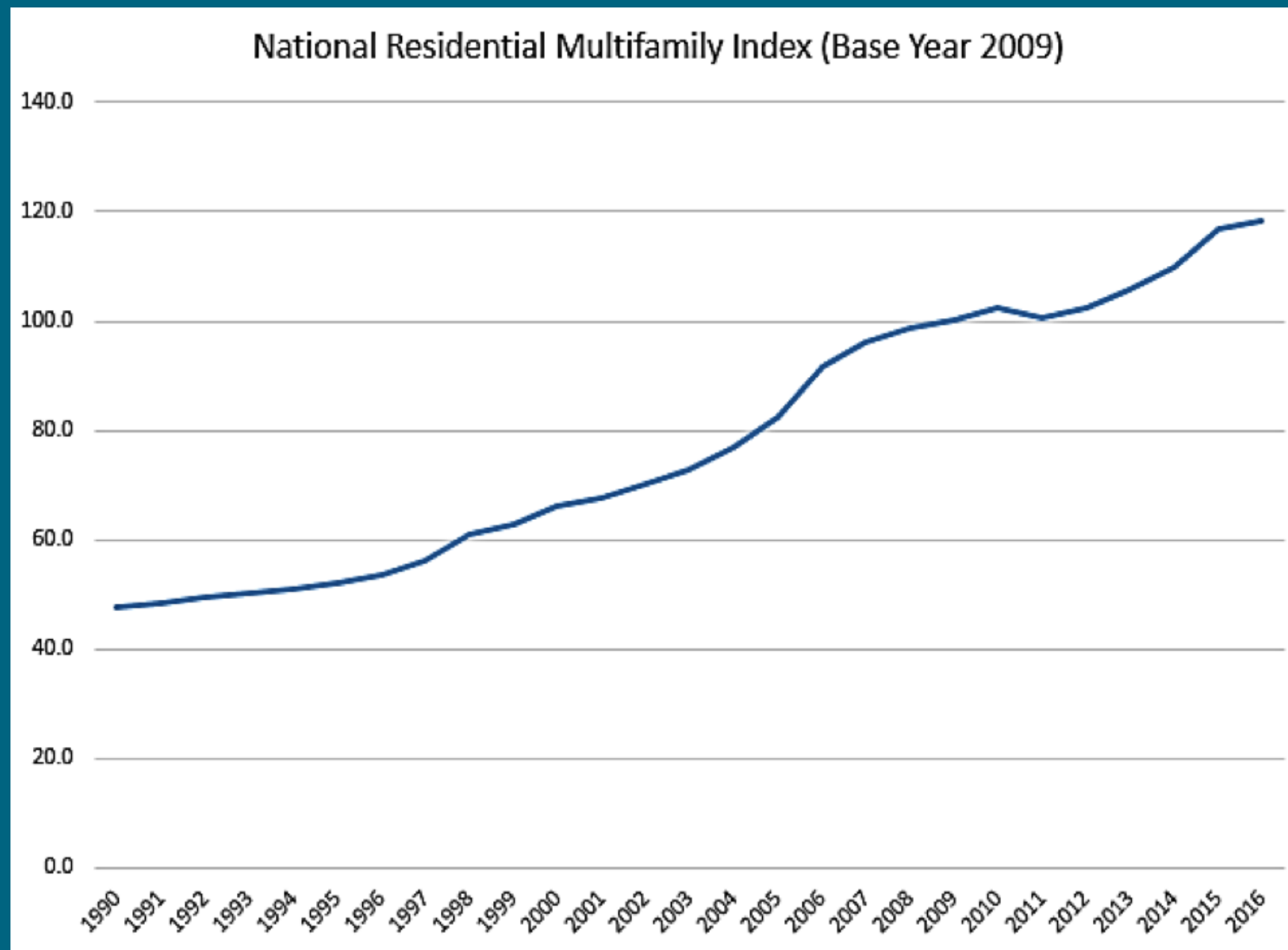


HOUSING CRISIS WORKPLAN GOAL:



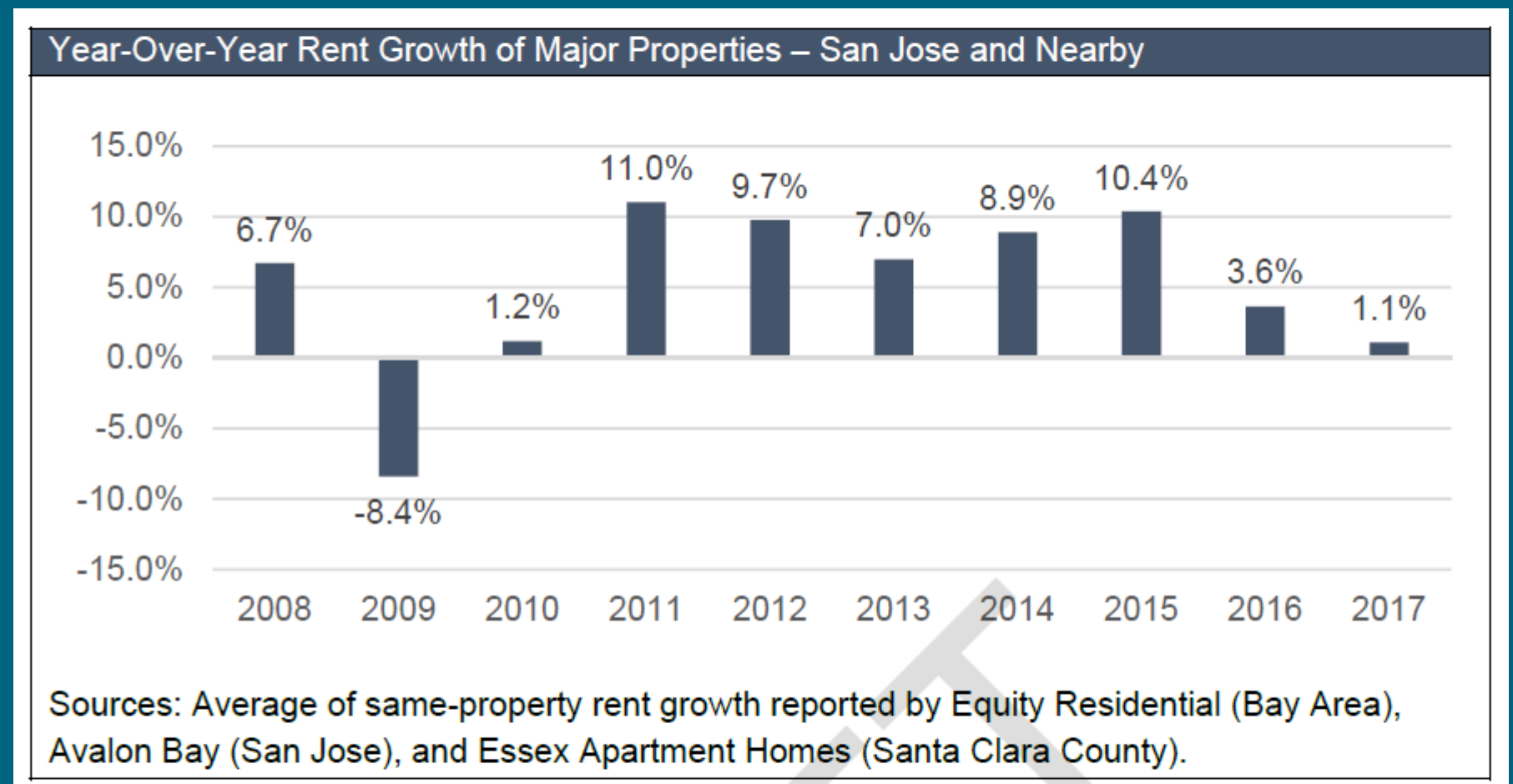
MARKET CONDITIONS:

INCREASING COSTS



Source: U.S. Bureau Of Economic Analysis, Real Private Fixed Investment: Residential: Structures: Permanent Site: Multifamily via Turner Center, UC Berkley

FLATTENING RENTS



Source: Keyser Marston Associates Draft Memo on Downtown Incentives dated September 27, 2018

HOUSING PRODUCTION (JANUARY 2018 – DECEMBER 2018):

2018  2023

Capacity Made
Readily
Available
Through Policy
Work

14,255

Units Receiving
Development
Planning
Approvals

Market Rate: 112
Affordable: 81

193

Units Receiving
Building Permits

Market Rate: 2,827
Affordable: 146

2,937

Units Receiving
Occupancy

Market Rate: 797
Affordable: 30

827

HOUSING CRISIS WORKPLAN: OBJECTIVES



STRONG, COLLABORATING TEAM

Delivering housing units by creating focused resources



CLEAR, CONSISTENT POLICIES & REGULATIONS

Providing clarity and consistency within the regulatory framework



SUPPORTIVE ENVIRONMENT FOR DEVELOPMENT

Creating an environment that supports new investment and development



\$528 MILLION FUNDING GAP

Ensuring sufficient funds are available to meet the affordable housing goal

HOUSING CRISIS WORKPLAN: KEY ACCOMPLISHMENTS



STRONG, COLLABORATING TEAM

- Completed the CASA Compact Report
- Hired Destination: Home Homeless/Affordable Housing Planner



CLEAR, CONSISTENT POLICIES & REGULATIONS

- Transitioned from transportation analysis from LOS to VMT
- Updated accessory dwelling unit ordinance
- Moved up Tri-Village Urban Village to Horizon 1



SUPPORTIVE ENVIRONMENT FOR DEVELOPMENT

- Completed Draft Study on Downtown High Rise Incentives
- Completed Downtown Vision and EIR

HOUSING CRISIS WORKPLAN: PRIORITY ITEMS



STRONG, COLLABORATING TEAM

- Complete build out of the cross-departmental Housing Catalyst Team
- Provide feedback on new State legislation that supports housing development
- Develop the Affordable Housing Land Acquisition Sites Database



CLEAR, CONSISTENT POLICIES AND REGULATIONS

- Make 8,000 additional residential units available in North San José
- Complete 1st draft of the Anti-Displacement and Dispersion Strategy
- Develop objective standards to allow streamlining for affordable housing



SUPPORTIVE ENVIRONMENT FOR DEVELOPMENT

- Complete an update to the residential cost of development study
- Issue RFP for City owned land for public private partnership housing development



\$528 MILLION FUNDING GAP

- Issue the RFP for the Commercial Linkage Fee
- Consider housing bond for 2020 ballot