

Housing Catalyst Team Work Plan and Housing Element Annual Progress Report

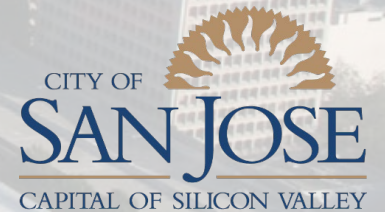
City Council

March 19, 2024

Items 8.1 and 8.2

Jerad Ferguson, Principal Planner, PBCE

Kristen Clements, Division Manager, Housing Department



*Planning, Building and
Code Enforcement*

Background



2018

Housing Catalyst
Team Established



November 2022

Final Update on
Housing Crisis Work
Plan

Creation of
Housing Catalyst
Team Work Plan



June 2023

Council Adopts
Housing Element

Housing Catalyst
Work Plan at CED
Committee



August 2023

Housing Catalyst
Work Plan at City
Council



January 2024

HCD certifies
Housing Element

Housing Catalyst Team Work Plan

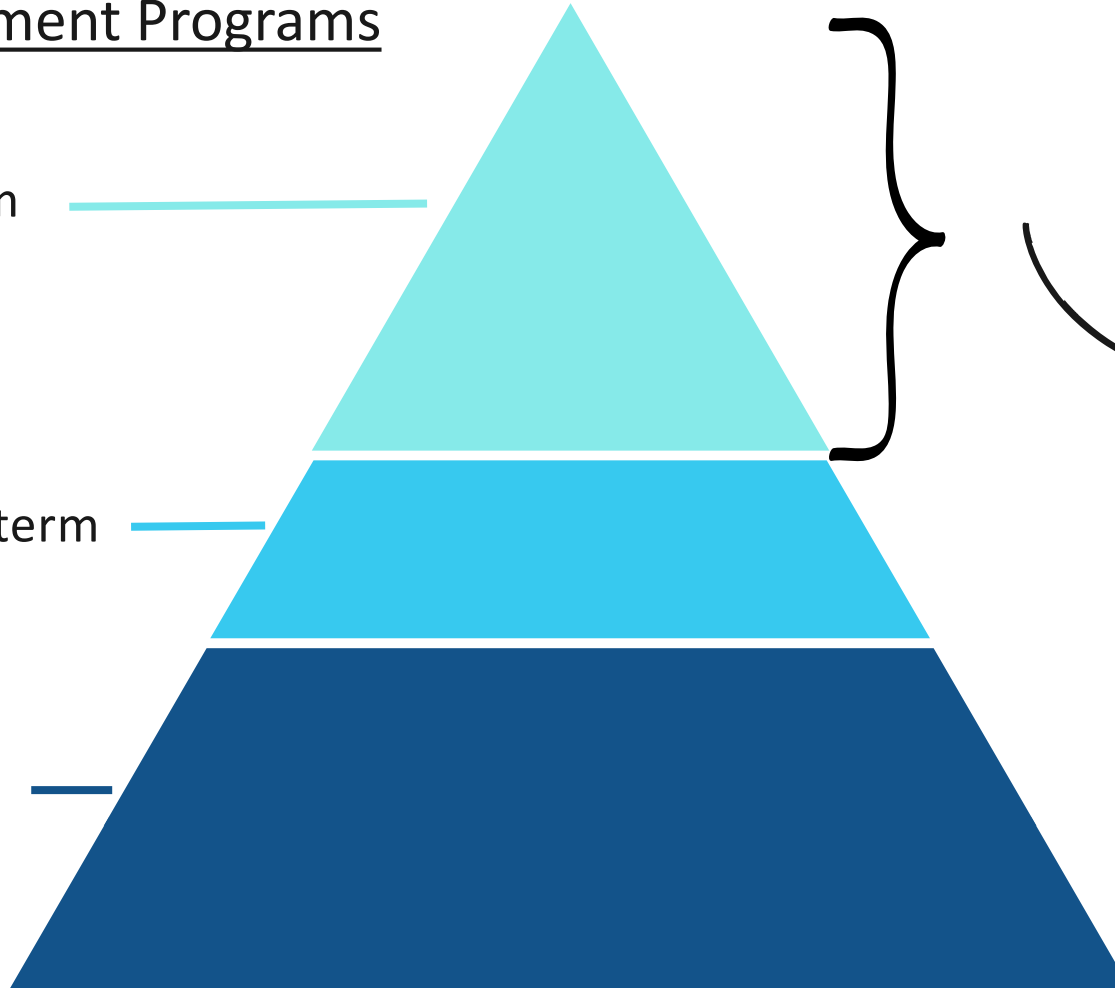
Housing Element Programs

2023-2031

Near-term

Medium-term

Long-term



Housing Catalyst
Team
Work Plan

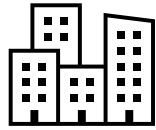
Near-term Housing Element
programs underway or
initiated in next two years




Additional housing-related
work items from Council or
staff

125 Multi-part Work Items – Production, Preservation and Protection

Impact and Level of Effort






Impact

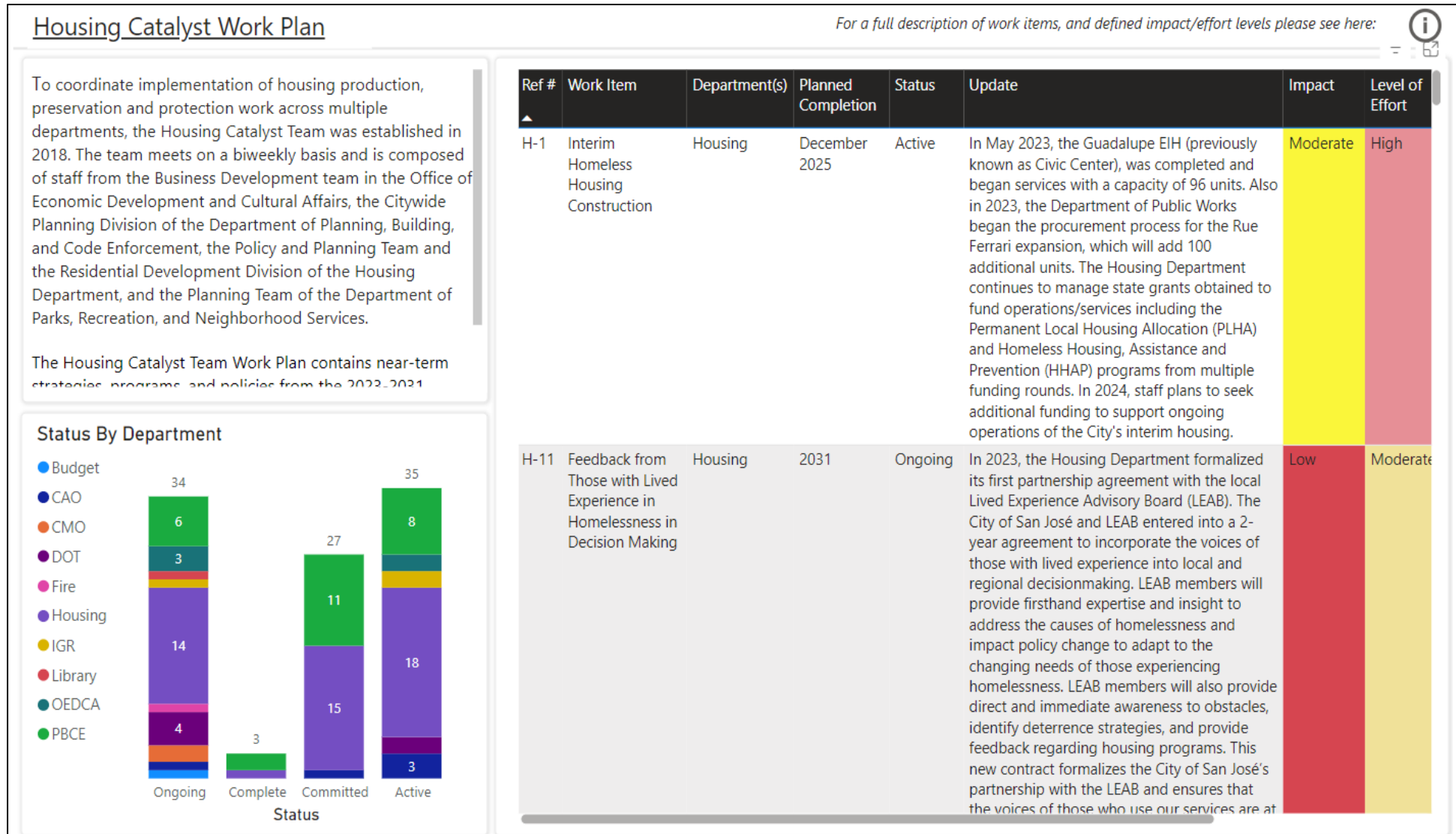
- High Impact 
- Moderate Impact 
- Low Impact 
- Legally Required 
- To Be Determined 



Effort

- Low Effort 
- Moderate Effort 
- High Effort 

Housing Catalyst Work Plan Dashboard



Work Plan Highlights

- Housing on Public/Quasi Public Lands (P-24)
- City Streamlined Ministerial Approval Ordinance (P-7)
- Small Multifamily Housing (P-35)
- CEQA Analysis for Urban Villages (P-37)
- Evaluation of Urban Village Planning Process (P-40)
- Prohousing Designation (P-23, P-40)

Key Anti-Displacement Work Items

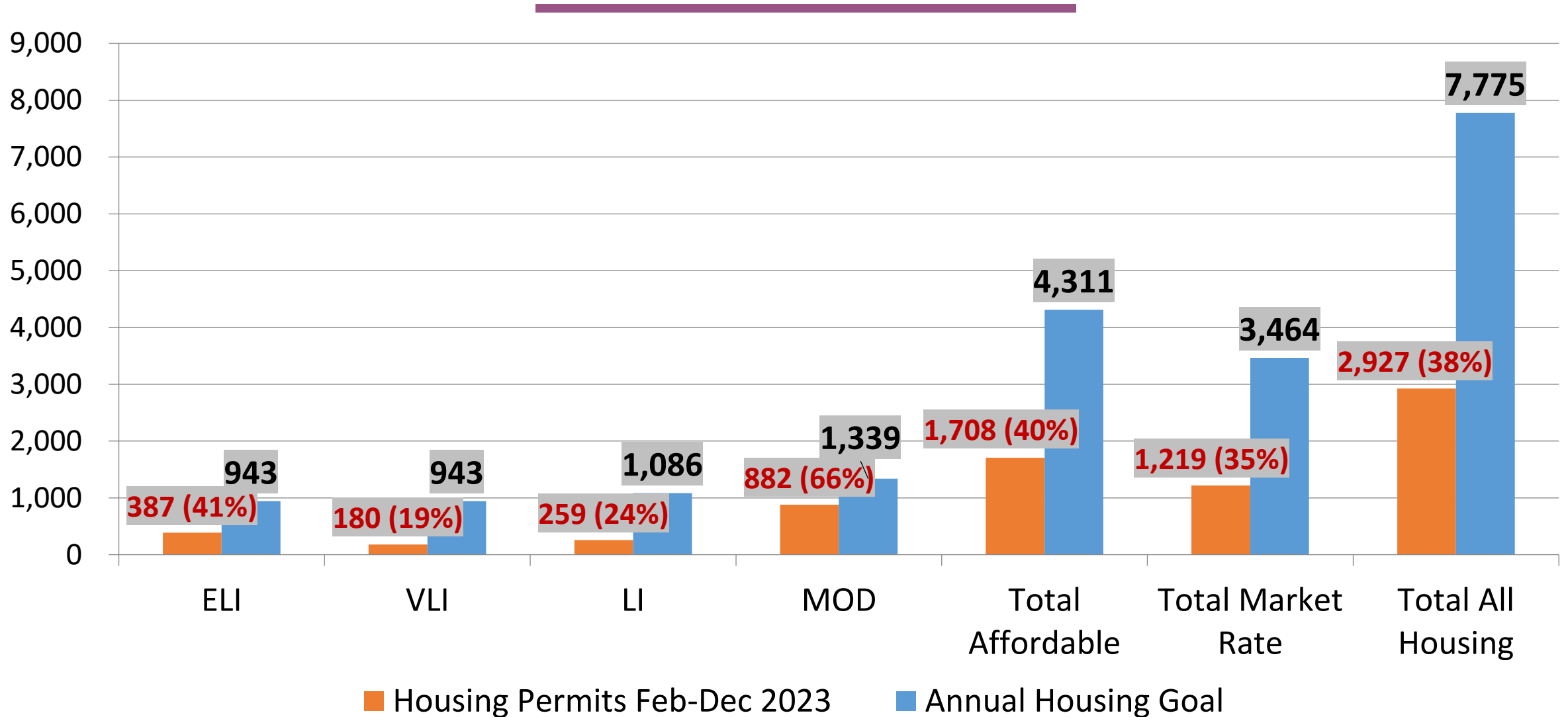
- Establish a Preservation NOFA (R-2)
- Preservation and Community Development Capacity Building (N-4)
- Mobilehome Park General Plan Designation for Remaining Mobilehome Parks (R-6)
- Tenant/Landlord Resource Centers and Code Violations Reporting (S-1)
- Eviction Prevention - Housing Collaborative Weekly Eviction Prevention Court Clinic, Eviction Diversion Program, and Other Support for Legal Services (S-12)
- Local Enforcement of State Tenant Protections (S-32)

San José's Housing Needs (RHNA)

Income Category	2023 HCD Income Limits		2023-2031 RHNA (Units)	Annual Goal (Units)
	1-person	4-person		
Extremely Low Up to 30% AMI	≤ \$38,070	≤ \$54,390	7,544	943
Very Low 31%-50% AMI	\$63,450	\$90,650	7,544	943
Low 51%-80% AMI	\$101,520	\$145,040	8,687	1,086
Moderate 81%-120% AMI	\$152,280	\$217,560	10,711	1,339
Above Moderate	\$152,281+	\$217,561+	27,714	3,464
Totals			62,200	7,775

55%
of
RHNA
Goal

Housing Production – Building Permit Issuance



Affordable Housing Production

- Approximately \$4.8 billion in City subsidies would be required to meet RHNA goal
 - Sufficient low-income housing tax credits and equity also needed to support most affordable developments
- Revenues are down from local sources such as LMIHAF, Measure E, County Measure A
- Competition for all City-issued NOFAs indicate strong need for the proposed Affordable Housing Regional Bond Measure

2023-2024 Housing Successor Annual Report Highlights

1. Assets of \$713.6 million
2. Four required tests met
 - ✓ *Excess Surplus* test: Timely spending of loan repayments
 - ✓ *Senior Housing* test: $\leq 50\%$ of LMIHAF funds spent on senior affordable housing over past 10 years (39%)
 - ✓ *Extremely Low-Income* test: $\geq 30\%$ of LMIHAF funds on housing for residents $\leq 30\%$ AMI over 5 years (43%) – next due spring 2025
 - ✓ *60%-80% AMI* test: $\leq 20\%$ of LMIHAF funds on housing for residents 60% to 80% AMI over 5 years (0%) – next due spring 2025

Recommendations

- Item 8.1:** As recommended by the Community and Economic Development Committee on February 26, 2024, accept the status report on the work to implement the Housing Catalyst Team Work Plan.
- Item 8.2:** (a) Accept the Calendar Year 2023 Annual and First Progress Report on the Implementation of the San José 2023-2031 Housing Element; and
- (b) Accept the Fiscal Year 2022-2023 Housing Successor to the Redevelopment Agency Annual Report.

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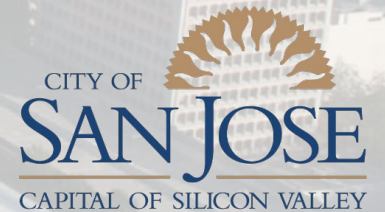
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