

Proposed General Plan Update Goals, Policies, and Implementation Actions



Housing

Land Use Goals, Policies and Actions Related to Housing

Balanced City

Goal LU -1: Develop a balanced and complete city in terms of land use distribution and densities, housing types and styles, economic development and job opportunities and opportunities for social and cultural expression. (San Jose 2020 General Plan, revised)

Note: There will be additional policies under the heading of Balanced City, however, we are only presenting the below Policy at the January 25, 2010 Task Force Meeting because it is related to housing.

Policy LU-1.1 Foster development patterns that will achieve a ~~whole and~~ complete community in San Jose, particularly with respect to improving the balance between jobs and economic development on the one hand, and housing resources and a resident work force on the other. (San Jose 2020 General Plan, revised)

Residential Land Use

Goal LU -2: Provide a high quality living environments for San Jose's residents.

Policy LU-2.1 Create a pedestrian-friendly environment by connecting new residential development with safe, convenient, accessible, and pleasant pedestrian facilities. Such connections should also be made between the new development, the adjoining neighborhood, transit access points, schools, parks, and nearby commercial areas. Discourage cul-de-sacs. (San Jose 2020 General Plan)

Policy LU-2.2 Facilitate the development of complete neighborhoods by allowing commercial uses within or adjacent to residential and mixed-use neighborhoods.

Policy LU-2.3 Integrate housing development with our City's transportation system, including transit, roads, and bicycle and pedestrian facilities. (San Jose 2020 General Plan)

- Policy LU-2.4 Prohibit residential development in areas with identified hazards to human habitation unless these hazards are adequately mitigated. (San Jose 2020 General Plan)
- Policy LU-2.5 Require that new residential development be designed to protect residents from potential conflicts with adjacent land uses. ~~and~~ [\(San Jose 2020 General Plan, revised\)](#)
- Policy LU-2.6 Require residential developments to include adequate open spaces in either private or common areas to partially provide for residents' open space and recreation needs. (San Jose 2020 General Plan)
- [Policy LU-2.7](#) [Ensure](#) that new residential development does not impact the viability of adjacent employment uses that are consistent with the General Plan Land Use / Transportation Diagram. (San Jose 2020 General Plan, revised)
- Policy LU-2.8 When changes in residential densities in established neighborhoods are proposed, the City ~~should~~ [shall](#) consider such factors as neighborhood character and identity, compatibility of land uses and impacts on livability, impacts on services and facilities, including schools, to the extent permitted by law, accessibility to transit facilities, and impacts on traffic levels on both neighborhood streets and major thoroughfares. (San Jose 2020 General Plan, revised)
- Policy LU-2.9 In areas designated for residential use, parking facilities to serve adjacent nonresidential uses may be allowed if such parking facilities are [integrated with the non-residential use](#), adequately landscaped and buffered, and if the only permitted [vehicular](#) access to neighborhood streets is for emergency vehicles. (San Jose 2020 General Plan)
- Policy LU-2.10 Substantial expansion of existing nonresidential uses (e.g., major structural improvements or expansions) that are incompatible with residential uses should be discouraged on properties designated for residential use. (San Jose 2020 General Plan, revised)
- Policy LU-2.11 Design single-family and duplex residential development with limited vehicular access to arterial streets as follows:
- No direct vehicular access on sixlane arterials or within 350 feet of the intersection of two arterials.
 - No direct vehicular access on fourlane arterials.
 - The use of frontage roads, corner lots, or other street design solutions for vehicular access is encouraged. (San Jose 2020 General Plan)

- Policy LU-2.12 Bed and breakfast inns may be located on properties designated for residential land use, regardless of density, provided that parking and other possible impacts on the surrounding neighborhood can be satisfactorily mitigated. (San Jose 2020 General Plan)
- Policy LU-2.13 Equitably distribute residential social service programs (e.g., board and care facilities) throughout the City, [especially in areas with access to transit](#), rather than concentrating them in a few areas. The City should encourage the County and other social service licensing agencies to recognize and implement this policy. (San Jose 2020 General Plan, [revised](#))
- Policy LU-2.14 Allow small residential care and service facilities, supportive housing, and transitional housing for up to six persons, in residential neighborhoods of any density. Encourage facilities for more than six persons to locate in areas [with access to transit, retail, services, and other amenities](#) ~~designated for residential densities exceeding eight dwelling units per acre~~. (San Jose 2020 General Plan, [revised](#))
- Policy LU-2.15 New single-family flag lots are appropriate on hillside properties but otherwise should be limited to the occasional large parcel which is unique in its neighborhood. Flag lot development in non-hillside areas should have a clear and visible relationship to the neighborhood and the street and should be approved only through the Planned Development zoning process which can assure that relationship. To strengthen the neighborhood preservation policies and objectives of the plan, the City Council has adopted a policy establishing criteria for the use of flag lots. (San Jose 2020 General Plan)
- Policy LU-2.16 Freestanding communications structures such as towers, antennae and monopoles should not be located on sites designated for residential land use unless such sites are occupied by a P.G. & E. substation or corridor for high-tension lines exceeding 200 KV. (San Jose 2020 General Plan)
- Policy LU-2.17 Limit residential development in established neighborhoods that are not identified growth areas to projects that conform to the site's Land Use / Transportation Diagram designation and meet the Urban Design policies in this Plan.
- Goal LU -3** **Meet the housing needs of existing and future residents by fully and efficiently utilizing lands planned for residential and mixed-use and by maximizing housing opportunities in locations [adjacent within walking distance](#) to transit, with good access to employment areas, neighborhood services, and public facilities.**

LU-3 Policies:

- Policy LU-3.1 Promote mixed-use development in appropriate places throughout the City as a means to develop walkable and complete communities.
- Policy LU-3.2 Distribute higher residential densities throughout our city in identified growth areas and facilitate the development of residences in mixed-use development within these growth areas. *Note: This Policy may need to be modified depending on which preferred land use alternative is selected.*
- Policy LU-3.3 Prohibit residential development except at rural or agricultural ~~urban~~ densities outside of the Urban Growth Boundary and Urban Service Area, consistent with other policies in this plan. (San Jose 2020 General Plan, modified)
- Policy LU-3.4 Develop residentially- and mixed-use-designated lands adjacent to major transit facilities at high densities to reduce motor vehicle travel by encouraging the use of public transit.
- Policy LU-3.5 Within identified growth areas, develop residential projects at densities sufficient to support neighborhood retail in walkable, main street type development.
- Policy LU-3.6 Facilitate the development of housing close to jobs to provide residents with the opportunity to live and work in the same community.
- Policy LU-3.7 In the identified growth areas, do not approve decreases in residential density, neither through projects nor through General Plan Amendments. ~~residential development at or above the minimum density established by the given property's residential land use designation, and, if needed, encourage land banking of such properties until such a time that a given property may be developed at the density set forth in this Plan.~~
- Policy LU-3.8 Encourage consolidation of parcels to promote mixed-use and high density development at locations identified in the Land use / Transportation Diagram.
- Policy LU-3.9 Encourage the location of schools, religious assembly uses and other public/quasi public uses within or adjacent to the Urban Villages and other growth areas and encourage these uses to be developed in an urban form and, ~~where feasible and appropriate,~~ in a mixed-use configuration.

LU-3 Actions:

Action LU-3.10 Model the federal Interagency Partnership for Sustainable Communities (HUD-DOT-EPA) at the local level between Housing and other City Departments to facilitate the creation of smart growth communities.

LU-3 Performance Measures:

~~Measure LU-3.11 Achieve _____% of residents who can access their jobs and retail/services in a maximum one-hour total non-auto commute time. (Previous measure considered in interconnected city or balanced community sections.)~~

Measure LU-3.11 Achieve _____% of residents who can access _____% of their retail/service needs within a 20-minute walk.

Housing Goals, Policies and Actions

Social Equity and Diversity

Goal H-1: Provide housing throughout our City in a range of residential densities, especially at higher densities, and product ~~and tenure~~ types, including rental and for-sale housing, to address the needs of an economically, demographically, and culturally diverse population.

H-1 Policies:

Policy H-1.1 Through the development of new housing and the rehabilitation of existing housing, facilitate the creation of economically, culturally, and demographically diverse and integrated communities.

Policy H-1.2 Facilitate the provision of housing sites and structures across location, type, price and ~~tenure~~status as rental or ownership that respond to the needs of all economic and demographic segments of the community including seniors, families, the homeless and individuals with special needs.

Policy H-1.3 Create housing opportunities and accessible living environments that allow seniors to age in place, either in the same home, in assisted living facilities or in other product types within the same community.

Policy H-1.4 Encourage the location of housing designed for senior citizens in neighborhoods where health and community facilities and services are within a reasonable walking distance and are accessible by public transportation. (Existing GP 2020 Policy, modified)

- Policy H-1.5 Facilitate the development of multi-generational housing in compact form that meets the needs of families living together.
- Policy H-1.6 Foster the production of housing to serve the “starter” housing market by leveraging financial resources such as purchasing assistance programs and by encouraging market-rate building typologies that serve the “starter” housing market. (San Jose 2020 General Plan, revised)
- Policy H-1.7 Comply with State and Federal laws prohibiting discrimination in housing and that support fair and equal access to housing. (San Jose 2020 General Plan)
- Policy H-1.8 Encourage investments in infrastructure in order to maintain high-quality living environments in existing mobile home parks.
- [Policy H-1.9 Facilitate the development of housing to meet San Jose’s fair share of the County’s and region’s housing needs.](#)

H-1 Actions:

- Action H-1.10 Develop a program to promote the “starter” housing market that leverages all financial resources and facilitates production of “starter” housing.
- Action H-1.11 Continue to work in close cooperation with other entities, public, private and non-profits, to foster information, techniques, and policies to achieve the Housing Goals, Policies, and Implementation Actions in this Plan and make such information readily available. (San Jose 2020 General Plan)
- Action H-1.12 [Continue to p](#)Partner with local agencies, non-profits, and businesses to provide fair housing information, legal services, foreclosure [prevention](#) assistance, and anti-predatory lending assistance. (San Jose 2020 General Plan, revised)
- Action H-1.13 Continue to monitor and participate in anti-predatory lending practices by partnering with local agencies.

Affordable Housing

- Goal H-2: Increase, preserve and improve San Jose’s affordable housing stock.**

H-2 Policies:

- Policy H-2.1 Facilitate the production of extremely low-, very low-, low-, and moderate-income housing by maximizing use of appropriate policies; financial resources at the federal, state, and local levels; and various other programs. (San Jose 2020 General Plan, revised)
- Policy H-2.2 Integrate affordable housing in identified growth locations and where other housing opportunities may exist, [consistent with the General Plan](#).
- Policy H-2.3 Conserve viable housing stock through a balanced combination of housing code enforcement and complementary programs such as rehabilitation loans and grants to help maintain the supply of low-priced housing. (San Jose 2020 General Plan, revised)
- Policy H-2.4 Allow affordable residential development at densities beyond the maximum density allowed under an existing Land Use/Transportation Diagram designation, consistent with the minimum requirements of the State Density Bonus Law (Government Code Section 65915). In cases where a conflict exists between the State Density Bonus Law requirements and the density bonuses offered in this Plan's Policies, the City should make a determination based on the option that provides the greater number of low-, very low, or extremely low-income housing units or deeper affordability. (San Jose 2020 General Plan, revised)
- Policy H-2.5 Facilitate second units on single-family residential lots, in conformance with our City's Secondary Unit Ordinance, to take advantage of a potential source of affordable housing and to assist our City in meeting its needs as identified in our City's Consolidated Plan.
- Policy H-2.6 Evaluate and incorporate, if feasible, an affordable housing component in the preparation of specific plans, master plans, or strategy plans that include plans for housing. (San Jose 2020 General Plan, revised)
- Policy H-2.7 Support strategies in collaboration with other jurisdictions and agencies to end homelessness by creating permanent housing solutions combined with services such as medical, education, and job placement. (San Jose 2020 General Plan, revised)

H-2 Actions:

- Action H-2.8 Coordinate and implement housing policies and goals contained in the City's, Consolidated Plan, and the 5-Year Investment Plan. (San Jose 2020 General Plan)

- Action H-2.9 Explore revisions to our City’s Secondary Unit Ordinance that further support the provision of affordable housing and help achieve needs identified in our City’s Consolidated Plan.
- Action H-2.10 Update the City’s dispersion policy: [1\) to align the location of future affordable housing developments with planned future growth areas identified in the General Plan Update; 2\) to be consistent with the City’s inclusionary housing ordinance; 3\) to maximize the access of transit, retail, services, and amenities to affordable housing developments; and 4\) to reemphasize the support for integration and complete communities.](#)
- Action H-2.11 Seek permanent sources of affordable housing funds.
- Action H-2.12 Maintain our City’s Inclusionary Housing Policy and Ordinance, and [provide technical assistance to the development community to ensure that residential ~~uses~~ projects conform to the Policy and Ordinance.](#)
- Action H-2.13 Support State and federal regulations that preserve "at-risk" subsidized rental units subject to potential conversion to market rate rents and that will encourage equitable and fair policies that protect tenant and owner rights. (San Jose 2020 General Plan)
- Action H-2.14 Support legislation at the State and Federal levels that: (1) facilitates private and/or public sector investment in housing affordable to households of extremely-low, very low-, low- and moderate-income; (2) provides for the greatest local autonomy in the administration of State and Federal housing programs; and (3) furthers the City's objective of conserving and rehabilitating the existing housing stock. (San Jose 2020 General Plan, revised)
- Action H-2.15 Create and maintain a list of sites that are appropriate for meeting our City’s affordable housing needs.

High Quality Housing and Great Places

Goal H-3: Create and maintain safe and high quality housing that contributes to the creation of great neighborhoods and great places.

H-3 Policies:

Policy H-3.1 Require the development of housing that incorporates the highest possible level of amenities, fit and finish, urban design and architectural quality. (San Jose 2020 General Plan, revised)

Policy H-3.2 High density residential and mixed residential/commercial development, particularly development located in identified growth areas, should be designed to:

- Create [safe and pleasant walking environments](#) to encourage pedestrian activity, particularly to the nearest transit stop [and to retail, services, and amenities](#).
- Maximize transit usage.
- Allow residents to conduct routine errands close to their residence, [especially by walking, biking, or transit](#).
- Integrate with surrounding uses to become a part of the neighborhood rather than [being](#) an isolated project.
- Use architectural elements or themes from the surrounding neighborhood [when appropriate](#).
- [Provide residents with access to adequate on- or off-site open space](#).
- Create a building scale that does not overwhelm the neighborhood.
- Be usable by people of all ages, ~~and~~abilities, [and needs](#) to the greatest extent possible, without the need for adaptation or specialized design. (Existing GP 2020 Policy, ~~last two bullets~~ revised)

Policy H-3.3 Situate housing in an environment that promotes the health, safety, or well-being of the occupants, and that is close to services and amenities. (San Jose 2020 General Plan)

Policy H-3.4 Promote the conservation and rehabilitation of existing viable housing stock. (San Jose 2020 General Plan, revised)

Policy H-3.5 Prioritize housing resources to assist those groups most in need, or to those geographic locations in the City that most require investment in order to improve neighborhood blight conditions.

Policy H-3.6 Regulate conversions of rental apartments to condominium or community apartment projects to meet public health and safety standards and to assist displaced renters. Residential rentals undergoing conversion should meet or exceed the minimum residential density in this Plan. (San Jose 2020 General Plan, modified)

H-3 Actions:

Action H-3.7 Coordinate across multiple City departments to achieve the City’s vision for creating complete, safe, high-quality living environments.

Environmental Sustainability

Goal H-4: Provide housing that minimizes the consumption of natural resources and advances our City’s climate change and environmental goals.

H -4 Policies:

- Policy H-4.1 Implement green building principles in the design and construction of housing and related infrastructure, in conformance with the Green Building Goals and Policies in this General Plan and in conformance with the City’s Green Building Ordinance. (San Jose 2020 General Plan, revised)
- Policy H-4.2 Minimize housing’s contribution to greenhouse gas emissions, and locate housing, consistent with our City’s land use and transportation goals and policies, to reduce vehicle miles traveled and auto dependency.
- Policy H-4.3 Encourage the development of higher residential densities in complete, mixed-use, walkable and bikeable communities to reduce energy use and green house gas emissions.

The following issues were raised as part of the Task Force’s Housing discussion on January 25, 2010. As noted, these topics will be addressed in other sections of the General Plan Update.

- Partner with school districts to bring quality schools and joint-use facilities to urban areas. This will be addressed in the school policies.
- Some language related to schools was added to the housing policies, however others, such as “partnering with school districts to bring quality, urban schools and joint-use facilities to identified growth areas” will be addressed in the school section.
- Historic preservation was raised. Policy LU-2.17 addresses this tangentially. Urban Design and Historic Preservation Policies address the topic more directly.
- Parking recommendations will be discussed with the transportation policies.
- Review policy recommendations from “Rhetoric to Reality” reading materials. Staff reviewed the recommended policies for local government, and those policies are either included as part of the previously presented draft Housing language, or it is/will be addressed in other plan sections.
- Affordable housing should have equal access to parks. Parks policies (particularly PR-3.3) speak to parks being provided equitably.