



Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number:
P.C. 03/17/03 Item:

File Number:
GP03-T-03

Council District and SNI Area:
Citywide

Major Thoroughfares Map Number:
N/A

Assessor's Parcel Number(s):
N/A

Project Manager:
Deanna Chow

GENERAL PLAN REPORT

2003 Spring Hearing

TEXT REFERENCE:

Amend the *San Jose 2020 General Plan* text and Appendix C: Housing to incorporate final revisions into the Housing Element Update.

PROJECT DESCRIPTION:

Amend Chapter VI., Implementation, Housing
Amend Appendix C: Housing

LOCATION:
Citywide

ACREAGE: N/A

APPLICANT/OWNER:

Staff

ENVIRONMENTAL REVIEW STATUS:

Reuse of the San Jose 2020 General Plan Final Environmental Impact Report, certified by the City Council on August 16, 1994, Resolution # 65459.

PLANNING STAFF RECOMMENDATION:

Adopt the proposed text amendment

Approved by:

Date:

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

- None received.

GENERAL CORRESPONDENCE:

- None received.

ANALYSIS AND RECOMMENDATIONS:

BACKGROUND

The Housing Element of the *San Jose 2020 General Plan* demonstrates how the City's policies and programs ensure that San Jose's Regional Housing Needs Allocation (RHNA) of 26,114 units can be met between January 1, 1999 and June 30, 2006. As required by State law, San Jose must update the Housing Element of the General Plan by December 31, 2001. San Jose took a proactive approach and completed the Update as part of the 2000 General Plan Annual Review. Subsequent review and comment by the State Department of Housing and Community Development (HCD) required further revisions.

In response to comments from HCD, the City revised the Housing Element with additional information, including identification of sites available for housing, clarification on various planning process and City policies, and an expanded discussion on the City's continuous efforts to produce and maintain affordable housing. In September 2002, the City Council approved the revised Housing Element. The City Council also adopted a resolution (Resolution No. 71197) to delegate authority to the Director of Planning, Building and Code Enforcement to continue working with HCD to bring the Housing Element of the *San Jose 2020 General Plan* into compliance with State Housing Element Law. City staff has worked diligently with HCD to prepare a document that meets all the statutory requirements of Housing Element Law. On February 3, 2003, the City submitted the revised Housing Element for certification by HCD.

The modifications to the Housing Element, subsequent to Council adoption in September 2002, consisted of minor changes that clarified or elaborated on existing City policies, programs and practices. The revisions were provided in response to comments from HCD and did not create new housing policies, make program commitments or substantive changes. Specifically, information included data on subsidies for affordable housing projects, examples of Medium High Density (12-25 DU/AC) residential projects and an additional assessment of how the City of San Jose can accommodate the RHNA affordable units on specific sites.

On March 6, 2003, the California Department of Housing and Community Development concluded that the revised housing element and housing implementation programs adequately address statutory requirements. HCD commended San Jose in its success in developing progressive housing and land use strategies to address its regional housing need, including the land inventory analysis, the framework for the Discretionary Alternate Use Policies and the promotion of mixed use and transit-oriented development. HCD stated, "Effective implementation of these strategies will assist the City in overcoming the numerous development challenges and obstacles that face many communities in the Bay Area." HCD also acknowledged San Jose's longstanding commitment to meeting the community's housing needs through financial assistance and implementation of innovative programs and policies.

According to HCD, the Housing Element will be in full compliance with State law when adopted by the City Council incorporating all revisions and submitted to HCD for final review pursuant to Government Code Section 65585(h).

ANALYSIS

The General Plan text amendment incorporates all revisions to the Housing Element as evaluated by HCD as meeting the requirements of Housing Element law. Upon adoption by the City Council, the City will forward the Housing Element, including all revisions, to HCD for final review and certification.

PUBLIC OUTREACH

During the Housing Element Update process, staff has held community meetings, provided the report to housing interest groups, posted the document on the Department's web-site, attended Housing Advisory Commission meetings, and published the public hearing notices in the newspaper. Additionally, the Department's web-site contains information regarding the General Plan process, amendments, staff reports, community meeting dates, and public hearing schedule. The site is used by the community to keep informed about the status of the amendments.

RECOMMENDATION

Adopt the proposed text amendment.