

Housing Element Update 2007-2014



October 30, 2008
Community Meeting

What is the Housing Element?



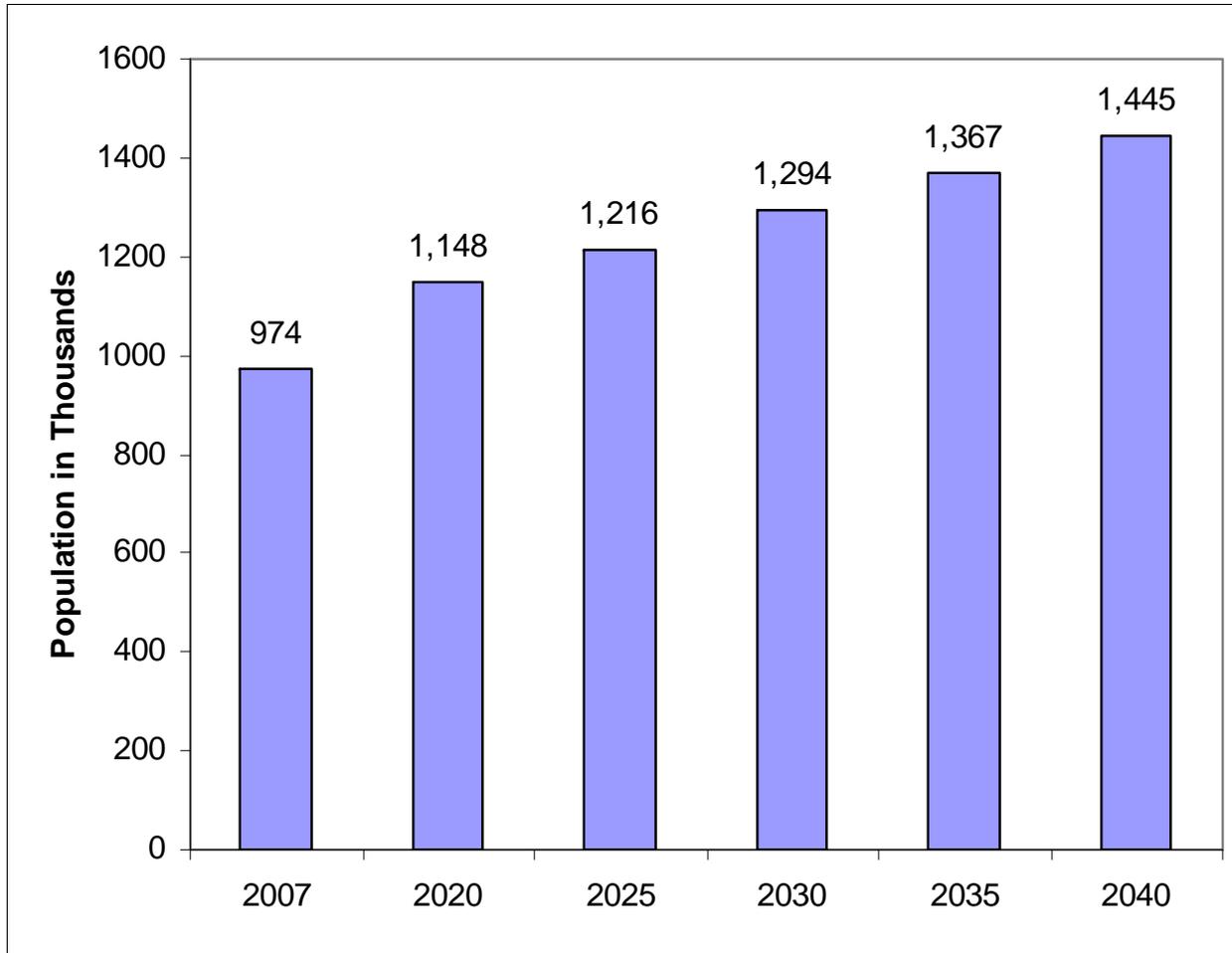
- One of seven State mandated elements in the General Plan
- State law requires update every 5 years generally
- Comprehensive strategy to meet housing needs
- Assess housing needs at various income levels
- Identify where housing can go

New Legislation & Statutory Requirements



- **SB 2** – zoning for special needs housing.
- **SB 1087** –coordination with water and sewer providers
- **SB 2348** – requires a detailed inventory of sites
SB 575 – limits denial of projects in the sites inventory
- **AB 2634** – assess the needs of ELI households and persons with special needs.

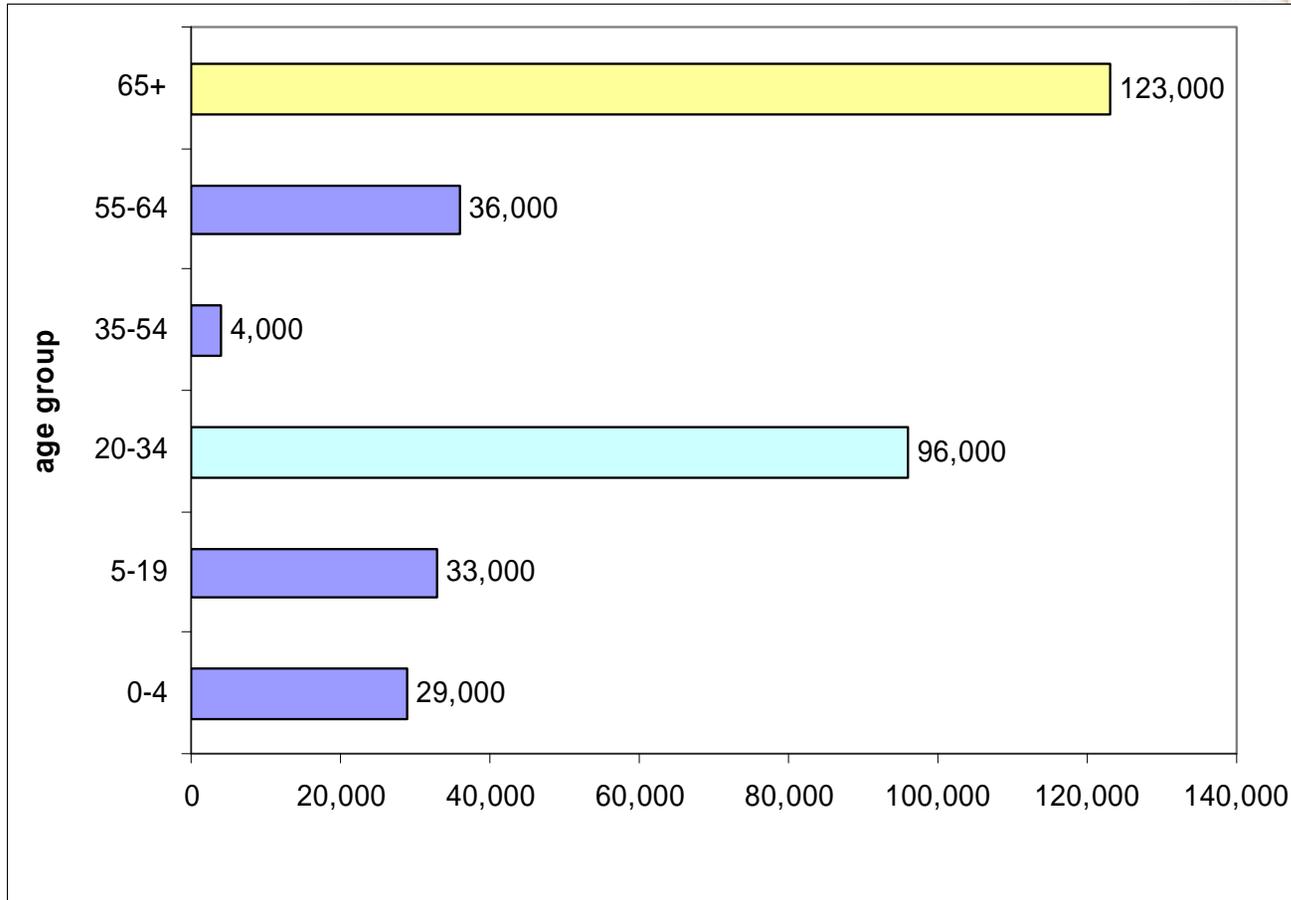
Population Growth



Source: Center for the Continuing Study of the California Economy, analysis performed for the General Plan Update

Demographic Shift

Population Growth by Age Group 2007-2030

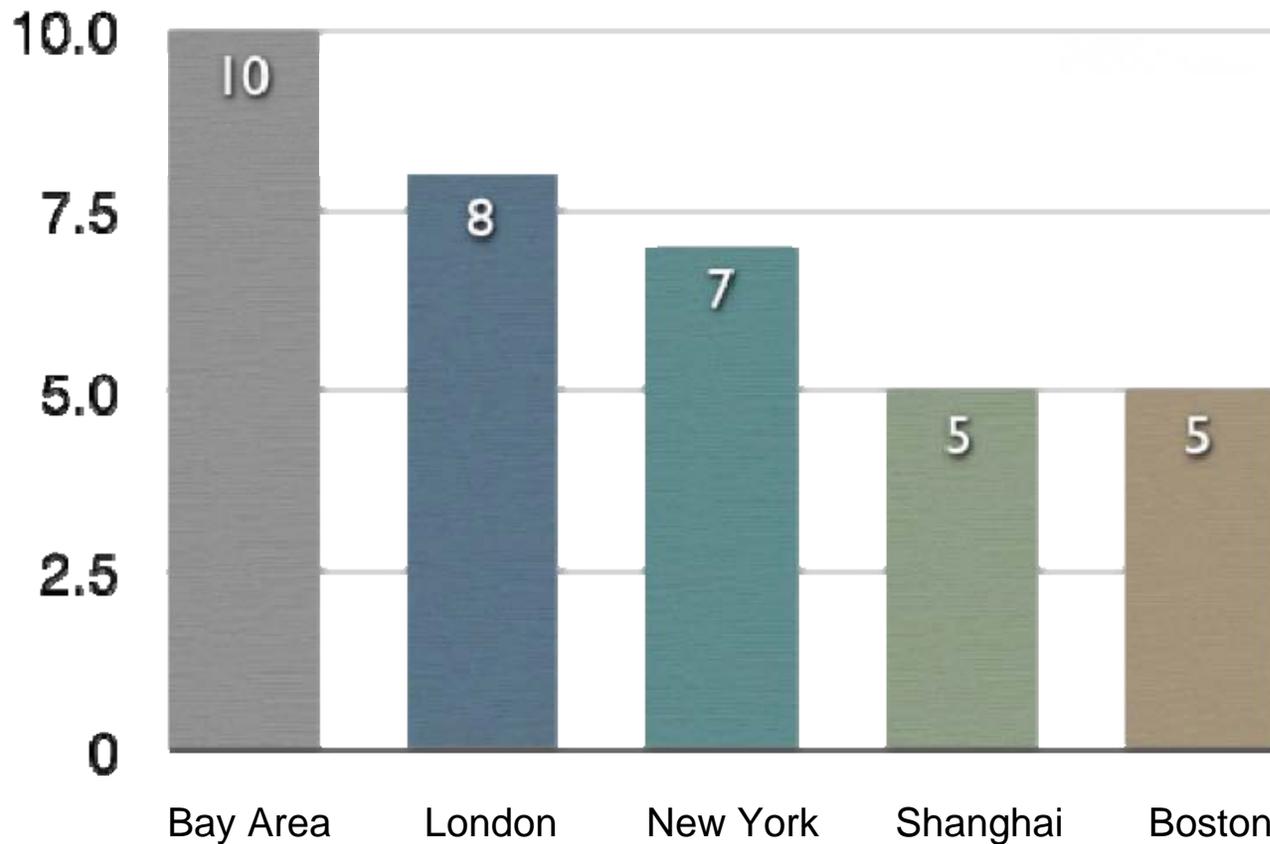


Source: Center for the Continuing Study of the California Economy, analysis performed for the General Plan Update

Comparison to Other High Cost Areas

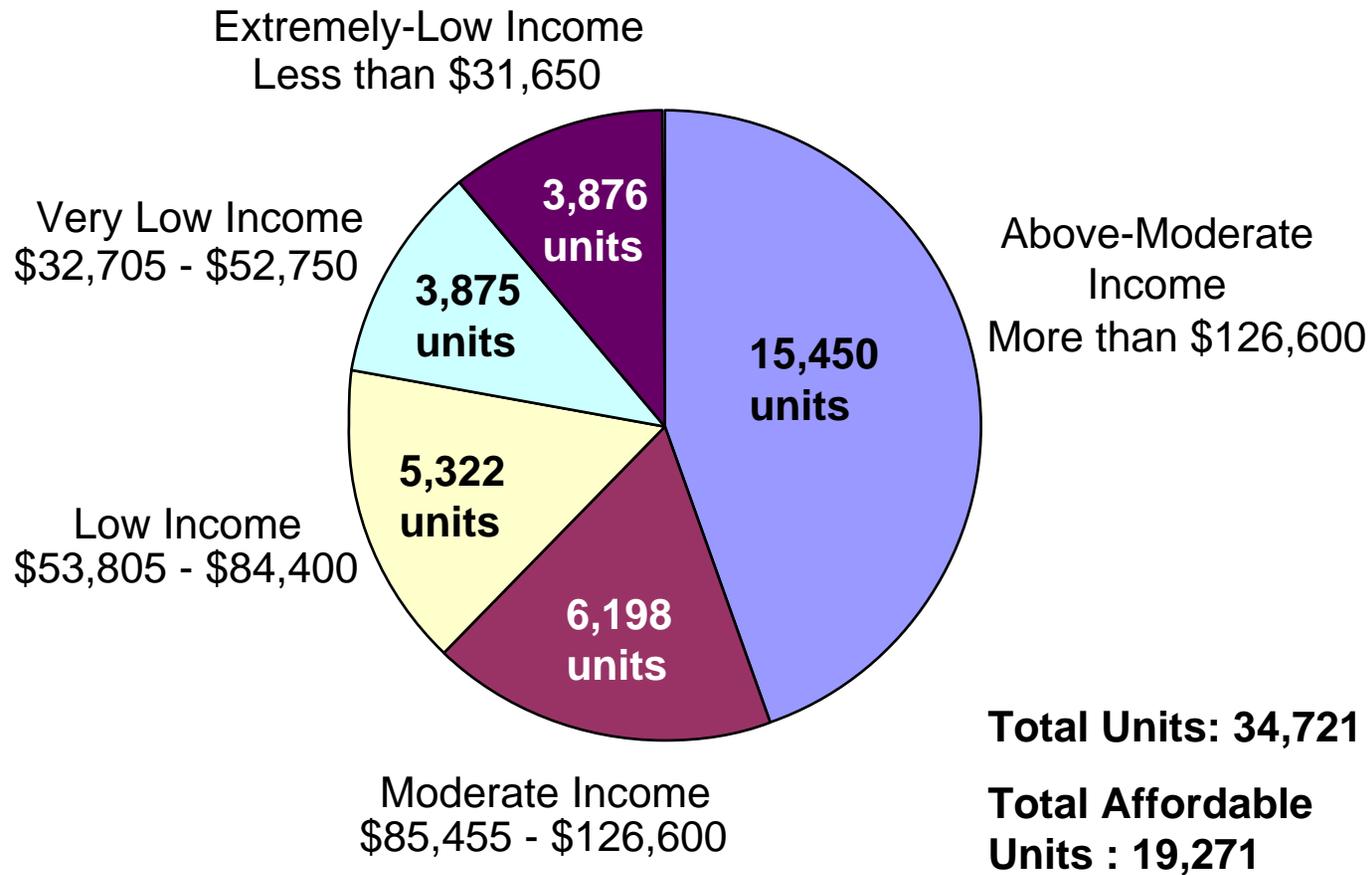


Multiple of Home Price to Income



Source: Bay Area Economic Profile, 2008

City of San Jose RHNA for 2007-2014



Source: ABAG and U.S. Department of Housing and Urban Development.

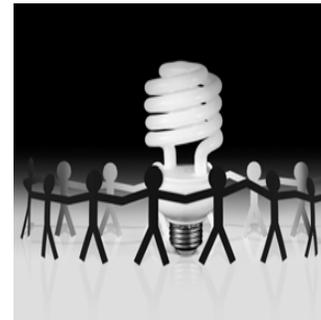
Significant Increase in Housing Goals

Income Category	1999-2006 RHNA Goal	1999-2006 Units Produced	2007-2014 RHNA Goal	% Change
ELI	N/A	912	3,876	-
VLI	5,337	4,058	3,875	45%*
LI	2,364	4,373	5,322	125%
MOD	7,086	1,108	6,198	-12%
Above Mod	11,327	20,121	15,450	36%
TOTAL	26,114	30,572	34,721	33%

*Includes both Very Low- and Extremely Low-income categories

San Jose faces...

- Continuation of growth pressures
- Limited amount of vacant land
- Growing costs of public infrastructure
- Escalating energy costs
- Limited amount of employment lands
- Need to achieve a jobs/housing balance



Existing Housing Strategies

- Build within the Greenline/Urban Growth Boundary
- Infill and Underutilized Sites
- Multifamily residential districts
- Transit Oriented Development: BART and Light Rail Mixed use
- Compact development at appropriate densities



Community Meeting Input

On meeting housing demand/aging population:

- Build more compact, higher density housing
- Density is key to affordability
- Explore alternative housing options such as cohousing for the growing senior population
- Concern about traffic, overcrowding, and ability to provide adequate city services
- Maintain compatibility between new and existing neighborhoods
- Need to attract more shopping and businesses to San Jose

Developer/Service Provider Input

On housing/affordable housing development in San Jose:

- Market downturn prompting developers to explore affordable and assisted living units
- Land values remain high in San Jose
- City's development process (policies & requirements) can be challenging
- CEQA process can be long and onerous
- Oppose the Framework for Preservation of Employment Lands
- Explore reducing parking requirements for higher density development
- Educate the public about affordable housing and density

Open Forum

Next Steps

- Targeted SNI neighborhood outreach
- Complete draft Housing Element
- Presentation to City Council
- Submit draft to State HCD
- Continue public outreach
- City Council adoption
- HCD Certification by June 30, 2009

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