



Report on Housing Plans

Community & Economic Development Committee
March 24, 2014

City of San Jose Department of Housing



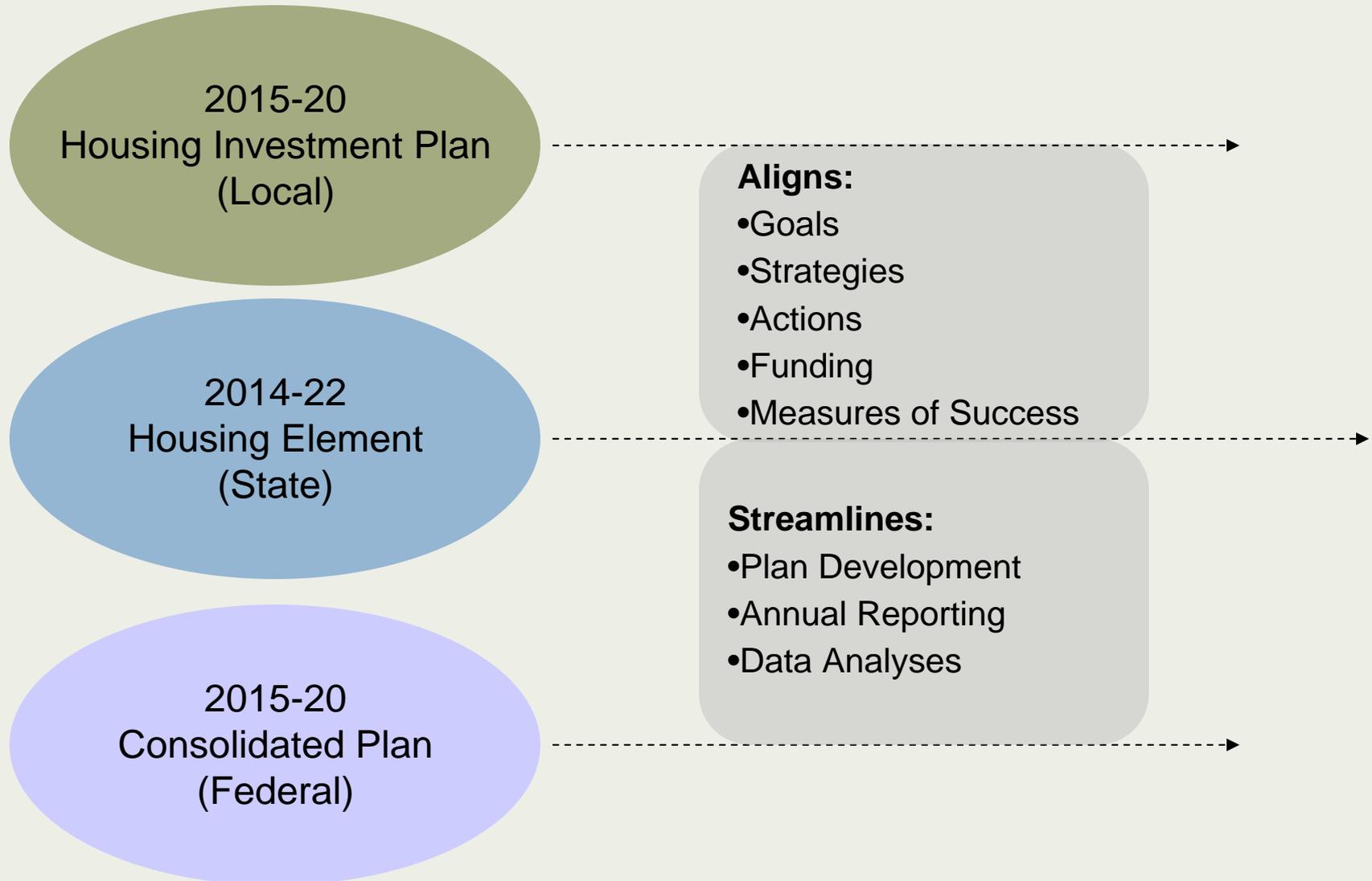
3 Housing Plans - Current

2007-12
Housing Investment Plan
(Local)

2009-14
Housing Element
(State)

2010-15
Consolidated Plan
(Federal)

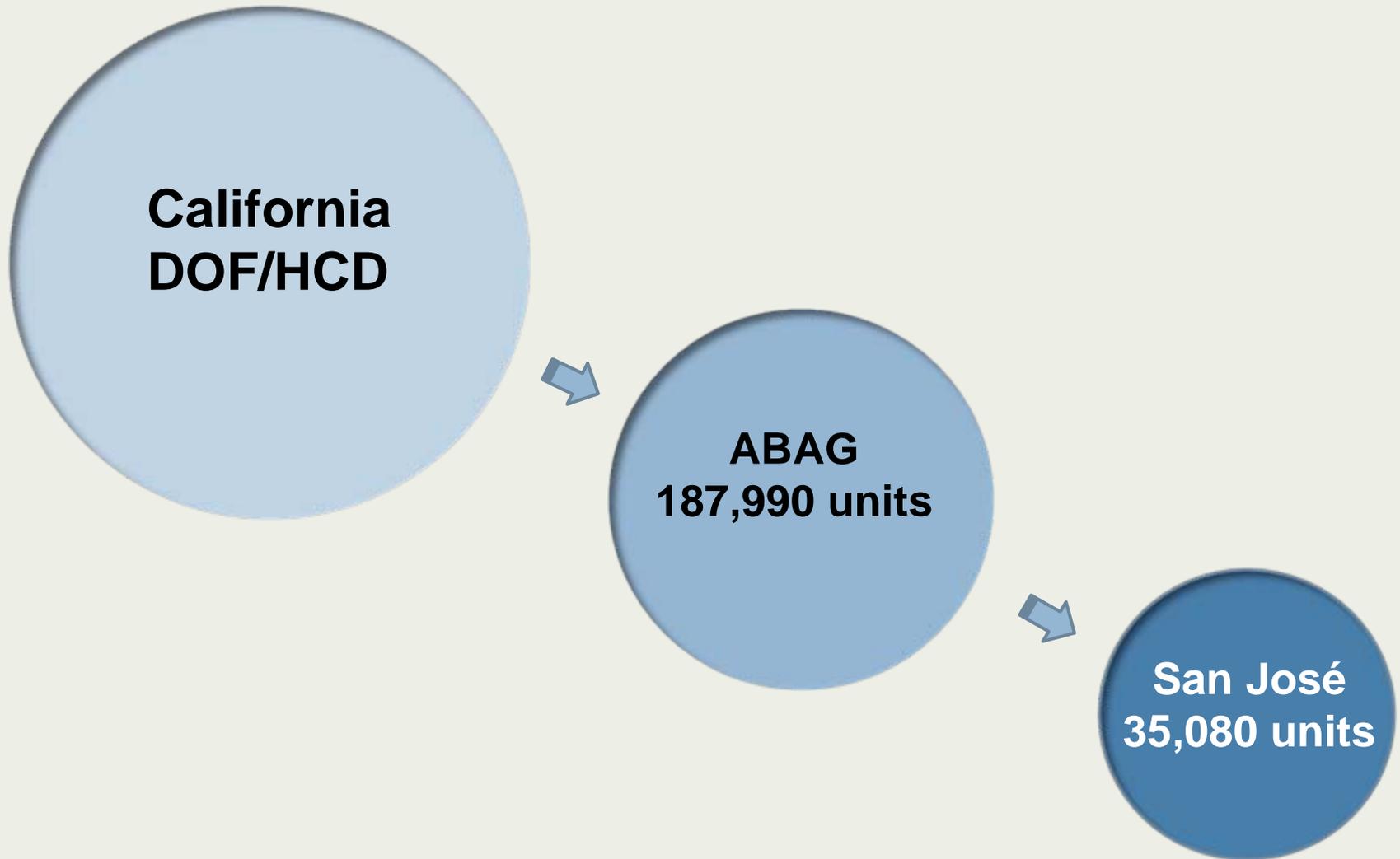
3 Housing Plans – Future Alignment



2014-22 Housing Element - State

- One of seven State-required “elements” in local General Plans
- Updated every 5-7 years + Annual report
- Planning for share of housing need
- Strategy for GHG reduction (AB 32) & SCS (SB 375)
- Due to HCD by January 31, 2015

RHNA Process



Income Ranges

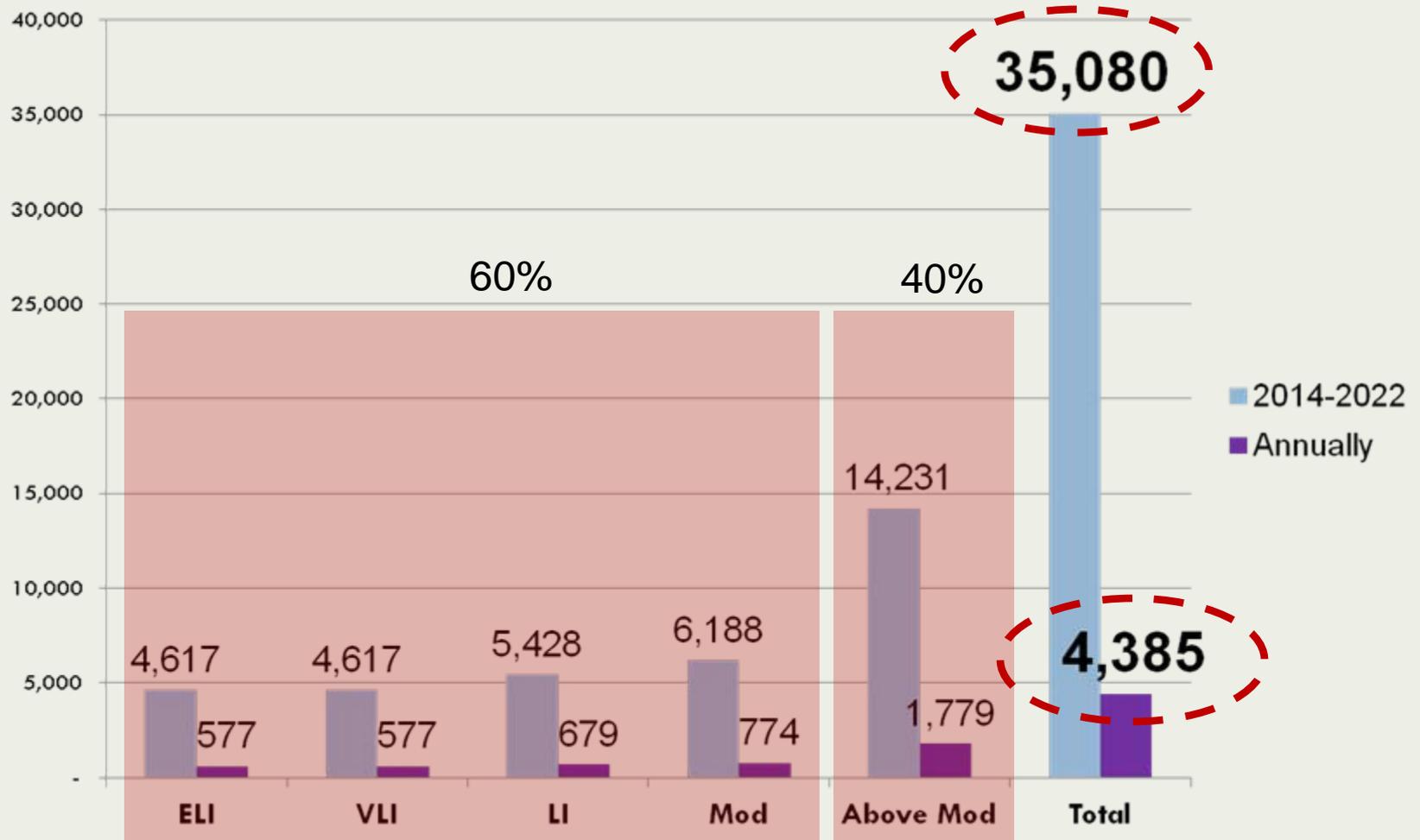


One-Person HH

<u>Income Category</u>		<u>Annual Income</u>	<u>Max Mo. Housing</u>
ELI	30% AMI	\$22,300	\$558
VLI	50% AMI	\$37,150	\$929
LI	80% AMI	\$59,400	\$1,485
MED	100% AMI	\$73,850	\$1,846
MOD	120% AMI	\$88,600	\$2,215
AMOD	160% AMI	\$118,160	\$2,954

Source: Data based on California Department of Housing and Community Development, 2014 Income Limits

San Jose's RHNA (2014-2022)



2015-20 Consolidated Plan - Federal

- Required report for federal funding recipients
- Strategy for housing & community development
- Five year strategy + Annual action plans + Annual report
- Includes CDBG, HOME, HOPWA, ESG
- Must Affirmatively Further Fair Housing
- Regional + Local process (consultant facilitated)
- Due to HUD by May 15, 2015

2015-20 Housing Investment Plan - Local

- Locally determined
- Links local, regional, Strategy, & federal funding, strategy
- Reflects local priorities not in State or federal plans
- Greater flexibility, ability to respond to local needs
- Council consideration by Summer/Fall 2014

Outreach To-Date

- Significant outreach for Housing Element & Housing Investment Plan
 - Additional outreach for Housing Element
- Consolidated Plan outreach to begin late summer 2014
- Utilize outreach to inform all plans

Key Concepts

- Systems Thinking
- New Tools
- Regionalism
- Placemaking
- Market Facilitation
- Equitable Development

Systems Thinking

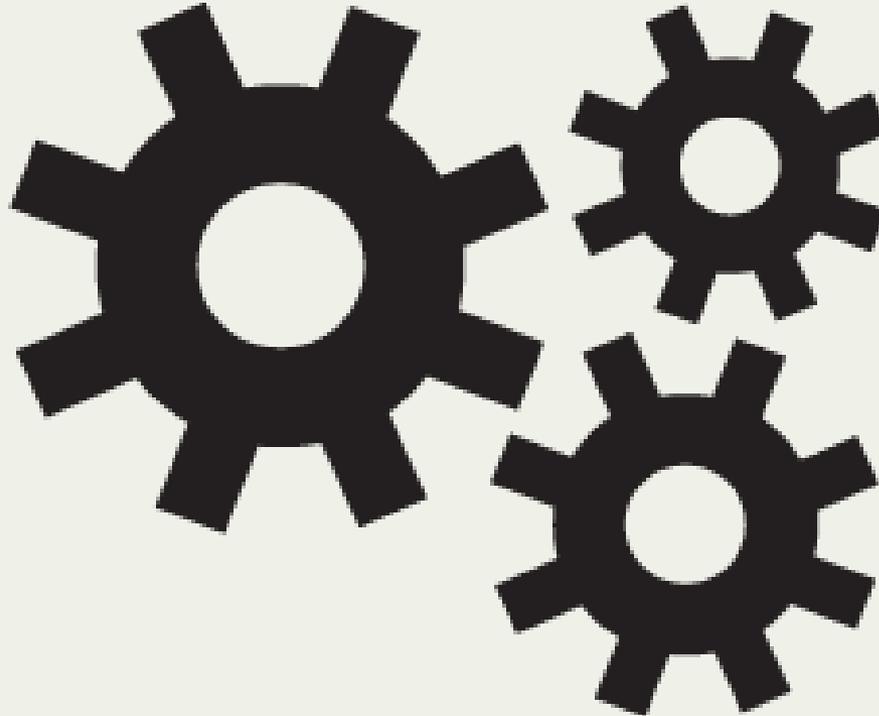
homes

transportation

social services

placemaking

employment



food systems

homeless
response

parks &
urban space

sustainability

healthcare

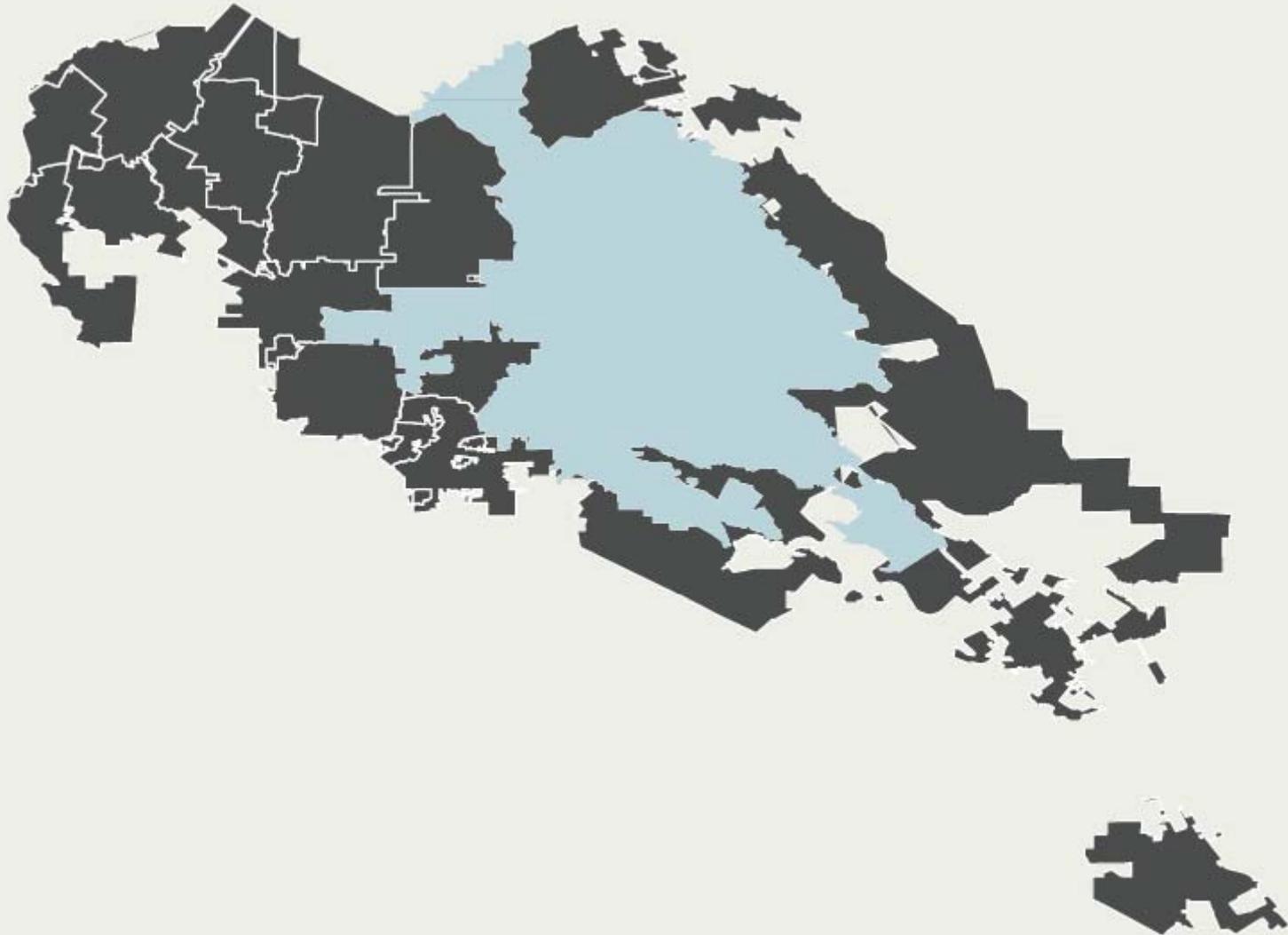
infrastructure

neighborhoods

New Tools



Regionalism



Placemaking



Market Facilitation



Market Facilitation



Equitable Development



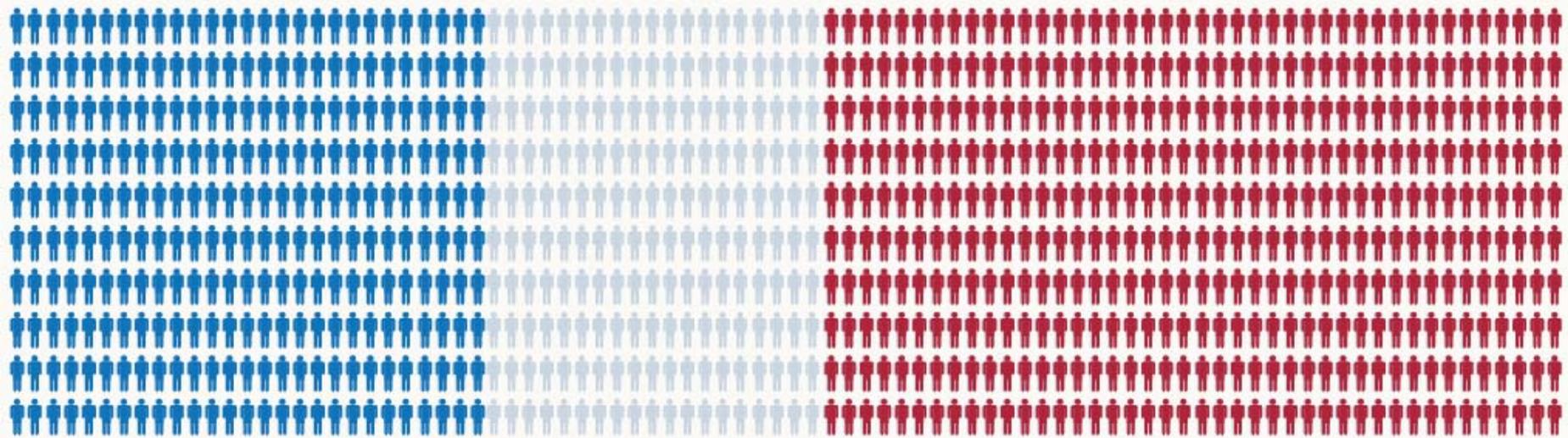
= 1,000 workers

% of Workforce: 31%

Median Income: \$84,600 to \$144,000

% of Workforce: 46%

Median Income: \$19,700 to \$55,700



Occupations:

- Management
- Computer & Mathematical
- Architectural & Engineering
- Business & Financial Operations

Occupations:

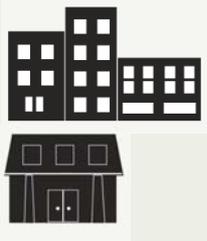
- Office, Education, Training, & Library
- Office & Administrative Support
- Production
- Transportation & Material Moving
- Sales & Related Occupations
- Food Preparation & Serving-Related

Housing Costs & Minimum Incomes

Ownership

Median Price

Minimum Income



\$420,000

\$87,130

\$84,000 Down

\$660,000

\$120,750

\$132,000 Down

Rental

Average Rent

Minimum Income

Studio

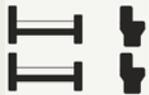
\$1,476

\$59,040



\$1,825

\$73,040



\$2,314

\$92,560



\$2,607

\$104,280

Source: Median prices from Santa Clara County Association of Realtors, January 2014; Average rents from RealFacts, 4th Quarter 2013



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