



Photo : Sergio Ruiz, SPUR

Diridon Affordable Housing Implementation Plan

City Council

Item 8.1

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City Council Direction (2018-19)

- Goal of 25% of all housing in DSA in aggregate should be restricted affordable for a range of incomes
- Prepare an implementation plan
- Examine various options for affordability including 45% ELI within 25% affordability goal

3Ps Approach

PRODUCTION

Construct new affordable units with public subsidies and private sector contributions



PRESERVATION

Preserve existing housing as permanently affordable to lower- and moderate-income households





PROTECTION

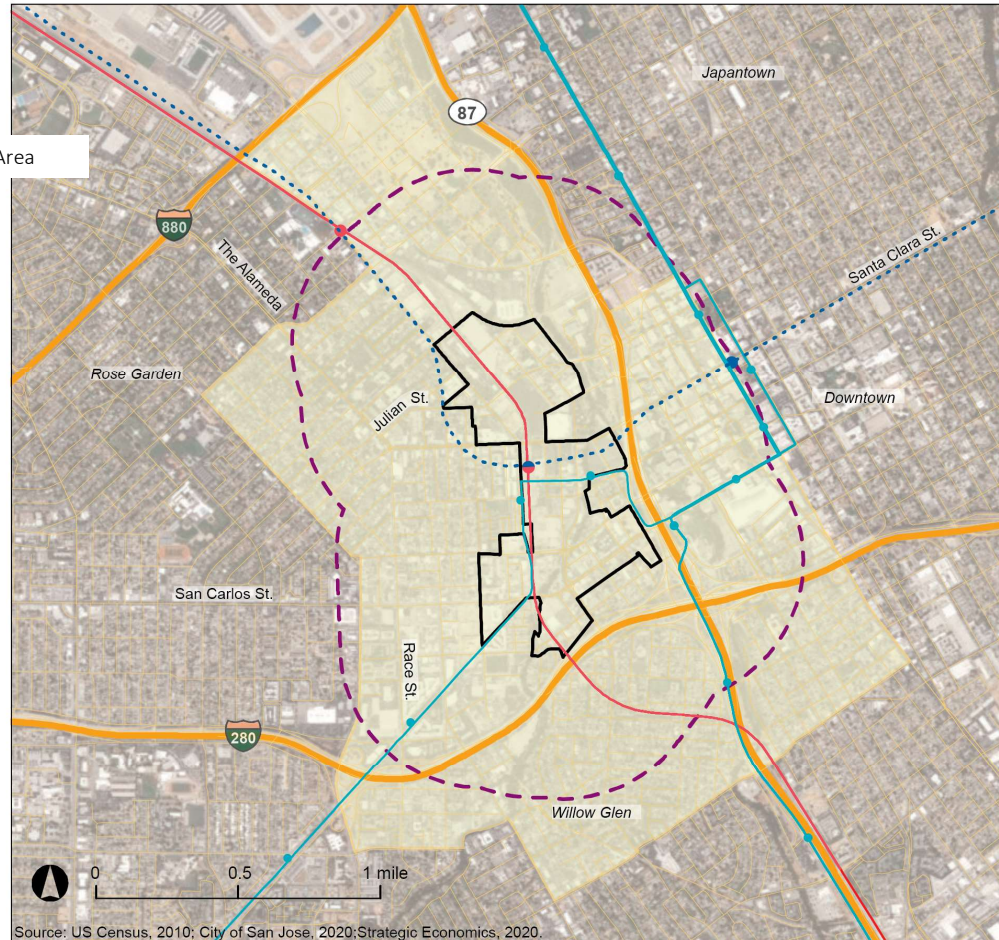
Enact policies & run programs to protect vulnerable households from displacement



Focus Areas for 3Ps Approach

Study Area Boundaries

-  Census Study Area*
-  Diridon Station Area
-  Neighborhood Stabilization Study Area
-  BART Extension Phase II
-  Caltrain
-  VTA Light Rail



*The Census Study Area comprises Census Tracts 5003, 5006, 5008, 5017, 5018, and 5019 within Santa Clara County.

**The Preservation Study Area is a half-mile buffer area from the Diridon Station Area Boundary



Goals and Metrics

Diridon Station Area:

- 25% of all housing will be restricted affordable (ELI to Mod) by DSAP buildout
 - 30% of affordable housing will be for ELI households, including PSH

Neighborhood Stabilization Study Area:

- No net loss in the number of low-income renter households
- Decrease in percentage of severely cost-burdened renter households
- No net loss in number of deed-restricted units beyond 2040
- Establish a Preservation Pilot Program to acquire/rehab existing multifamily
 - 10% of homes that could be acquired – 530 units by DSAP buildout

Census Study Area (track):

- Number of residents by race/ethnicity
- Residential displacement risk ratings

Strategies - Production

1. **Prioritize sites within 1/2 mile of Diridon Station** for affordable housing developments
2. Partner with transit agencies & affordable developers to **apply for State AHSC funding**
3. **Prioritize the use of Commercial Linkage Fee** revenues generated in the Diridon Station Area for affordable housing projects within the DSA
4. Approve **subsidy per unit appropriate for Diridon Station Area**
5. Update regulations to facilitate **lower-cost construction technologies**
6. **Implement park fee credit changes** for moderate-income that support Inclusionary
7. Support policies that **increase production of ADUs** in the DSA and surrounding areas
8. Explore ways to increase access to **affordable homes for residents with disabilities**
9. Design and implement **tenant preferences** for affordable homes in the DSA

Strategies - Preservation

1. **Extend affordability restrictions** on existing affordable housing
2. **Establish a Preservation Pilot Program to acquire and rehabilitate existing multifamily***
3. Conduct **outreach to nonprofit and community-based organizations** with capacity to conduct preservation activities*
4. **Identify funding sources and partners to build local organizations' capacity***
5. **Identify funding sources for preservation***
6. **Implement complimentary policies that support preservation activity***



**Note: Also included in the Citywide Residential Anti-Displacement Strategy*

Strategies - Protection

1. Create a **“satellite office”** in the **DSA** to provide education resources to tenants and landlords
2. Provide support for **legal services for tenants facing eviction***
3. Consider options for **locally enforcing AB 1482**, State rent anti-gouging and just cause eviction protection law*
4. **Explore expanding Tenant Protection Ordinance to include all rental units**, including single-family, duplexes, and condo/townhomes
5. **Explore expanding Apartment Rent Ordinance to include duplexes**
6. **Explore applicability of Certificate of Preference program**

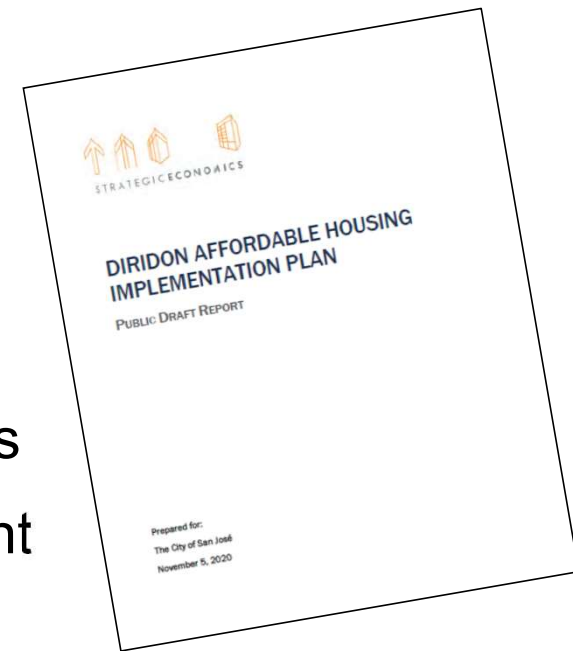
**Note: Also included in the Citywide Residential Anti-Displacement Strategy*



Changes as Result of Public Input

- Sub-goal for ELI affordable units
- No net loss of homeless beds or interim units
- Tracking all race/ethnicity demographics
- Tracking residential displacement risk
- Explore Certificate of Preference program
- Increase housing access for residents with disabilities
- Document history of previous residential displacement

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Next Steps

- Plan is a strategy
 - Council approval of Plan is not action on individual strategies
- Return to City Council in fall 2021 with a workplan
 - Outreach to impacted stakeholders
 - Prioritization of work
 - Timeline
 - Resources

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Questions?