



Memorandum

TO: RULES AND OPEN
GOVERNMENT COMMITTEE

FROM: Leslye Corsiglia

SUBJECT: SEE BELOW

DATE: October 31, 2012

Approved

Date

11/2/12

**SUBJECT: PROPOSED COUNCIL STUDY SESSION ON THE CITY'S HOUSING
NEEDS AND STRATEGIES**

RECOMMENDATION

Set a Council Study Session entitled *Housing Needs and Strategies* for Tuesday, November 13, from 9:00 a.m. - 12:00 p.m., in City Council Chambers.

OUTCOME

The goal of this Study Session is to seek feedback and input from Council on the priority issues and strategies regarding housing for San José. Feedback from Council will be used to develop a draft *Housing Investment Plan 2012-2017*, scheduled for Council approval and release in early 2013.

BACKGROUND

Every five years, the City develops a Housing Investment Plan ("*Plan*" or "*HIP*"), which is a San José-specific plan reflecting policies and priorities for the coming period as determined by Council, City staff, expert external stakeholders and residents. The *Plan* is typically a five-year plan that aligns projected resources with policies, priorities, and a staff workplan for the period. The City's most recent *Plan* covers the 2007-2012 period. In 2011, staff initiated the process for developing the next *Plan*.

While the *HIP* contains similar priorities as the five-year federal *Consolidated Plan (Con Plan)*, the *Con Plan* focuses on the City's use of federal funds and specific goals in certain programs. The *HIP* is broader than the *Con Plan*, addressing uses of all sources of funds and all priority strategies and programs.

As part of the development of the *2012-17 Housing Investment Plan*, this study session provides an important opportunity for: 1) staff and panelists to provide Council background information on a variety of key housing issues; and 2) staff to receive Council feedback and direction on strategic priorities to address these issues. With this input, staff anticipates bringing forward a draft *Plan* for Council consideration and approval in early 2013. See the attachment for the draft outline of the study session presentation.

ANALYSIS

Task Force and Focus Group Meetings

Since December 2011, staff has held four *HIP* Task Force meetings and five Focus Group meetings involving approximately 50 expert stakeholders to seek input on a wide range of housing and community development policy issues. These meetings have included professionals and local organizations in the fields of development (market-rate, affordable, and mixed-use), real estate, land use planning, finance, economic development, and fair housing. These stakeholders have informed the City of important housing trends and issues so that the City can focus its limited resources on the most important and immediate policies, programs, and implementation strategies. Staff anticipates holding one additional full task force meeting in December 2012 or January 2013 to receive feedback on the draft *Plan*.

Additional Meetings To-Date

In addition to the Task Force and Focus Group meetings, staff has also presented the *Plan* to the Community and Economic Development Committee (CEDC): on October 24, 2011, to introduce the *Plan's* background; purpose and process; and on May 21, 2012, to provide a status update and to receive feedback from the CEDC.

Staff has also provided ongoing status updates on the *Plan* process to the City's Housing and Community Development Advisory Commission at its monthly meetings. These updates provide the Commission and the public the opportunity to provide feedback on the *HIP* process as well as on specific policy issues.

It is anticipated that a draft *Plan* will be released in early 2013, for public comments. The final *Plan* will come forward for City Council approval after a final round of comments from the *HIP* Task Force and receipt of public comments. Upon approval, staff will begin implementing the *HIP* workplan.

October 31, 2012

Subject: Proposed Council Study Session on the City's Housing Needs and Strategies

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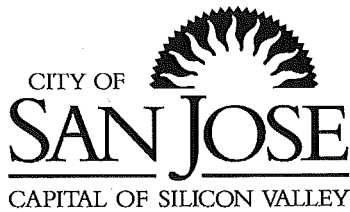
STUDY SESSION CRITERIA

- Criteria 1:** Due to the nature of the topic area, may report to more than one Committee.
- Criteria 2:** Topic area falls under more than one City Service Area.
- Criteria 3:** Topic is a Citywide issue/policy that needs Council's direction and input to proceed.
- Criteria 4:** There is a significant amount of public interest and requires a study session to accommodate public input.
- Criteria 5:** There are outside organizations that need to participate or sit on a panel.

/s/
LESLYE CORSIGLIA
Director of Housing

For questions, please contact Leslye Corsiglia, Director of Housing, at 408-535-3851.

Attachment: November 13, 2012 Study Session Draft Agenda



CITY COUNCIL STUDY SESSION AGENDA

HOUSING NEEDS AND STRATEGIES

NOVEMBER 13, 2012

9:00 A.M. to 12:00 P.M.

CITY HALL COUNCIL CHAMBERS

- **Purpose**

The goal of this Study Session is to seek feedback and input from Council on the priority issues and strategies regarding housing for San José.

- **Outcome**

Feedback from Council will be used to develop a draft *Housing Investment Plan 2012-2017*, scheduled for Council approval and release in early 2013.

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- Call to Order and Roll Call
- Pledge of Allegiance

CITY COUNCIL STUDY SESSION

9:00 a.m. – 12:00 p.m. – Council Chambers

1. **Background on the Housing Department, its Funding, Programs and Policies**
2. **Housing Market Overview**
3. **Community Discussion of Housing and Community Development Needs and Challenges**
4. **Community Discussion of Potential Strategies**
5. **Polices, Programs and Actions for Next Five Years**
6. **Public Comment**
7. **Adjournment**