



Housing

Affordable Housing Siting Policy

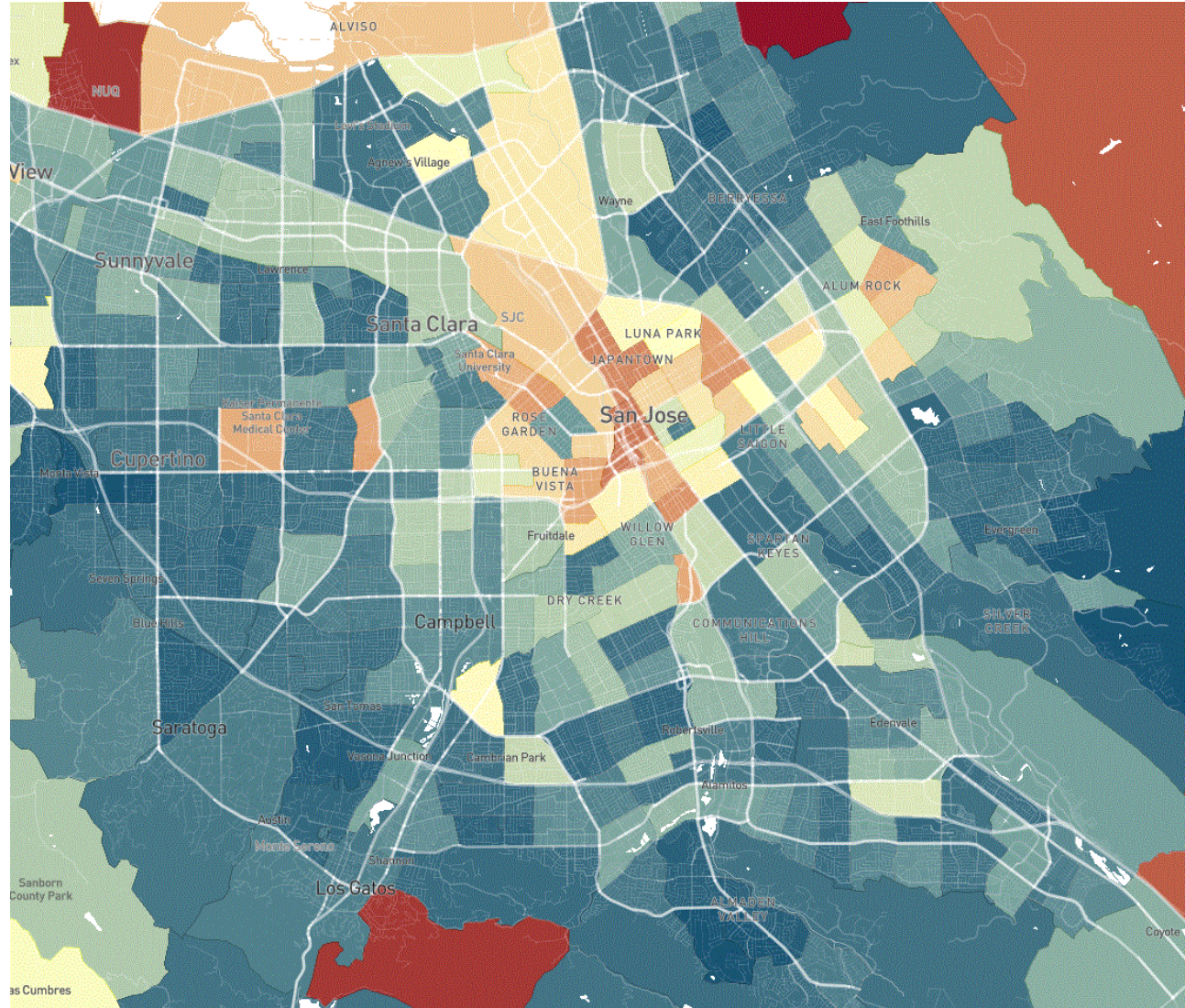
November 18, 2022

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Housing Department

The Opportunity Atlas



Siting Policy Goals

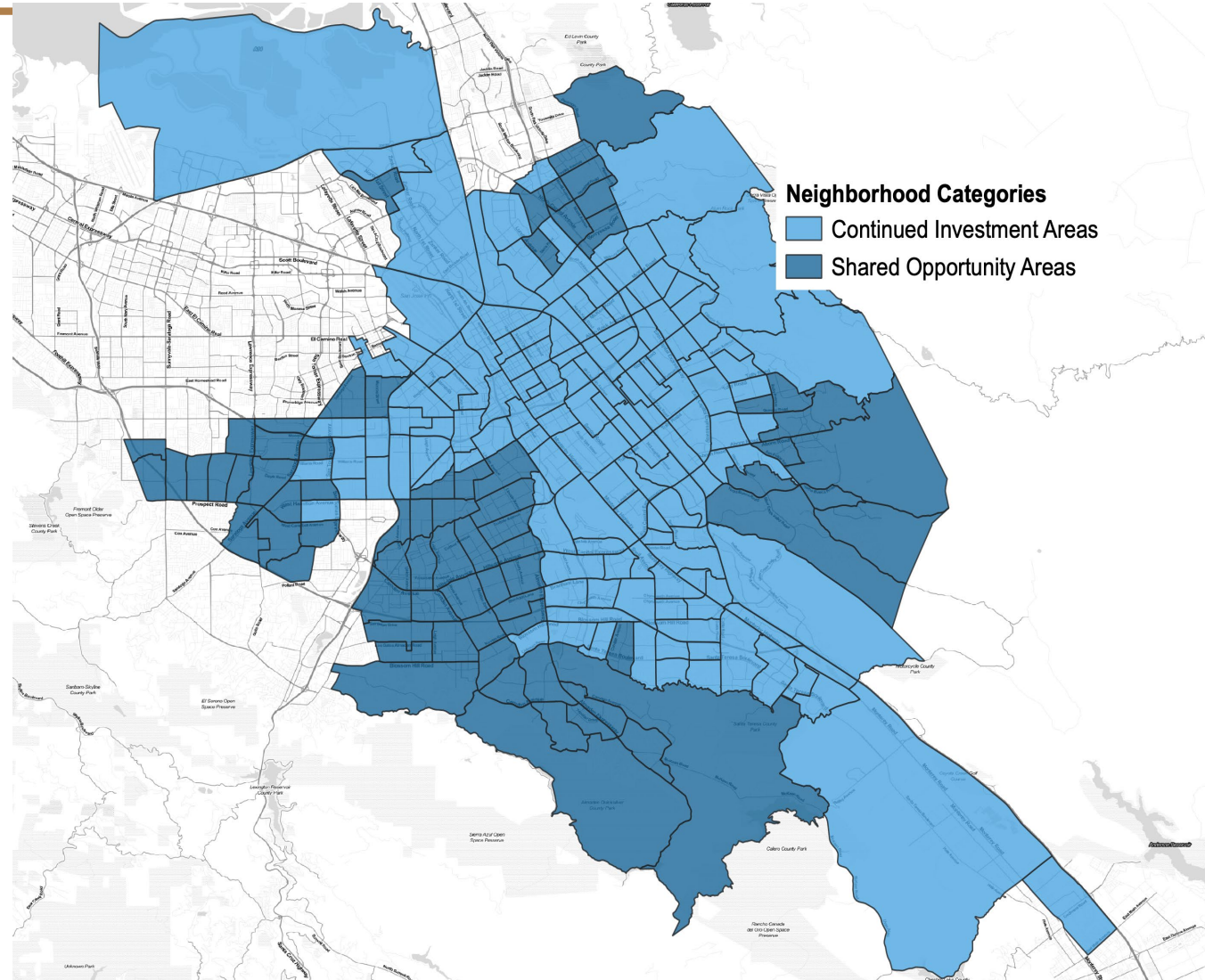
- Expand Choice – consistent with California and Federal Fair Housing laws
- Create Access – building affordable housing in neighborhoods where they have been excluded
- Mitigate displacement
- Transparent to developers, stakeholders and easily administered by City staff



Neighborhood Areas (Updated Map)

Blue = Affordable
Housing Expansion
Areas

Light Blue =
Continued
Investment Areas



Why the Change

Previous

- Increasing the threshold to 90th percentile, limits housing choice even more
- Contribute to the negative stereotypes of affordable housing
- Lack of consensus on crime definition

New

- We want to expand choice by creating more choice in the city
- Invest in all parts of the city, especially in parts where historically disinvestment has occurred

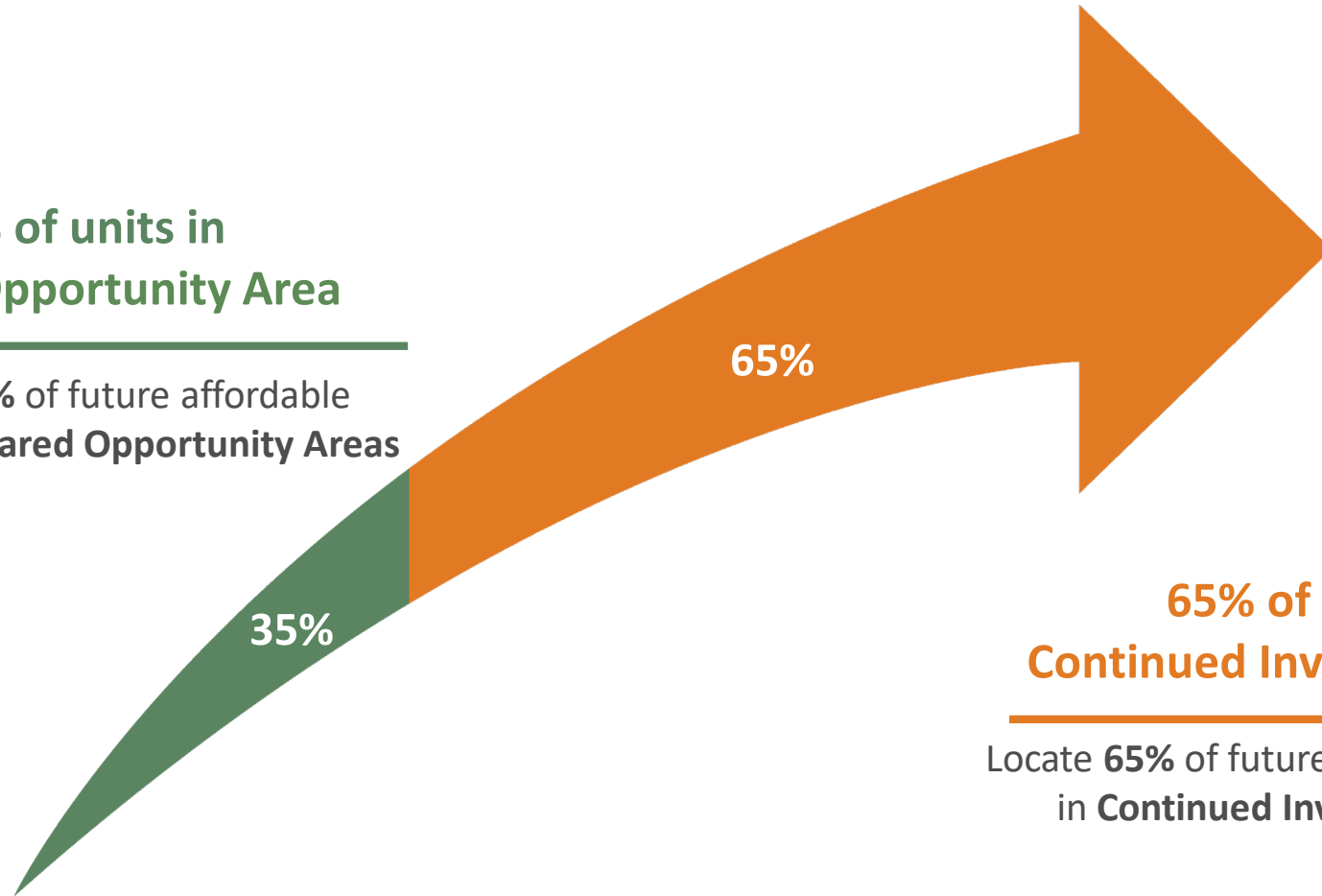
Distribution of Affordable Homes

Neighborhood Areas	Description	Percentage of the City	Current Distribution of Units	New Unit Distribution Goal 5 year for FY21-22 to FY 25-26
Affordable Housing Expansion Areas	(Formerly) Category 1	34%	9%	35%
Continued Investment Areas	Remainder of the City	66%	91%	65%

Recommendation: 35% Goal

35% of units in Shared Opportunity Area

Locate **35%** of future affordable housing in **Shared Opportunity Areas**



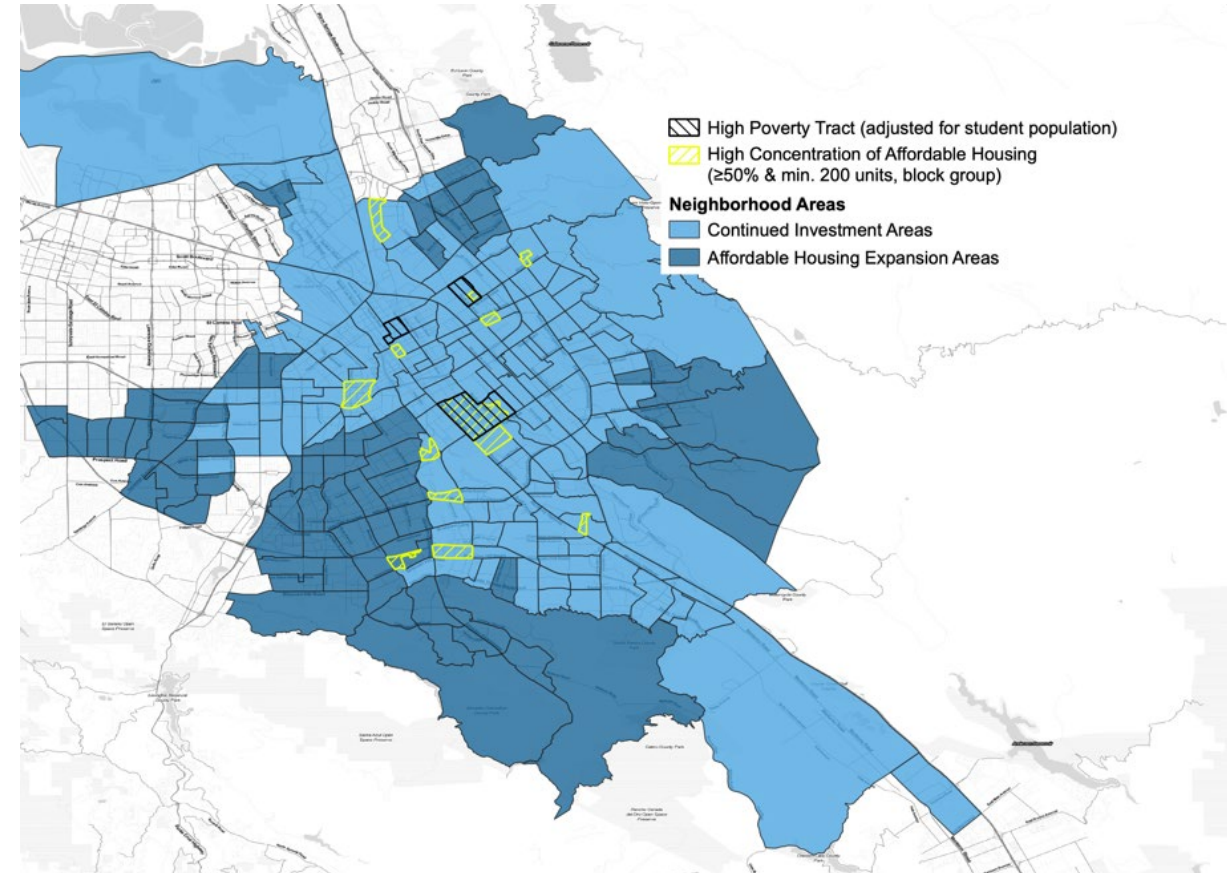
65% of units in Continued Investment Areas

Locate **65%** of future affordable housing in **Continued Investment Areas**

**** The evaluation will be completed in year 5.**

Further Review

- 🏠 Limit investment when affordable homes are greater than 50% of the housing stock in a census block.
- 🏠 If a census tracts has more than 20% of the poverty level.



Allow affordable to move forward

- 🏠 Neighborhood facing displacement
- 🏠 Growth area
- 🏠 Mixed-income development
- 🏠 Part of a community development investment plan that has approved funding
- 🏠 Major job or transit development that is moving forward

Additional Recommendations

- Acquire land in Affordable Housing Expansion Areas
- Evaluate the plan to meet both the 35% goal in Affordable Housing Expansion Areas and Continued Investment Areas



Additional Recommendations

Prioritize CDBG funding to HUD defined Racially/Ethnically Concentrated Areas of Poverty and other historically underinvested neighborhoods



Key Dates

Upcoming	Timeline
Economic Community Development	Monday November 28, 2022, at 1:30 PM
City Council	Tuesday December 6, 2022, at 6:00 PM <i>(tentative time certain)</i>