Proposed Implementation
Comments on County Measure A

City Council
August 8, 2017
Item 4.5
Measure A Overview

• 950 million in bonds
• $750 million for rental housing
• $200 million for moderate housing
• Production Goals:
  – 1,200 PSH for people who are homeless
  – 1,600 Rapid Rehousing
  – 600 PSH for persons with disabling conditions
  – 1,400 ELI housing
City’s Role in Measure A-funded Developments

• Required
  – Land use entitlements approver

• Possible
  – Lender
  – Ground lessor
  – Multifamily housing revenue bond issuer
Proposed Implementation Comments

Siting

• Ensure Community Engagement Plans
• Clarify development siting criteria

Development

• Services on-site with agreed-upon standards
• Proportion of special needs apartments per development:
  – Fewer if developers don’t have PSH track record
  – Maximum of 80-100 apartments if all serve formerly chronically homeless residents
Proposed Comments (part 2)

Role of City

- City to have roles in San José developments (bond issuer, ground lessor)
- Collaborate on Cap & Trade applications
- Collaborate on common electronic resident application
- Collaborate on moderate-income strategies
Questions?
## Income Limits 2016

<table>
<thead>
<tr>
<th>Income Level % of AMI</th>
<th>Incomes by Household Size</th>
<th>% AMI</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low-Income (ELI)</td>
<td></td>
<td>30%</td>
<td>$23,450</td>
<td>$26,800</td>
<td>$30,150</td>
<td>$33,500</td>
<td>$36,200</td>
<td>$38,900</td>
</tr>
<tr>
<td>Very Low-Income (VLI)</td>
<td></td>
<td>50%</td>
<td>$39,100</td>
<td>$44,650</td>
<td>$50,250</td>
<td>$55,800</td>
<td>$60,300</td>
<td>$64,750</td>
</tr>
<tr>
<td>Low-Income (LI)</td>
<td></td>
<td>80%</td>
<td>$59,400</td>
<td>$67,900</td>
<td>$76,400</td>
<td>$84,900</td>
<td>$91,650</td>
<td>$98,450</td>
</tr>
<tr>
<td>Median Income</td>
<td></td>
<td>100%</td>
<td>$74,950</td>
<td>$85,700</td>
<td>$96,400</td>
<td>$107,100</td>
<td>$115,650</td>
<td>$124,250</td>
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<tr>
<td>Moderate-Income (Mod)</td>
<td></td>
<td>120%</td>
<td>$89,950</td>
<td>$102,800</td>
<td>$115,650</td>
<td>$128,500</td>
<td>$138,800</td>
<td>$149,050</td>
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</table>
## Regional Housing Needs Allocation 2014 - 2022

<table>
<thead>
<tr>
<th>Income Category</th>
<th>Total RHNA Goal</th>
<th>Annual Goal</th>
<th>Production CY 2014</th>
<th>Production CY 2015</th>
<th>Production CY 2016</th>
<th>Total to-date</th>
<th>% of Total Goal</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELI</td>
<td>4,617</td>
<td>525</td>
<td>29</td>
<td>18</td>
<td>67</td>
<td>114</td>
<td>2%</td>
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<tr>
<td>VLI</td>
<td>4,616</td>
<td>525</td>
<td>246</td>
<td>52</td>
<td>247</td>
<td>545</td>
<td>12%</td>
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<tr>
<td>LI</td>
<td>5,428</td>
<td>617</td>
<td>231</td>
<td>0</td>
<td>0</td>
<td>231</td>
<td>4%</td>
</tr>
<tr>
<td>MOD</td>
<td>6,188</td>
<td>703</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td><strong>Total Affordable</strong></td>
<td>20,849</td>
<td>2,370</td>
<td>506</td>
<td>70</td>
<td>314</td>
<td>890</td>
<td>4%</td>
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<tr>
<td><strong>Total Market Rate</strong></td>
<td>14,231</td>
<td>1,617</td>
<td>3,954</td>
<td>1,950</td>
<td>1,774</td>
<td>7,678</td>
<td>54%</td>
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<tr>
<td><strong>Total All Housing</strong></td>
<td>35,080</td>
<td>3,987</td>
<td>4,460</td>
<td>2,020</td>
<td>2,088</td>
<td>8,568</td>
<td>24%</td>
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