



MAPPING THE MISSING MIDDLE:
HOUSING AFFORDABILITY AND DEVELOPMENT
IN SAN JOSE, CA

Max Seidita

Advisor: Emily Rosenman

Spring 2022

NEWS

Housing costs skyrocket nationwide

by: [Van Delbridge](#)
Posted: Mar 2, 2022 / 04:05 AM EST
Updated: Mar 2, 2022 / 04:05 AM EST

Housing Costs Expected to Rise Even Higher in 2022, According to Estimates

Zillow revised its estimate from December 2021, and now expects home prices to rise even further.

by [Ethen Kim Lieser](#)

PBS NEWSHOUR

As housing costs rise, so do questions of affordability

Clip: 08/04/2021 | 8m 16s |

 **TheUpshot**

Something Has to Give in the Housing Market. Or Does It?

There appears to be no quick reprieve coming for rising prices:
“It’s not a bubble, it really is about the fundamentals.”

White House details plans to improve housing affordability

[Economy](#) Sep 1, 2021 2:14 PM EST

ECONOMY | ECONOMIC DATA

U.S. Housing Affordability Worsens

Median sales price for single-family existing homes was higher in fourth quarter versus year ago in 181 of 183 metro areas

Real Estate

Report: 2022 housing market on pace to be hotter than last year

 Listen to article 2 min

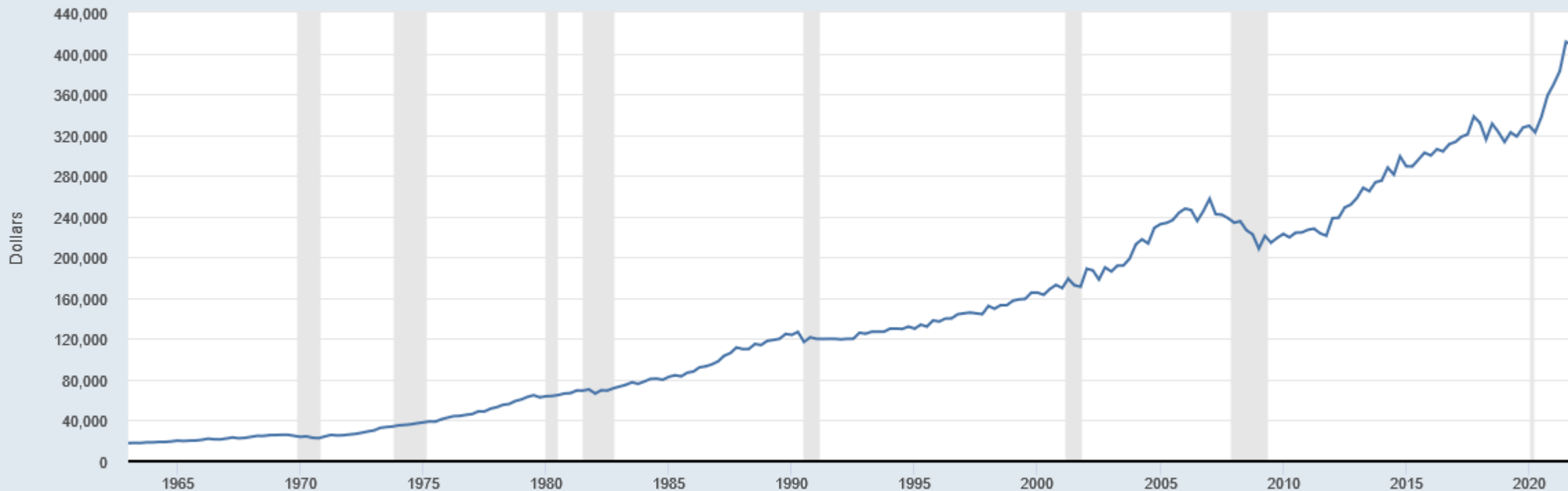
By [Michele Lerner](#)

February 10, 2022 at 5:30 a.m. EST

FRAMING HOUSING AFFORDABILITY



— Median Sales Price of Houses Sold for the United States



Shaded areas indicate U.S. recessions.

Sources: Census; HUD

fred.stlouisfed.org

A

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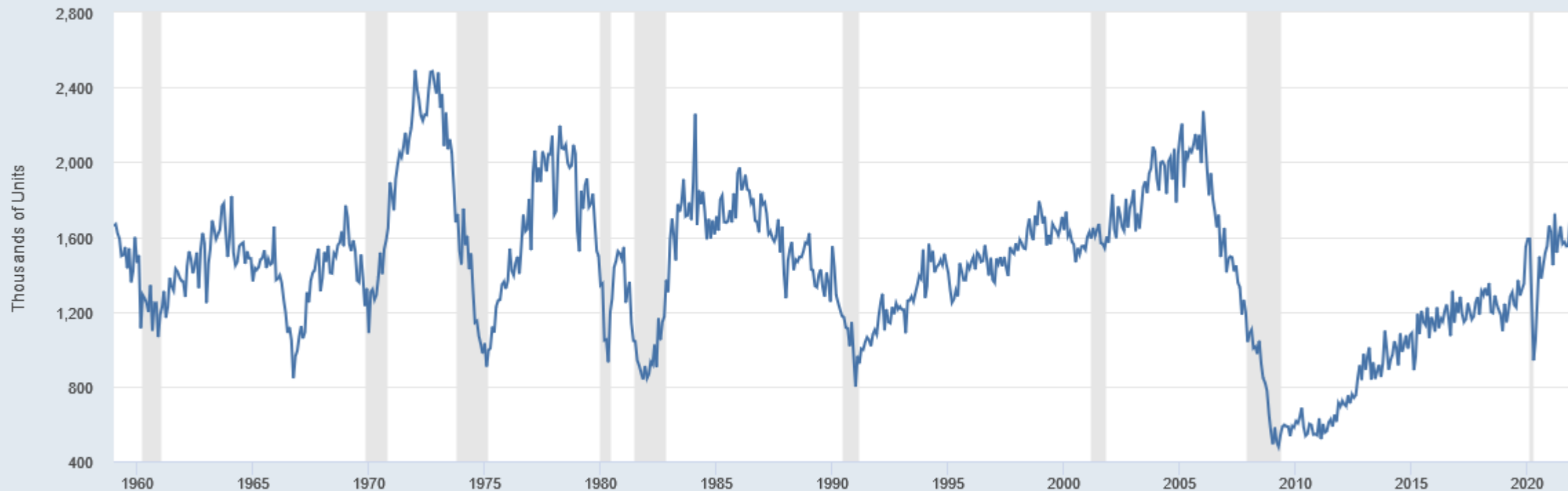
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FRAMING HOUSING AFFORDABILITY



— New Privately-Owned Housing Units Started: Total Units



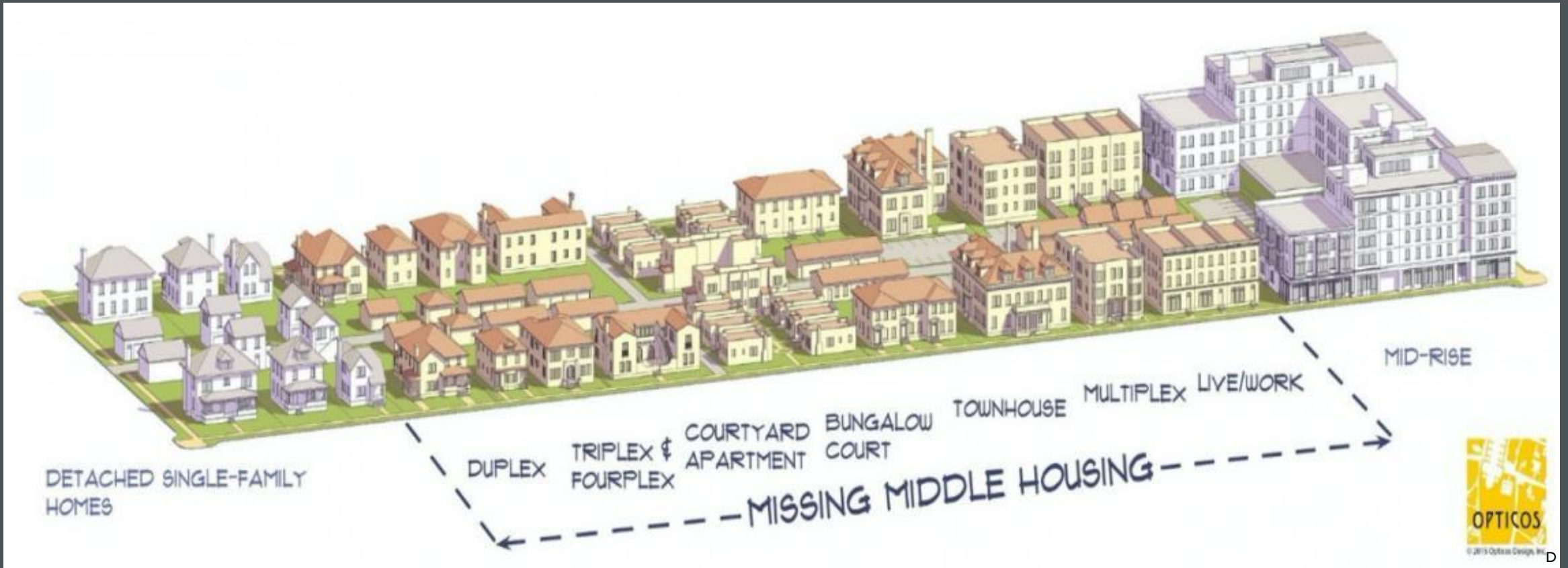
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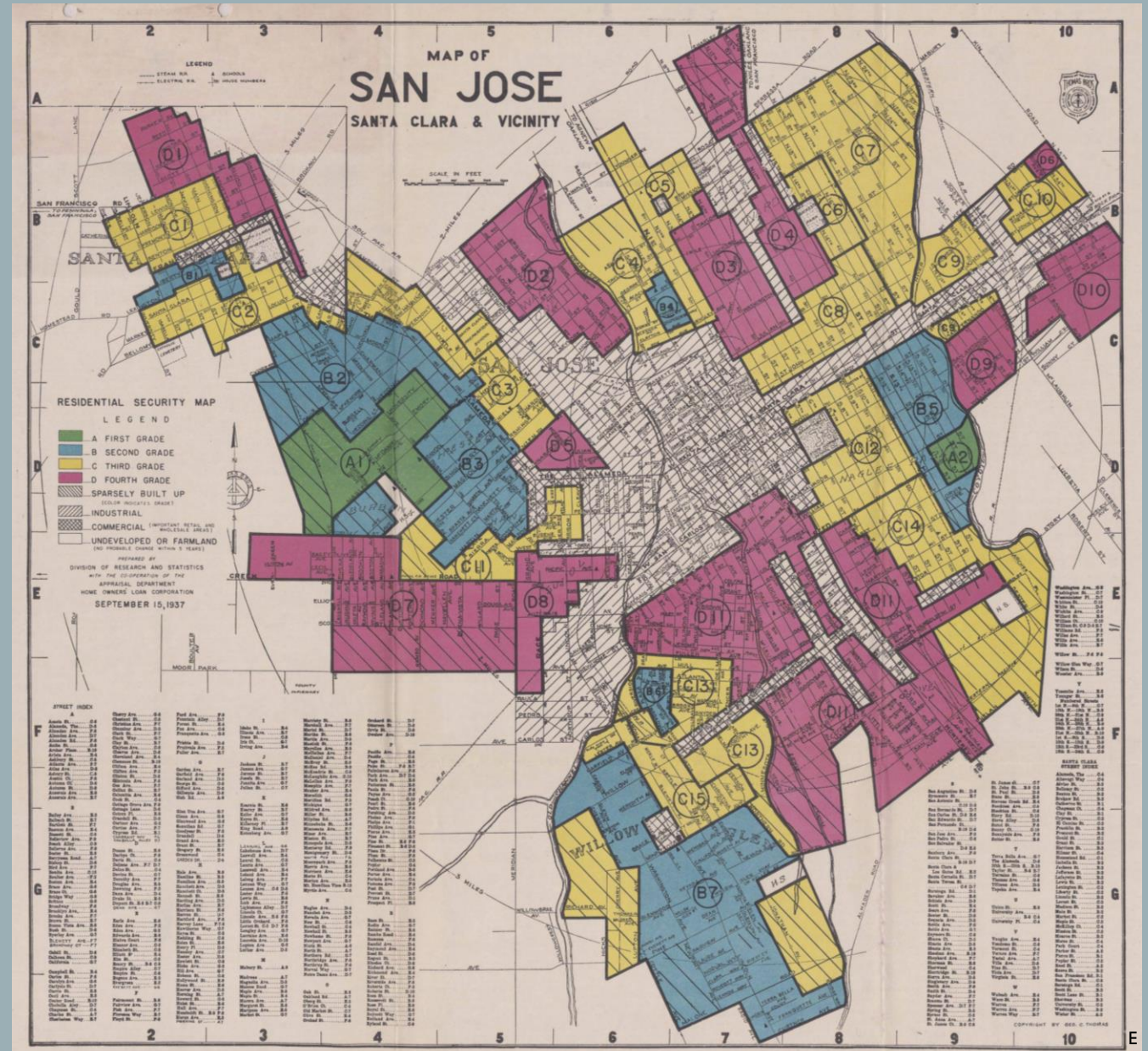
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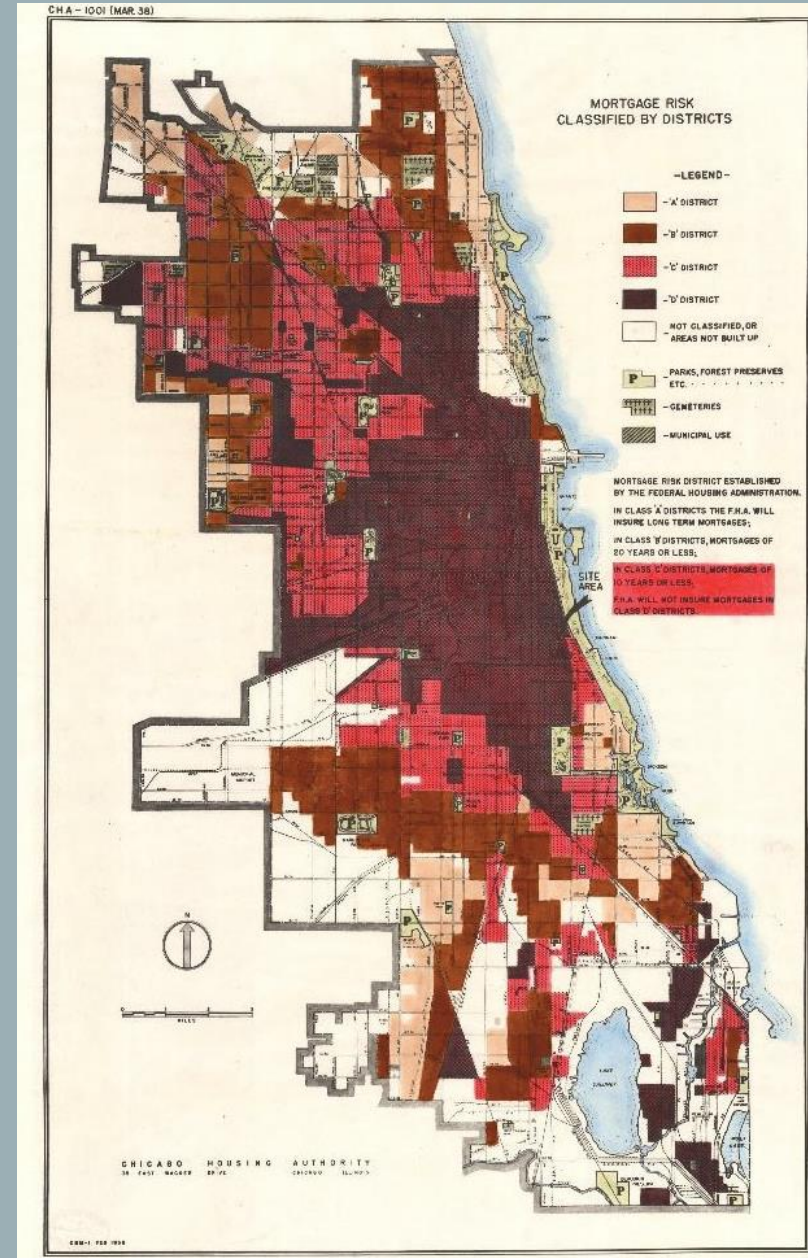
REDLINING & HOUSING DISCRIMINATION

- Racial discrimination in the issuing of mortgages by the Federal Housing Administration.
- *Buchanan vs Warley* - 1917
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- Prevents the development of housing outside of the restricted use.
- Detached single family residential zoning is most common.
- Contributes to housing costs by mandating only certain types of large and/or luxury housing is built.
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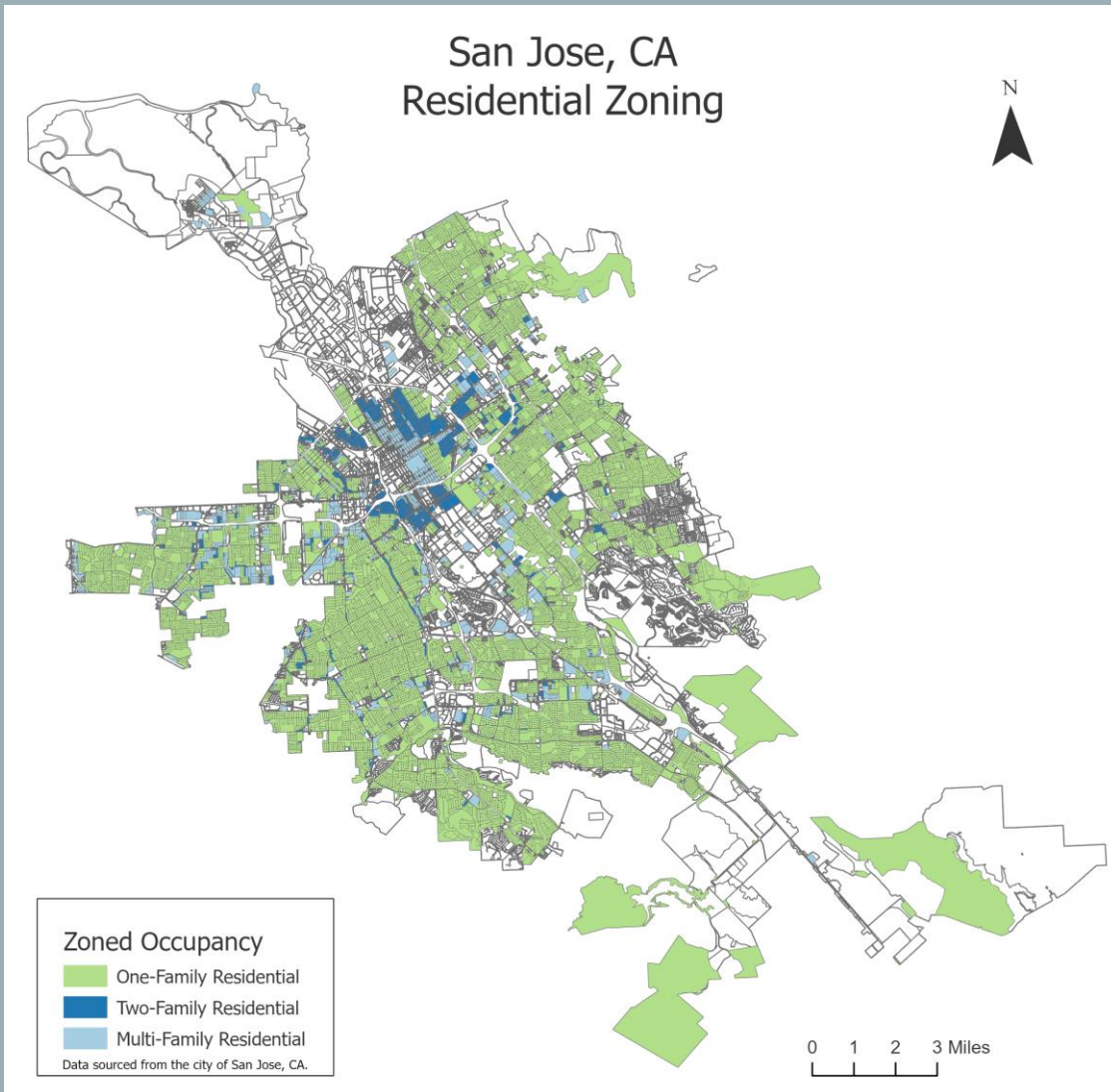


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 - Height restrictions



SAN JOSE, CA

- Median home price of \$1,300,000.
- Median household income of \$109,593.
- ~9% of the population live in poverty (approx. 91,000 people).
- 94% of the city is zoned single-family residential.
- 3rd highest level of neighborhood segregation in the bay area.
- Legacy of racial discrimination in housing and infrastructure which persists today
- Census tracts with larger minority population correlate with higher rates of rentals.



RESEARCH QUESTIONS

- From 2018-2022 what areas of the city saw the most development?
 - How does the distribution of housing type deviate from the general development pattern?
 - How does the distribution of housing type interact with historic and contemporary racial segregation in the city?
- Where are ADUs being built?
 - What is the assessed value of SFH where ADU's are being built?
 - What's the median income in areas where ADU's are being built?
- Has the development of housing stock shifted since SB9 & SB10 went into effect?

HOUSING CRISIS PLAN

2018

- 25,000 new housing units by 2023.
 - 10,000 affordable.
- Financial support for the missing middle.
 - Rent restrictions.
 - Loans for ADUs.
 - Affordable housing fund.
- Changes in zoning fees.
- Increased density near transit.

ACCESSORY DWELLING UNITS

2019

- ADUs allowed jurisdiction wide.
- ADUs don't count towards general plan and zoning densities.
- No minimum lot size.
- Maximum square footage of up to 50% of primary dwelling.
- Maximum parking requirement of one space per ADU.
- Setback requirements allowed.
- Height restrictions allowed.
- Rental terms may be required.

SB 9 & SB 10

2021

- Division of SFH into 2 units to be sold separately without dividing parcel.
 - Stacks with ADUs.
- Parcels may be divided in half (min of 1,200 sq ft) and each parcel may have 2 units and 1 ADUs.
- Current renter protections.
- Areas may be upzoned to a density of 10 homes per parcel.
- Some project subject to CEQA.

HOUSING POLICIES IN SAN JOSE, CA



DATA

- **Federal Datasets:**
 - American Community Survey data on demographic make up and housing.
- **Local Datasets:**
 - San Jose housing site explorer.
 - Building permit webapp.
 - Parcel, zoning, and address data.
 - Transit data.
- **Created Datasets:**
 - Table of housing unit information from permit applications.



METHODS

- Point pattern analysis of all new housing units, housing type, and locations of ADUs.
- Temporal comparisons of point pattern analysis.
- Regression analysis by housing type and ACS tract.
- Regression analysis of ADUs and economic data.



ANTICIPATED RESULTS

- Heatmaps indicating areas of increased residential development.
- Establish if a relationship exists between the city's demography and where different types of housing are being constructed.
- Determine ADUs are being built in terms of housing values and levels of income.
- Produce a preliminary understanding of how development has occurred during the first 8 months of SB 9 & 10.



ISSUES & LIMITATIONS

- Issues of compiling data/data accessibility.
- Accounting for the pandemic in spatio-temporal comparisons.
- Lag between policy adoption and observable outcomes.



PROJECT TIMELINE

- Spring & Summer 2022: Background research, compile datasets and conduct analysis on pre-2022 datasets.
- August 2022: Conduct analysis on 1/1/2022-8/1/2022 dataset.
- Fall 2022: Enroll in 596b, write final report, and present findings.
- Beyond Fall 2022: Refine project and produce manuscript for publication.

Pertinent Citations:

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Image Attributions:

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PERTINENT CITATIONS & IMAGE ATTRIBUTIONS

An aerial photograph of a suburban residential neighborhood. The houses are arranged in a grid-like pattern with winding streets. Many houses have swimming pools in their backyards. The roofs are mostly brown and grey. The overall scene is a typical suburban development.

QUESTIONS?

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