



Opportunity Housing Debrief

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Project Context



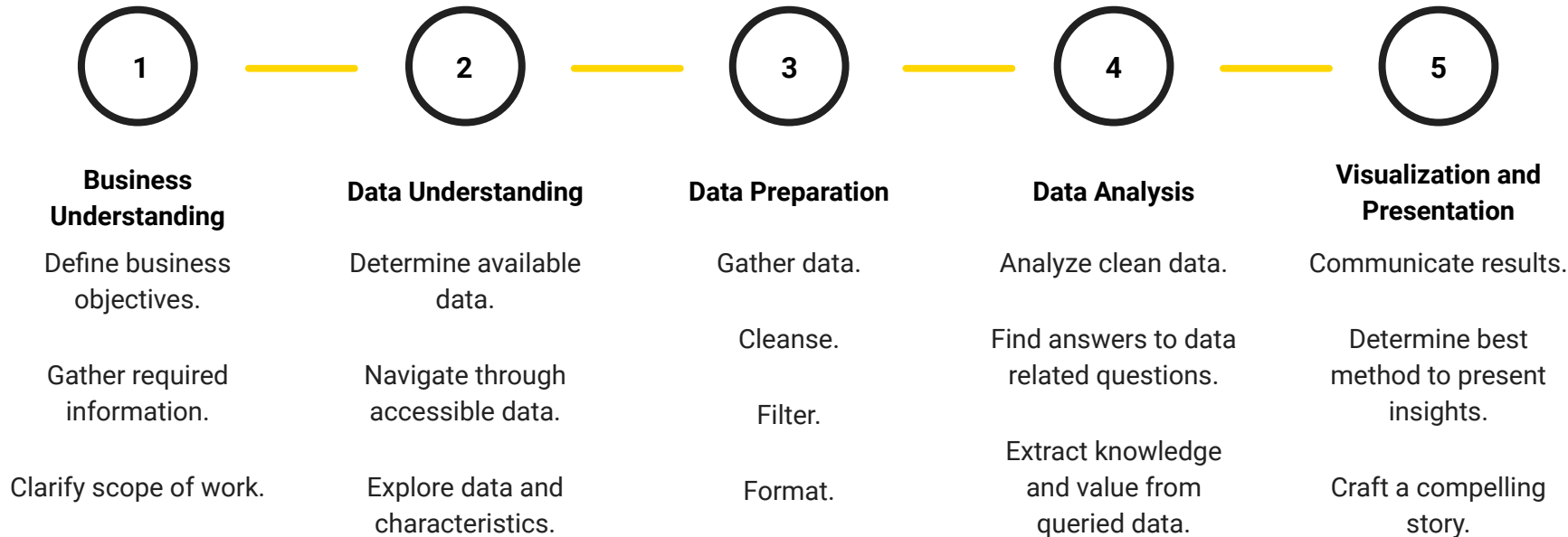
Opportunity Housing refers to **enabling multi-unit housing** on properties with a Residential Neighborhood General Plan land use designation.

It explores **allowing up to four units per parcel** (for example, a mix of a single-family home, duplex, triplex, or fourplex. This would enable up to a total of four units in a parcel, while generally maintaining zoning setbacks and heights.

This project entails an **impact assessment** on the **housing, renting, and lot size situation** of current **residents** based on properties **within a ½ mile radius from transit versus those citywide**.

Deliverable: An interactive visualization to display relevant statistics (e.g. density, tenure, etc.) for a given area when hovered over, specifically within a half mile radius vs citywide.

Methodology >



Exploratory Analysis >

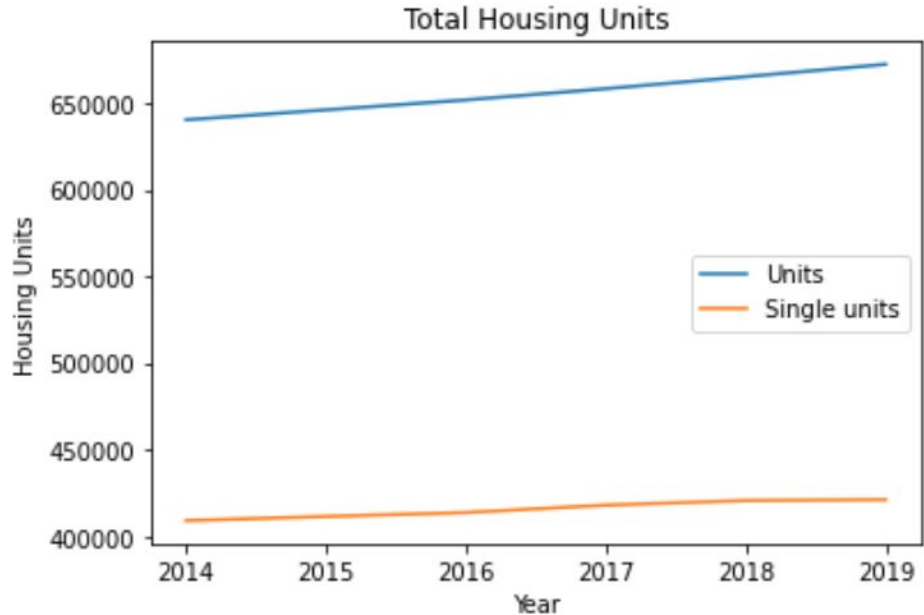
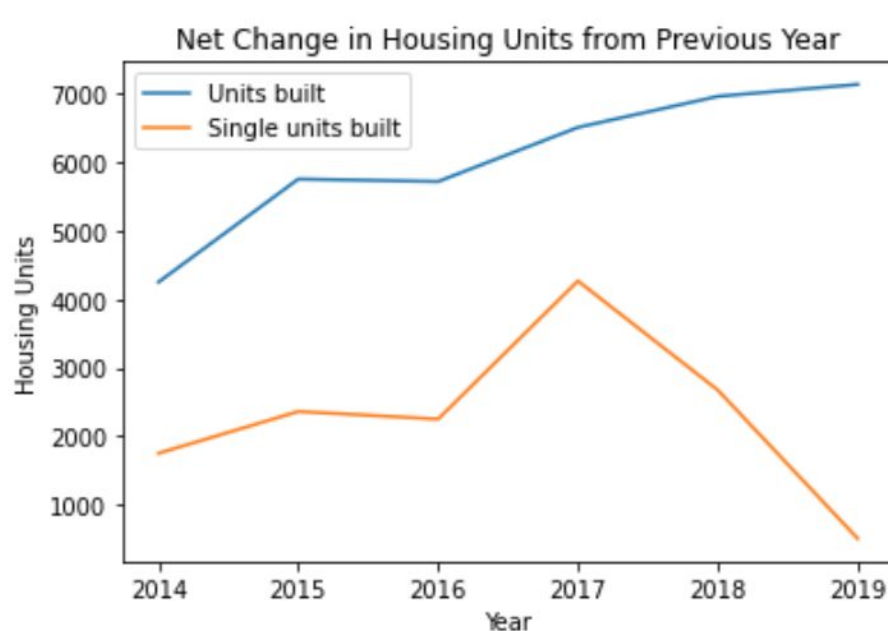
Much of our exploratory data analysis consists of the team better understanding how to navigate Census data (ACS).

Our first steps consist of:

- Identifying block groups in Santa Clara county
- Filtering to the San Jose level (by implementing GIS data)
- Calculating any relevant statistics

Santa Clara Housing & Single Family Units

Housing **increases** year over year. It appears there are about **4,000-7,000 housing units are added each year**. Approximately **40%** of these added units are single family units even though single family housing **dropped** in 2018/2019.

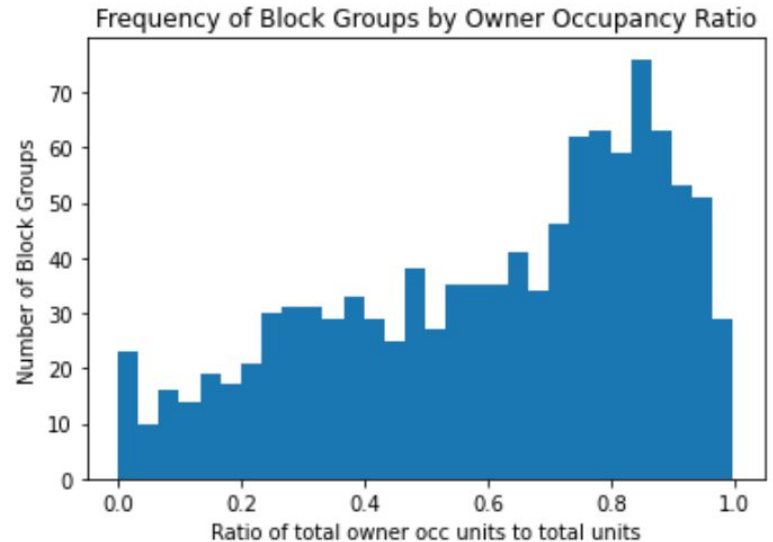


Santa Clara Housing Units & Tenure

The **average** number of housing units per block group in Santa Clara is **595**; the **median** is **512**. **56%** of the housing units are **owner occupied** and **329 out of 1075 block groups** have an **owner occupancy ratio**.

Number of block groups X Amt of Units:

- more than 0, less than 100 housing units: 7
- more than 100, less than 200 housing units: 22
- more than 200, less than 400 housing units: 293
- more than 400, less than 800 housing units: 554
- more than 800, less than 1,000 housing units: 105
- more than 1,000, less than 2,000 housing units: 94
- more than 2,000, less than 4,000 housing units: 9



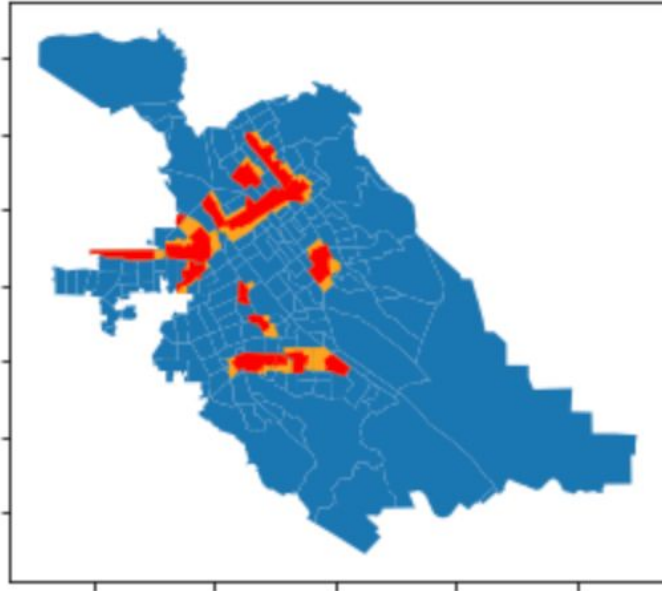
Proxies

Before identifying which block groups fell within interested transit radii, the team used **VTA stops** as a rough proxy. Block groups in San Jose that contained a **bus** or **light rail** stop were taken note of.

Soon after, we were able to identify which block groups were within a half and quarter mile radius of all transit systems noted for Opportunity Housing. The remainder of **this debrief uses the latter**, more refined proxy.

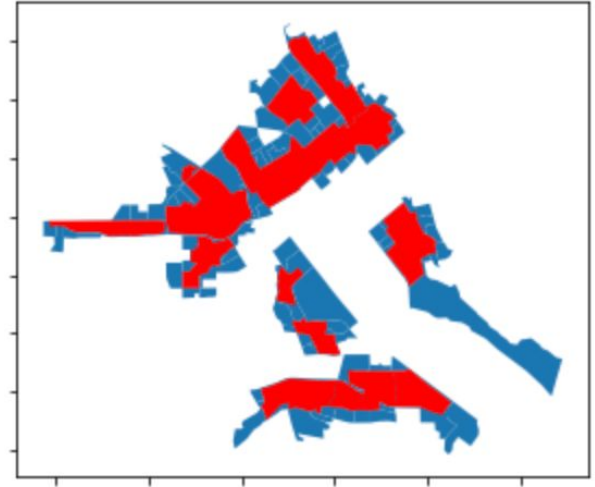
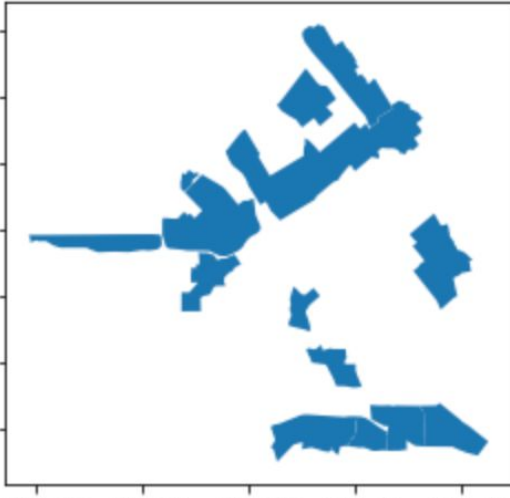
San Jose Block Groups & Transit Radii

The **blue** represent all block groups within San Jose. The **orange** represents block groups within a half mile radius of interested transit systems, and the **red**, within a quarter mile.



San Jose Block Groups of Interest

The **left** figure displays all block groups in San Jose that intersects **any half mile radius** of interested transit. The **right** figure **plots said radii** on top.



Analysis



Our work primarily consists of information discovered and statistics calculated for four areas:

- Housing
- Tenure (renter versus owner occupancy)
- Demographic
- Lot Sizes

Housing



How many **single family units** are there?

Out of total housing units,

- 54.8% are single family units in **San Jose**
- 42.2% are single family units in blocks **within a half mile transit radius**
 - 40.3% of these block groups have a VTA **Bus** stop
 - 37.5% of these block groups have a VTA **Light Rail** stop

Demographic & Tenure



What is the breakdown of **owner** occupants **by race**?

In **San Jose**, **48.6%** of housing units are occupied by owners.

In San Jose block groups **within a half mile** transit radius, **38.2%** of housing units are occupied by owners.

Owner Occupancy by Race

Within San Jose, 48.6% of housing units are occupied by **owners**.

| | |
|-----------------------------|-------|
| White | 23.2% |
| Black | 3.2% |
| Am Indian/Alaska Native | 0.2% |
| Asian | 18.6% |
| Native Hawaiian/PI | 0.1% |
| Other | 3.8% |
| 2+ Race | 1.7% |
| White (Not Hispanic/Latino) | 18.7% |
| Hispanic/Latino | 9.1% |

Within SJ blocks in a ½ mile transit radius, 38.2% of housing units are occupied by **owners**.

| | |
|-----------------------------|-------|
| White | 20.1% |
| Black | 4.8% |
| Am Indian/Alaska Native | 0.2% |
| Asian | 12.6% |
| Native Hawaiian/PI | 0.1% |
| Other | 2.9% |
| 2+ Race | 1.5% |
| White (Not Hispanic/Latino) | 17% |
| Hispanic/Latino | 6.6% |

Lot Sizes



Is there **sufficient capacity** to implement Opportunity Housing?

Median lot sizes:

- Of all ~250,000 **parcels in San Jose**: 6402 ft²
- Of the parcels in block groups with a **VTA stop**: 5727 ft²
- Of the parcels in block groups with a **VTA bus**: 5444 ft²
- Of the parcels in block groups with a **VTA light rail**: 6523 ft²
- Of block groups **within ½ mile transit radius**: 6062 ft²

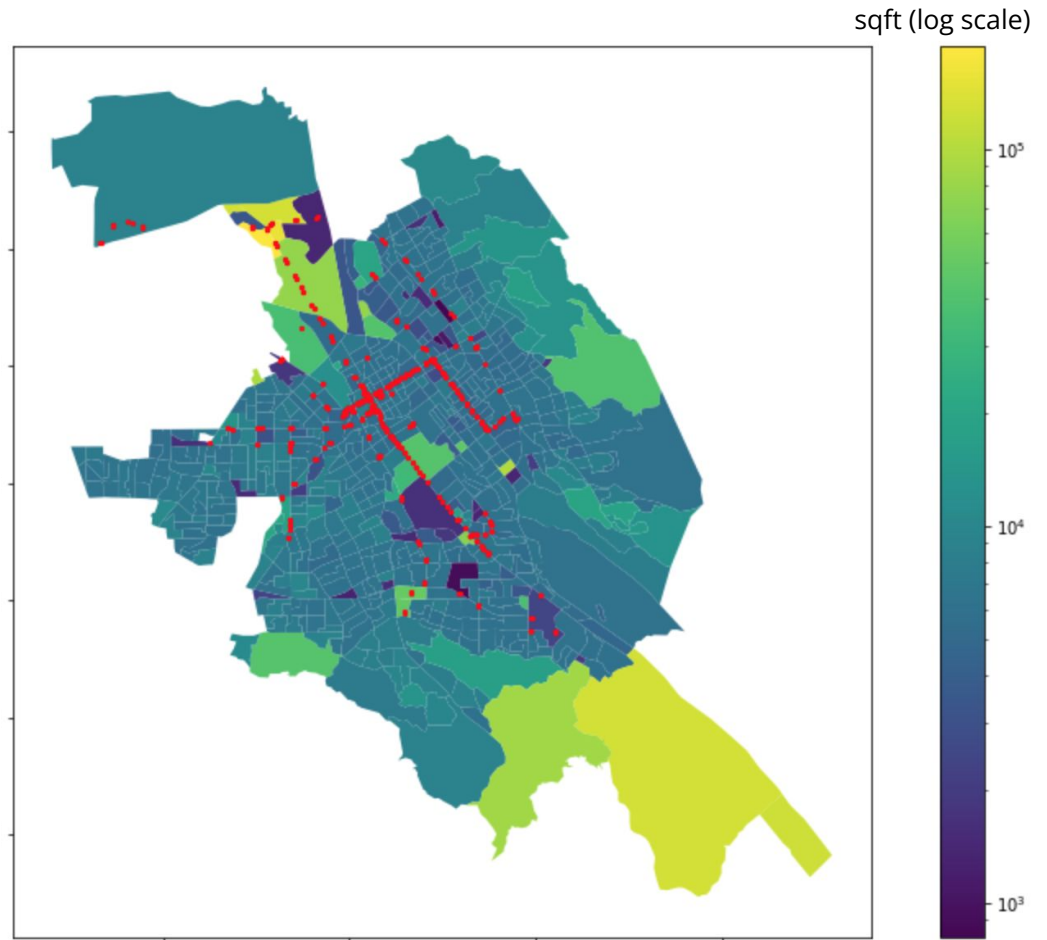
Median **area** for block groups **within ½ mile of VTA stops**: 0.145 miles²

Median **area** for block groups **within ½ mile transit radius**: 0.158 miles²

Our team merged the **geo-spatial data** of San José block groups and the **parcels dataset** on Open Data.

The **figure on the right** shows where lot sizes are generally **larger** or **smaller** at the block group level.

This merged dataset has potential for further analysis.



Thank You!

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