COUNTY OF SANTA CLARA
HOUSING ELEMENT UPDATE
2001-2006

Adopted by Board of Supervisors
March 25, 2003

County of Santa Clara Planning Office

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1.01 State of California Housing Element Requirements

Under California State law, all local jurisdictions must have a General Plan that includes a housing element. State law also requires all local jurisdictions to review and update their housing elements every five years.

San Francisco Bay Area cities and counties must have an updated housing element that is submitted to the State Housing and Community Development (HCD) by December 31, 2001.*

The housing element must incorporate a wide range of information, including:

- The identification and analysis of existing and projected housing needs;
- A statement of the County's housing-related goals and characteristics;
- A discussion of the policies and programs to be pursued for the preservation, improvement, and development of housing over the course of the next five years.

* The County of Santa Clara submitted a draft of its Housing Element Update to the State HCD in December 2001. HCD responded in March 2002 requesting additional information. The County responded with a second draft in September of 2002. In November of 2002, the State HCD requested additional information, which is included in this third draft of the County's Housing Element Update.

1.02 Purposes of This Housing Element Update

The Santa Clara County Housing Element Update 2001 document is intended to serve three purposes:

1. To satisfy State law requirements relative to housing elements by providing documentation of local housing needs and a schedule of actions (plans, policies, and programs) the County will implement to assist in meeting those housing needs,
2. To explain how Santa Clara County is different from most other counties in California with regard to urban development and the approval of urban density housing, and
3. To document the many ways, other than its relatively limited role in approving residential development in unincorporated areas, in which the County is contributing significantly to meeting local housing needs.

1.03 Relationship to and Consistency with the General Plan

This document is intended to be a supplement to the County's existing General Plan, replacing the previous update, which is located in Book B, Appendix #4 of the County's current General Plan. That update was completed by the County in 1993 and was subsequently certified by the State Department of Housing and Community Development (HCD).

This current Housing Element Update contains no new policies or policy modifications. The housing policies in the County's current General Plan were intentionally drafted broadly enough to be flexible and remain timely as specific conditions within the county changed over. Changes to the policies were not necessary at this time.

This Update simply documents how, working within the framework of the County's existing General Plan housing policies, the County can meet its obligations to assist in meeting the housing needs of Santa Clara County over the next five years.

The Housing Element of the General Plan is consistent with the other elements of the General Plan, all of which are based upon the fundamental countywide urban development policies adopted three decades ago by the County, the 15 cities, and the Santa Clara County Local Agency Formation Commission

(LAFCO). These basic, "smart growth" policies state that urban development should occur only within cities, and not in unincorporated areas, and that existing unincorporated urban pockets should be annexed into their surrounding cities.

All of the policies and implementing programs in the Housing Element of the General Plan and this Housing Element Update are consistent with those basic countywide policies which make the cities responsible for planning for and providing urban services to urban development (including urban density housing) in Santa Clara County.

While these policies make it challenging for the County to demonstrate that it can meet its Regional Housing Need Allocation (RHNA), particularly for affordable housing, through the development it approves in unincorporated areas, there are compelling "smart growth" and other sound public policy reasons for the County not to alter these policies simply to meet its RHNA.

Consequently, this Housing Element Update has been accomplished within the framework of these longstanding, countywide urban development policies, thus assuring its consistency with the other elements of the County's General Plan.

1.04 Organization of This Housing Element Update

This Housing Element Update 2001 document is organized into the following four chapters:

1.0 An Overview of Santa Clara County's Housing Element Update 2001

2.0 Housing and Demographic Trends and Conditions

3.0 Housing Needs and Production

4.0 County Housing Programs and Activities

In addition, three appendices provide additional information, specifically including:

- Appendix A: Additional Recent Housing Actions by Santa Clara County Board of Supervisors
- Appendix B: How the County of Santa Clara Will Meet Its Housing Needs Allocation
- Appendix C: Analysis of Potential Constraints on Housing for Persons with Disabilities (SB 520)
- Appendix D: Existing County General Plan Housing Element Policies and Implementation Recommendations
  [Note: This appendix is included for informational purposes only. No changes are proposed in existing County General Plan policies or implementation recommendations as part of the current Housing Element Update. This 2001 Housing Element Update demonstrates how the County, acting within the current framework of County General Plan policies, can responsibly meet its obligations to increase the supply of affordable housing in Santa Clara County.

1.05 Unique Development Policies in Santa Clara County

State housing element requirements, housing needs allocation formulas, and related housing element update review procedures appear to be based on a key assumption that does not hold true for Santa Clara County. The State HCD assumes that counties in California behave essentially the same as cities with regard to their role in approving housing and other forms of urban development. Although this assumption may generally be true throughout the rest of the state, it has not been true with regard to Santa Clara County since the early 1970s.

Thirty years ago, the County, its fifteen cities, and the Santa Clara County Local Agency Formation Commission (LAFCO) – the state-mandated local agency responsible for preventing sprawl and encouraging the efficient provision of urban services – agreed to a set of basic urban development policies that have provided the fundamental framework for land use decision making ever since.

The most significant of these basic anti-sprawl urban development policies is that urban development should not occur in the unincorporated areas of Santa Clara County. Rather, growth should occur only within incorporated lands annexed to cities, whose basic role it is to plan for and provide services to urban development. Policies which seek to achieve compact urban development, responsible resource conservation, and other "smart growth" objectives have outlined the pattern for development countywide.

As a consequence of these mutually-agreed upon, "smart growth" policies:

- Allowable land uses and development densities in the rural unincorporated areas of Santa Clara County are intended to preclude urban development.

  For example, the vast majority of the rural lands under the County's land use authority are designated in the County's General Plan and zoning to require a minimum of 20 acres per parcel for any new residential subdivisions that might be proposed.

- The County actively supports the annexation of unincorporated urban pockets into their surrounding cities. Urban pockets, sometimes also referred to as "islands," include unincorporated neighborhoods inside city urban service areas that were developed under the County's land use authority in the 1960s and earlier.

  As a consequence, while Santa Clara County's total population increased by approximately 60% from 1970 to 2000, the county's unincorporated area population has actually decreased by 30% over that same time period.

- When individual parcels of unincorporated land within a city's urban service area boundary are proposed for development or significant redevelopment (e.g. redevelopment for higher density housing development), annexation into the city is generally required.

  Consequently, it is highly unlikely that there can ever be a significant increase in the amount of housing within urban unincorporated pockets in Santa Clara County because, prior to development, the unincorporated pockets are annexed into the surrounding city.

1.06 Unrealistic Growth Projections Complicate Tasks

Because of its unique countywide urban development policies, the County of Santa Clara faces a number of challenges in preparing its General Plan housing element update. Challenges that are not experienced by most other cities and counties in California.

Most significantly, the number of housing units allocated to the County of Santa Clara under the Regional Housing Needs Determination (RHND) process conducted by the Association of Bay Area Governments far exceeds the number of new housing units typically approved by the County in rural unincorporated areas of the County.

The growth models and projections on which these allocations are based have historically overestimated the amount of growth that could occur in the unincorporated areas of this county.

Census 2000 data show that the actual population of the unincorporated area of Santa Clara County is significantly lower than the estimates and projections made by either the California Department of Finance (DOF) and the Association of Bay Area Governments (ABAG) that form the basis for the RHND process.

(It should also be noted that the County was further disadvantaged in its housing element update effort by a quirk in the RHND model used by the Association of Bay Area Governments. After a fully developed, unincorporated neighborhood containing about 1,200 parcels and 4,000 residents was annexed into its surrounding city, ABAG calculated a new housing allocation for the County of Santa Clara. Instead of decreasing, as would logically be expected when a jurisdiction loses land area on which to build housing, the County's housing allocation actually tripled. The County officially protested this illogical 300% increase in its housing allocation, but the protest was denied by ABAG.)

1.07 County's Roles in Addressing Housing Needs

The County Met Its 1995-2000 Housing Provision Requirements

The County provided 1,331 new housing units between 1995 and 2000. The State Housing and Community Development Department and ABAG required that the unincorporated area of Santa Clara County provide 933 new units of housing. The area met is housing requirements in terms of actual numbers. The County Planning office was unable to determine the level of affordability of the housing units built between 1995-2000. However, it is assumed that the majority of the new units were affordable to those with above moderate incomes.

The County not only builds its fair share of housing but also directly contributes funding to programs or distributes federal funding through a variety of housing programs.

Important Roles Other Than Development Approval

Due to longstanding countywide urban development policies described above, the County does not play a significant role in approving new residential development in unincorporated areas of Santa Clara County. However, the County is actively and effectively involved in helping to meet countywide housing needs in a wide variety of important ways.

In fact, through its many housing related activities and programs, the County is probably involved in more facets of meeting local housing needs than any other jurisdiction or organization in Santa Clara County.

The wide array of County housing activities and programs include, in summary form:

- Funding for housing construction, rehabilitation and preservation
- Rental subsidies
- Shelters and special needs housing
- Home financing for first-time and low-income homebuyers
- Advocacy and leadership
- Housing discrimination prevention and dispute resolution
- Housing and demographic data collection and dissemination
- Permitting and land development
- Making surplus County lands available for housing construction

Three Basic Kinds of Housing Needs

To understand the County's significant contributions in meeting local housing needs, it is important to recognize that housing needs are not all the same. People in different circumstances have different housing needs and different abilities to meet their housing needs.

At the risk of over-generalizing, housing needs in Santa Clara County can be grouped into three basic categories:

- Market rate housing
- Below market rate housing
- Special needs housing

Cities' Primary Roles: Market Rate and Below Market Rate Housing

Given the basic growth and development policies jointly adopted by the County, the cities, and the Local Agency Formation Commission in Santa Clara County, cities have the primary responsibility for planning for and allowing the development of market rate and below market rate housing through their regulatory mechanisms.

The County's Primary Roles: Below Market and Special Needs Housing

Although it is not widely recognized, the County is one of the largest funders and providers of below market and special needs housing in Santa Clara County.

The County, in concert with local agencies, the Housing Authority, and non-profits, actively provides a wide variety of housing assistance countywide. This includes funding for non-profit builders and local agencies (e.g. Housing and Community Development Department, Housing Authority of Santa Clara County) for the construction of affordable housing, and loans to property owners for housing rehabilitation.

The County is also the major funder and provider of housing for special needs persons (families, seniors, homeless, mentally ill, substance abusers, and those with HIV/AIDS conditions) that are receiving supportive services from the County. The County funds and provides emergency shelters, transitional housing, permanent supportive housing, and permanent housing for special needs populations countywide.

County Is Actively Engaged in Meeting Countywide Housing Needs

The County, through its many housing-related projects, and programs is actively engaged in meeting countywide housing needs. The 2001 Housing Element documents these activities and presents a five-year plan schedule of implementation actions focused on the preservation, improvements, and development of housing.

Geographic Areas Covered in the 2001 Housing Element Update

Housing Element law designates that counties have the responsibility to plan for housing on lands under their regulatory control. Therefore at minimum, this Housing Element Update will focus on the unincorporated area. However, the County recognizes that housing needs cut across jurisdictional boundaries. Therefore, the County administers the vast majority of its housing programs, activities, and projects countywide and not just in the unincorporated area.

1.08 Classification of Terminology

For the purposes of the 2001 Housing Element Update, the terms "County of Santa Clara" and "County" refer to the governing body and not the geographic area.

The term "Unincorporated Santa Clara County" is defined to be the area under the land use authority of the County of Santa Clara. The terms "Santa Clara County" and "county" includes the geographic region that consists of unincorporated areas of Santa Clara as well as the 15 cities located within Santa Clara County. "Countywide" and "countywide" are synonymous with the term "Santa Clara County."

Lastly, the term "Urban County" consists of the unincorporated area as well as the following jurisdictions that participate jointly in the Community Development Block Grant Program: Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga

1.09 Data Used in the 2001 Housing Element

The 2001 Housing Element Update was prepared using various readily available data sources, including:

- 1990 Census data,
- 2000 Census data,
- California Department of Finance (DOF) data,
- Association of Bay Area Government (ABAG) data,
- Housing surveys completed by County departments and non-profits

While preparing this Update, County staff encountered several situations where the data sources above were not consistent. For example, DOF and ABAG projections of population growth and housing unit growth for Unincorporated Santa Clara County were significantly higher than the most current Census 2000 data. Both DOF and ABAG projected that the population of the unincorporated area would increase

between 1990 and 2000. However, Census 2000 data indicates that the population actually decreased by 3,000 persons. County staff, has noted these inconsistencies in the data in the text of the Housing Element Update, where appropriate.

County staff has used Census 2000 data when available. However, the majority of countywide and Unincorporated County Census 2000 data was not available at the time of this update.

Lastly, demographic data for many conditions (e.g. unemployment, housing costs, etc.) is constantly changing. It is therefore impossible to provide the most current data on some housing related characteristics. The data presented in the 2001 Update represents a snapshot of countywide and unincorporated area housing and demographic characteristics.

1.10 Community Participation

The Santa Clara County General Plan, including its Housing Element, is the product of a comprehensive General Plan revision that the Planning Office initiated in 1990, and completed and adopted in 1994. The General Plan is intended to define the County's overall, long term development patterns and guide related decision-making.

The County Board of Supervisors adopted the General Plan following a four-year process. The process included review by a citizen's advisory committee, work sessions open to the public, a number of conferences, wide distribution of the draft plan, and extensive public hearings by the County Planning Commission, and the Board of Supervisors.

As part of the 2001 Housing Element Update, County Planning Office staff mailed a newsletter outlining the project to a broad list of stakeholders which included:

- County government departments,
- Non-County government departments,
- Housing advocacy groups,
- Non-profit organizations that partner with the County and/or receive funding from the County for various housing-related services, and
- The community at-large.

Public outreach for the Update also included the posting of notices in newspapers, county libraries, the County Administration Building, and in a variety of public places throughout the county announcing public meetings before the Board of Supervisors and the Planning Commission. In addition, the Draft Housing Element Update was posted on the County Planning Office web site for review and comment.

Despite widespread public notice, no members of the public spoke or submitted written comments regarding the Draft HEU at the December 18, 2001 meeting of the Board of Supervisors at which the Board authorized sending the Draft Housing Element Update to the State for review. Consequently, there were no public comments to respond to or incorporate into the document.

County Planning Office staff is currently (mid-January 2003) preparing to take a revised draft of the Housing Element Update to the County Planning Commission and the Board of Supervisors for adoption. The revised draft contains additional information requested by the California Department of Housing and Community Development (HCD).

As part of this adoption process, staff will again be sending out notices to organizations, agencies, and individuals throughout the county, as it did with the original draft. These notices will provide information about the dates, times, and locations of public hearings, as well as information about how copies of the draft Housing Element Update can be obtained from the County's website and in other ways.

1.11 Inter-Agency Coordination

The 1995 Santa Clara County General Plan and Housing Element Policies are generally compatible with those of the cities within the County, and with those of other governmental and special districts serving

the region. In pursuit of harmonious relations and prudent land use planning, the County has entered into cooperative planning programs with a number of the cities. In some instances, these programs have resulted in agreements which identified procedures that facilitate review and comment by cities on proposed developments within their sphere of influence and urban service areas.

The goals and policies contained in the 1995 County General Plan balance a range of land use responsibilities held by the County. With regard to housing in particular, the goals and policies effecting residential land use in the rural, unincorporated areas enjoy substantial support among the cities.

2.01 POPULATION GROWTH TRENDS

Santa Clara County's population has increased steadily over the last 40 years, an overall increase of 1,040,450 people, with growth greatest between 1960 and 1970. Although, the County's population continues to grow, its growth rate has slowed.

Between 1970 - 2000 in the unincorporated area of the county, there was a decrease of 42,115 people. This decrease in population was due primarily to annexations.

2.01a Population

Total Population

	SCC**	Unincorp.
2000	1,682,585	100,300
1990	1,497,577	106,193
1980	1,295,071	126,823
1970	1,065,313	142,415
1960	*	*

Source: 1970, 1980, 1990, 2000 U.S. Census
** Santa Clara County

2.01b Population Growth Trends

Population Growth by Decade: Santa Clara County

1990 - 2000	185,008
1980 - 1990	202,506
1970 - 1980	229,758
1960 - 1970	423,178

Source: 1960, 1970, 1980, 1990 U.S. Census

Population Growth by Decade: Unincorporated Area

1990 - 2000	- 5,893
1980 - 1990	- 21,865
1970 - 1980	-25,160
1960 - 1970	-10,050

Source: 1980, 1990 2000 U.S. Census

Population Growth by Decade

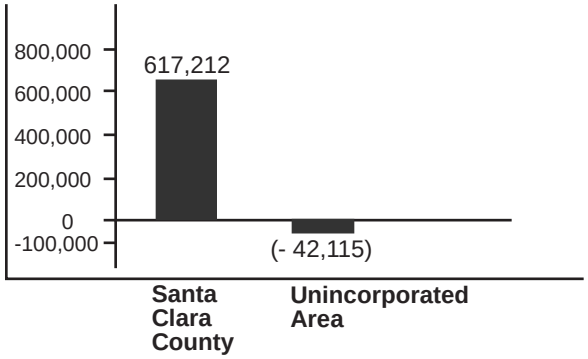
	1980-1990	1990-2000
Santa Clara County	202,506	185,008
Unincorporated	-21,865	-5,893

Source: 1980, 1990, 2000 U.S.Census

2.01 POPULATION GROWTH TRENDS (Continued)

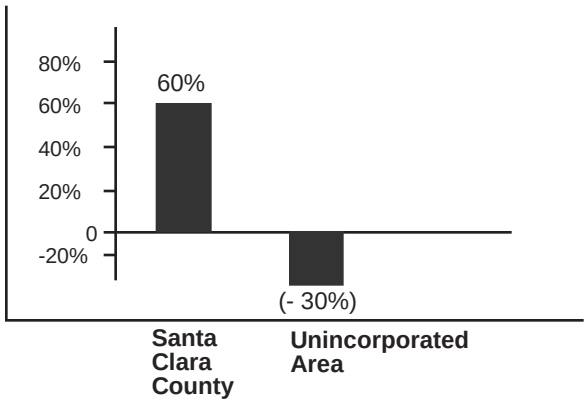
2.01b Population Growth Trends (Continued)

Population Growth: 1990 - 2000



Source: 1990, 2000 U.S. Census

Population Growth: 1990 - 2000



Source: 1990, 2000 U.S. Census

2.02 HOUSEHOLDS PROFILES AND TRENDS

In the county, between 1990 and 2000, the number of residents 65 and over increased significantly, whereas, the unincorporated area had a slight decrease in the number of residents 65 and older.

Both countywide and in the unincorporated areas, gender, race, and ethnic composition remained about the same with a noted increase in the Asian population.

Median household income increased significantly between 1990 and 2000. However, housing costs increased at an even faster rate pushing home ownership out of reach for most households in the county.

2.02a Age and Gender Profile

Gender of Residents

		SCC*	Unincorp.
2000	Male	51%	51%
	Female	49%	49%
1990	Male	51%	52%
	Female	49%	48%

Source: 1990 , 2000 U.S. Census
* Santa Clara County

Age of Residents: 1990

	SCC*	Unincorp.
14 and younger	304,192	19,450
65 and older	130,318	10,011

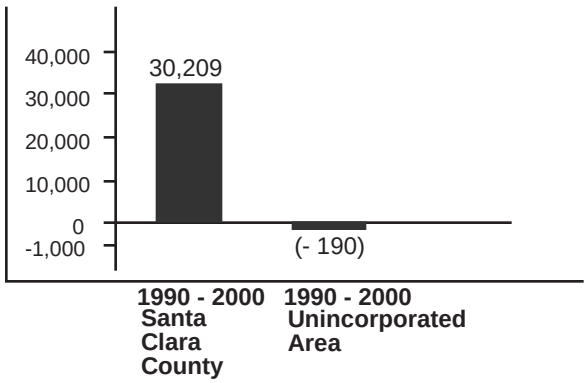
Source: 1990 U.S. Census
* Santa Clara County

Age of Residents: 2000

	SCC*	Unincorp.
14 and younger	351,586	19,812
65 and older	160,527	9,821

Source: 2000 U.S. Census
* Santa Clara County

Change in Persons 65 and Older



Source: 1990, 2000 U.S. Census

Persons 65 and Over

	1990	2000
Santa Clara County	9%	10%
Unincorporated	9%	8%

Source: 1990, 2000 U.S. Census

2.02 HOUSEHOLDS PROFILES AND TRENDS (Continued)

2.02b Racial Composition

Race of Residents: 1990

	SCC*	Unincorp.
White	69%	77%
Asian	17%	10%
Black	4%	3%
American Indian	1%	0%
Other	9%	10%

Source: 1990 U.S. Census
* Santa Clara County

Race of Residents: 2000**

	SCC*	Unincorp.
White	54%	67%
Asian	26%	11%
Black	3%	2%
American Indian	1%	1%
Other	12%	14%
More Than 1 Race	5%	5%

Source: 2000 U.S. Census
* Santa Clara County
** Race data is not directly comparable between 1990 and 2000

Ethnicity: 1990

	SCC*	Unincorp.
% Hispanic	21%	22%
% Non-Hispanic	79%	78%

Source: 1990 U.S. Census
* Santa Clara County

Ethnicity: 2000

	SCC*	Unincorp.
% Hispanic	24%	28%
% Non-Hispanic	76%	72%

Source: 2000 U.S.Census
* Santa Clara County

2.02c Marital Status Profile

Marital Status: 1990

	SCC*	Unincorp.
Single	25%	30%
Married	41%	41%
Separated, Widowed, or Divorced	13%	11%
Other	21%	18%

Source: 1990 U.S. Census
* Santa Clara County

Marital Status: Santa Clara County and Unincorporated Area. 2000

2000 Marital Status Profile Data Not Yet Available.

2.02 HOUSEHOLDS PROFILES AND TRENDS (Continued)

2.02d Household and Family Income

Median Income

	1980	1990	2000
Santa Clara County	$23,369	$48,000	*
Unincorporated	$24,742	$46,000	*

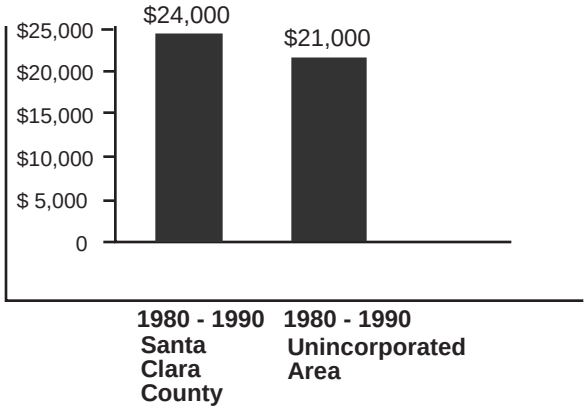
Source: 1980, 1990 U.S. Census
* 2000 Data not yet available.

Median Household Income: Santa Clara County and Unincorporated Area.1980, 1990

	1980	1990	% Change
Santa Clara County	$23,369	$48,000	105%
Unincorporated	$24,742	$46,000	86%

Source: 1980, 1990 U.S. Census

Increase in Median Income



Source: 1980, 1990 U.S. Census

Median Income Limits for a Family of Four: Santa Clara County. 1990, 2000

	1990	2000
Above Moderate	Above $ 64,800	Above $104,761
Moderate	Between $43,200 - $64,799	Between $69,841 - $104,760
Low	Between $27,000 - $43,199	Between $43,651 - $69,840
Very Low	Below $27,000	Below $ 43,650

Source: U.S. Dept. of Housing and Urban Development

2.03 HOUSEHOLDS WITH SPECIAL NEEDS

Between 1990 and 2000, the unincorporated area saw a significant increase in female headed and large family households. The county during the same period of time, saw significant increases in large family households and number of persons over 65 years of age.

2.03a Low Income Households

Low Income Households: Santa Clara County and Unincorporated Area. 1990, 2000

	1990	2000
Santa Clara County	15%	*
Unincorporated	20%	*

Source: 1990 U.S. Census
* 2000 Data not yet available.

2.03b Family Households Headed by Women

Female Headed Households

	1990	2000	Change
Santa Clara County	53,598	56,793	3,195
Unincorporated	2,808	4,777	1,752

Source: 1990, 2000 U.S.Census

Female Headed Households

	1990**	2000***
Santa Clara County	15%	14%
Unincorporated	12%	20%

Source: 1990, 2000 U.S. Census
** In 1990 there were 359,677 family households countywide and 24,117 in the unincorporated area.
*** In 2000 there were 395,561 family households countywide and 22,365 in the unincorporated area.

2.03c Households with Seniors

Persons 65 and Over

	1990	2000
Santa Clara County	130,318	160,527
Unincorporated	10,011	9,821

Source: 1990, 2000 U.S. Census

Persons 65 and Over

	1990**	2000***
Santa Clara County	9%	10%
Unincorporated	9%	8%

Source: 1990, 2000 U.S. Census
** In 1990 there were 1,497,577 persons countywide and 106,193 persons in the unincorporated area.
*** In 2000 there were 1,682,585 persons countywide and 127,300 persons in the unincorporated area.

2.03 HOUSEHOLDS PROFILES AND TRENDS (Continued)

2.03d Homeless Households

Episodes of Homelessness: Santa Clara Co. and Unincorporated Area. 1990, 2000**

	1990	2000
Santa Clara County	13,000-20,000	6,000-13,000
Unincorporated	*	*

* Data not available.
Source: 1990, U.S. Census
2000 Santa Clara County Homeless Survey Conducted by San Jose State University.
** The data reflects homeless "episodes," not homeless population. Consequently, for example, a person who was homeless twice during the year would be counted twice in terms of homeless "episodes."

2.03e Large Family Households

Large Family Households *

	1990	2000
Santa Clara County	69,695	85,675
Unincorporated	4,328	4,889

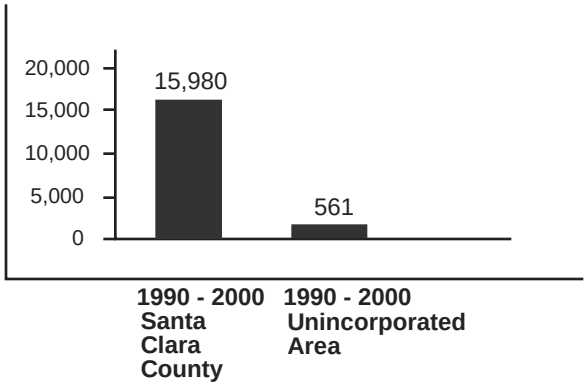
Source: 1990, 2000 U.S. Census
* Definition of a large family is a household that consists of five or more persons.

Large Family Households *

	1990**	2000***
Santa Clara County	19%	22%
Unincorporated	18%	22%

Source: 1990, 2000 U.S. Census
* Definition of a large family is a household that consists of five or more persons.
**In 1990 there were 359,677 family households countywide and 24,117 in the unincorporated area.
***In 2000 there were 395,561 family households countywide and 22,365 in the unincorporated area.

Change in Large Family Households: 1990, 2000



Source: 1990, 2000 U.S. Census / Santa Clara County Planning Department

2.03 HOUSEHOLDS PROFILES AND TRENDS (Continued)

2.03f Households with Disabled Persons

In 2000, approximately 14,000 residents in Santa Clara County were mobily impaired.

2.03g Homeless Households / Individuals with AIDS

Individuals With AIDS / HIV**

	1990 - 1995	1995 - 2000
Santa Clara County	1,768	691
Unincorporated	*	*

Source: Santa Clara Valley Health / Hospital System/ Public Health

* No data for unincorporated area.

** Total number of cases living and dead.

2.03h Farm Worker Households

The number of farm workers has remained steady at about 5,000 to 6,000 persons during the peak summer months.

2.04 HOUSING STOCK CONDITIONS AND TRENDS

Between 1995 and 2000, 1,331 units of housing were constructed in the unincorporated area. Unfortunately, there are some unmet housing needs due to the lack of affordable housing units, both for farm workers and other moderate to low income households. Although 45,683 new housing units were constructed throughout the county over the last 10 years, many of these units were high income housing.

2.04a Characteristics of the Housing Stock

Building Permits Issued: 2000

	Buildings	Units
Santa Clara County	3,060	6,639
Unincorporated	162	397

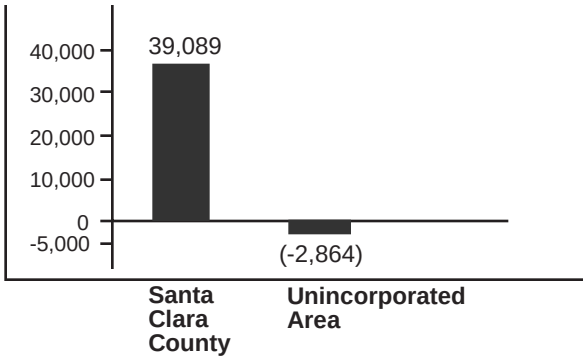
Source: 2000 U.S. Census

Housing Units: Santa Clara County and Unincorporated Area. 1990, 2000

	1990	2000	Change
Santa Clara County	540,240	579,329	39,089
Unincorporated	35,118	32,254	- 2,864

Source: 1990, 2000 U.S. Census

Change in Housing Units: Santa Clara County and Unincorporated Area. 1990 - 2000



Source: 1990, 2000 U.S. Census

Housing Stock: Santa Clara County. 1990, 2000

	1990	2000
Single Family Homes	350,880	375,919
Multifamily Homes	162,217	192,473
Mobile Homes	27,143	20,618

Source: 1990, 2000, U.S. Census, the California Department of Finance

Housing Stock: Unincorporated Area. 1990, 2000

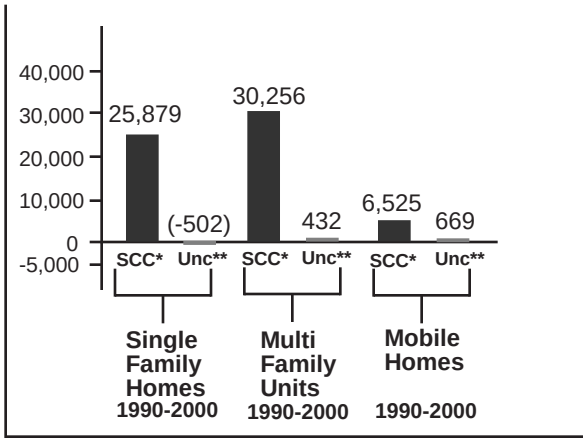
	1990	2000
Single Family Homes	27,300	26,798
Multifamily Homes	5,900	6,332
Mobile Homes	275	944

Source: 1990, 2000 U.S. Census, the California Department of Finance.

2.04 HOUSING STOCK CONDITIONS AND TRENDS (Continued)

2.04a Characteristics of the Housing Stock (Continued)

Changes in Housing Stock



Source: 1990, 2000 U.S. Census
***** Santa Clara County
** Unincorporated Area

2.04b Occupancy Status and Conditions

Occupancy Status

	1990		2000	
	SCC*	Unincorp.	SCC*	Unincorp.
Owner Occupied	63%	57%	66%	58%
Renter Occupied	34%	39%	30%	39%
Vacant	3%	4%	4%	3%

Source: 1990, 2000 U.S. Census
***** Santa Clara County

2.04c Vacancy Rates

Vacancy Rate

	1990	2000
Santa Clara County	3%	4%
Unincorporated	4%	3%

Source: 1990, 2000 U.S. Census

2.04 HOUSING STOCK CONDITIONS AND TRENDS (Continued)

2.04d Housing Costs Relative to Income Levels

Census 2000 income data and detailed housing data are not yet available.

2.05 HOUSING MARKET CONDITIONS AND LABOR STATISTICS

Between 1990 and 2000, the Santa Clara County labor force grew by 163,000 people, while the total number of housing units increased by only 39,089 (U.S. Census Bureau). This means that there are roughly 3 people for every housing unit in Santa Clara County.

In 2000 only 17% of the population could afford a median priced condominium, ($263,000) or single family home ($525,000).

2.05a Job Growth Trends

Job Growth Projections

	1990	2000
Santa Clara County	861,470	993,260
Unincorporated	2,530	2,450

Source: 1992 Association of Bay Area Governments (ABAG)

Santa Clara County Labor Force Statistics

	1990	2000	Change
Labor Force	840,600	1,003,900	163,300
Employed	806,900	984,000	177,100
Unemployed	33,700	19,900	-13,800
Unemployment	4%	2%	-2%

Source: State of California EDD, Labor Market Development Division, 2000
www.calmis.ca.gov/htmlfile/subject/lftable.htm

2.05b Housing Prices

Average and Median Dwelling Cost Santa Clara County: 2000

	Average Price	Median Price
Single Family Homes	$711,485	$525,000
Condos / Townhomes	$239,000	$263,047

Source: Santa Clara County Association of Realtors

Average and Median Dwelling Cost Santa Clara County: 1990

1990 Average and Median Dwelling Cost Data Not Available

2.05c Housing Construction Trends

In 1990 24% of residents in the unincorporated area paid 30% or more of their incomes for rent.

The same data for Santa Clara County is currently unavailable.

Chapter 3: Housing Needs and Production

3.01 OVERVIEW

The following chapter describes the county's housing requirements and overall housing production numbers. As described below, the county met its housing requirement and will continue to meet its "fair share" housing production requirement in the future.

3.01a Introduction

California State Government Code, Section 65584 (a), directs the State Department of Housing and Community Development (HCD) in conjunction with the Department of Finance to "determine the regional share of the statewide housing need" for each region of the state. These housing needs calculations are then forwarded to the councils of government in each region of the state.

The Association of Bay Area Governments, the Bay Area's regional council of governments, determines the existing and projected housing need for each jurisdiction in the region based on HCD's regional growth forecasts. Section II below includes a description of population and employment trends from Projections 2000, and the resulting housing need based on ABAG calculations. The projections below are derived from the most current assessment of future housing needs, ABAG's 2001-2006 Housing Needs Determinations Report and its companion report, Projections 2000.

The Santa Clara County Planning Department believes that the ABAG "Projections 2002" numbers are unrealistically high. Specifically, ABAG predicts that the County's unincorporated areas will grow significantly in population. However, the recent Census numbers indicate a continued decline in the unincorporated population. (The unincorporated area population has declined by 30% over the past 30 years, while the countywide population has grown by 60% over that same period.)

Reasons for a decline in the unincorporated population, and expected future decline, are clear. The County purposely encourages growth within the urban cities and not rural unincorporated areas, as consistent with sound urban planning principles which discourage urban sprawl and encourage development near urban infrastructure. Generally when county land is developed, it is annexed into the cities. The County does not anticipate an increase in unincorporated population, rather a decrease is the most likely scenario as growth will be concentrated in cities and existing unincorporated urban pockets neighborhoods annex into their surrounding cities.

3.01b Analysis of 1993 Housing Element

Santa Clara County unincorporated area met its projected housing needs between 1995–2000 with the construction of 1,331 housing units (see Section 3.03 below for more detail). Construction at Stanford University accounted for much of the affordable housing construction in unincorporated Santa Clara County. The majority of new housing construction was of detached, single family homes, which tend to be unaffordable to the majority of county residents.

The County Met Its 1990-1995 Housing Provision Requirements

The County provided 1,331 new housing units between 1995 and 2000. The State Housing and Community Development Department and ABAG required that the unincorporated area of Santa Clara County provide 933 new units of housing. The area met is housing requirements in terms of actual numbers. The County Planning office was unable to determine the level of affordability of the housing units built between 1995-2000. However, it is assumed that the majority of the new units were affordable to those with above moderate incomes.

The County not only builds its fair share of housing but also directly contributes funding to programs or distributes federal funding through a variety of housing programs. Please see Chapter 4 of this document for a detailed summary of the many housing programs the County offers. The unincorporated county will not be a major source of new housing development. However, the County's many programs make housing, particularly affordable housing, happen countywide.

No Change to Goals and Policies

No changes are proposed to the goals and policies contained in the 1995 Housing Element of the General Plan 1995-2010. Those goals and policies were crafted broadly enough to provide an ongoing framework that remains timely and relevant, even as specific conditions change. They have been deemed to be adequate to allow the County to continue to build its fair share of housing as well as collaborate with non-profit organizations and County departments to offer housing services and generally "make housing happen" throughout the county. Information regarding the programs by which the County implements these broad policies has been updated to reflect current conditions.

3.02 UNINCORPORATED AREA HOUSING NEEDS PROJECTIONS

3.02a Goal Numbers Supplied by State HCD

The regional numbers supplied by the State Department of Housing and Community Development (HCD) are "goal numbers" and often exceed the anticipated growth in housing units. A goal vacancy rate is set by (HCD), and then a housing unit need to meet that vacancy rate is derived by assessing potential growth rates (population, jobs, households) and loss of housing due to demolition. The numbers produced by HCD are given to ABAG in the form of a regional goal number. ABAG is responsible for allocating the Regional Housing Needs Determination (RHND) goal number to cities and counties in the Bay Area.

Unincorporated Santa Clara County was assigned 1,446 total units for the 1999-2006 projection. Meaning the unincorporated area needs to have 1,446 housing units constructed to meet the demands of the population for housing. Unincorporated Santa Clara County will meet its housing requirement through a combination of the following:

- Graduate student, faculty, and staff housing at Stanford University,
- Housing to be built on County-owned lands,
- Primary dwellings built in rural, unincorporated areas,
- Secondary dwellings, and
- Agricultural worker housing.

3.02b Population Trends

Regional and State estimates and projections of unincorporated area development and population growth are substantially higher than what the 2000 Census and County Government data indicate to be the case. ABAG projects an increase in of 3,000 new residents for a total population of 111,000 in the unincorporated area. However, the 2000 Census indicated that the unincorporated population has declined by 3,000 persons over the last decade. In other words the unincorporated area population has decreased and not increased as projected by ABAG. The ABAG projections indicate that population growth in the Unincorporated Area will increase throughout the period 2000 to 2010.

The 2000 Census indicates that there are 34,885 households in Santa Clara County. There are 34,074 housing units in Santa Clara County. The number of households has decreased in the last 10 years as the number of housing units has increased. See Chapter 2: Summary of Housing Related Characteristics and Trends for a further housing and population data.

3.02c Employment and Job Growth Trends

In 1999, ABAG Projections 2000 predicted that during the 2000 to 2010 period, Santa Clara County will add 136,040 jobs, growing an average of 1.2 percent annually. Service jobs will be the fastest growing area. ABAG projects that the entire County will add 67,110 jobs during the 2000 -2005 period and the unincorporated County will add 580 new jobs (less than 1% of the countywide total job growth). As a result, Santa Clara County will continue to have significantly more jobs than employed residents.

Current Housing Stock and Statistics

2000 Census data estimates 32,254 housing units in the unincorporated area, of which 30,920 were occupied. Tenure characteristics indicate 21,322 of these units were owner occupied and 9,598 were renter occupied housing units.

Additionally the 1990 Census indicates 4,463 of 11,881 renter households and 5,801 of 22,063 owner households paid more than 30% of their household income for housing. Of the renter households overpaying for housing, 1,733 of 5,801 earned less than $35,000 representing 30% of all lower-income owner households overpaying for homeownership in the unincorporated county.

3.02d ABAG's Forecast of Housing Needs

The ABAG Housing Needs Determinations Report, released in July 2001, forecast the 1999-2006 regional housing needs for the entire Bay Area. The forecast for each jurisdiction consists of five primary components: household growth, employment growth, employment (job)/household numbers, amount of unincorporated and/or Sphere of Influence land area, and income distribution for the area.

3.02e Housing Need By Income Group

ABAG's Regional Housing Need Allocation covers the time-frame of January 1, 1999 - June 30, 2006 (a 7.5 year planning period). The final Regional Housing Need Allocation for Santa Clara County Unincorporated was released in March 2001.

Figure – 3.02a

Housing Need by Income Category for Unincorporated Santa Clara County

1999 – 2006

Income Category	Percentage	Units Annually	Total Units
Above Moderate	22%	42	312
Moderate	45%	87	651
Low	11%	21	158
Very Low	22%	43	325
Total		**193 units**	**1,446 units**

3.02f Agricultural Worker Housing Needs

Based on 1992 data, in rural south Santa Clara County, there is a critical need for adequate housing for agricultural worker households. The south Santa Clara County communities of Morgan Hill, Gilroy, and the unincorporated areas of Coyote Valley and San Martin, have traditionally been the home of many agriculturally related industries, and as a consequence, have become the residence of a concentration of both permanent and seasonal agricultural worker households.

According to the California Employment Development Department, the total number of agricultural workers in South County varies from a winter low of 3,500 persons to a summer high of 5,500 persons. Hourly wages of these agricultural workers as of January 2000 was between $5.75 to $6.25 per hour, placing them in the income bracket of $11,960 to $13,000 per year. Many of these seasonal workers occupy the least expensive rental housing they can find or are housed in facilities provided by their employers.

The rapid urbanization occurring in the South County area has led to a loss in housing at the low-end of the rental price range and an escalation of rents on remaining units. Rent for these accommodations is often more than 30% of a worker's income, substandard, and overcrowded. Although the County has created some housing specifically for agricultural workers and their families, there is still a significant unmet need.

The County allows agricultural worker housing in most rural zoning districts. Depending upon whether the proposed housing involves a single unit or multiple units, either a special permit or a use permit is required. Analysis of development potential for agricultural worker housing in unincorporated flat land areas of Santa Clara County indicates there is a potential for over 750 additional units under current zoning regulations. (If hillside and ranchlands areas were included in the analysis, the number of potential additional agricultural worker units allowed under current County zoning regulations would be in the thousands.)

The County's current fee for an agricultural housing special permit, which typically involves mobile homes, is $2,463 for a permit that generally lasts for five years. The fee for a use permit involving multiple agricultural worker housing units involves an initial payment of approximately $2,000 (half the County's normal use permit fee), with the total fee depending on the complexity of the project and the actual level of staff effort required.

3.02g Disabled Persons Housing Needs

The disabled of Santa Clara County have specific needs when it comes to housing. Using calculations based on the 2000 U.S. Census it has been determined that there are approximately 3,200 disabled persons in the unincorporated areas of Santa Clara County.

3.02h Homeless Persons Housing Needs

Because of their often-involuntary mobility, estimating the exact number estimating the exact number of homeless individuals and families is an extremely difficult exercise. Ironically, without a permanent address, many homeless people are not eligible for formal public assistance. The 1990 figures, there were 1,481 individuals from Santa Clara County who were homeless, of which 217 lived in the unincorporated area. Although this count was the first effort made by the U.S. Census Bureau to count the homeless population, it is believed that this population may have been undercounted.

In 1999 2,908 homeless citizens were contacted for the Santa Clara County Homeless Survey. This survey was conducted by members of San José State University and the Community Outreach Partnership Center. Of these 2,908 homeless residents, 1,746 were interviewed. respondents were predominantly White (35%) and Hispanic (36%).

The most frequent reasons given for why individuals were homeless were a lack of affordable housing, the need for higher wage jobs, and alcohol/ substance abuse. Based on this survey, a yearly estimate of 20,000 episodes are experienced by about 6,000 to 13,000 people who reside in Santa Clara County. Although data for the unincorporated area is unavailable, it is assumed that the county data is reflective of the unincorporated areas.

The County works closely with the cities and with non-profit agencies that serve the needs of the homeless population in order to maximize all forms of assistance. For further details on county homeless shelter programs please refer to section "4.02v County Homeless Shelter Programs" of the Housing Element.

3.03 EXISTING UNINCORPORATED AREA HOUSING STOCK

3.03a Existing Housing Stock and Housing Conditions

2000 Census data estimates 32,254 housing units in the unincorporated area, of which 30,920 were occupied. Tenure characteristics indicate 21,322 of these units were owner occupied and 9,598 were renter occupied housing units.

Additionally the 1990 Census indicates 4,463 of 11,881 renter households and 5,801 of 22,063 owner households paid more than 30% of their household income for housing. Of the renter households overpaying for housing, 1,733 of 5,801 earned less than $35,000 representing 30% of all lower-income owner households overpaying for homeownership in the unincorporated county.

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3.04 RECENT UNINCORPORATED AREA HOUSING DEVELOPMENT ACTIVITY

3.04a Overview of Recent Housing Development Activity

This Housing Element is being prepared approximately 3.5 years into the planning period. Therefore, the County has revised the housing need allocation to reflect the housing development that has already occurred in the unincorporated area since January 1, 1999.

Between January 1999 and December 31, 2001 the following numbers and types of unit were permitted in Unincorporated Santa Clara County:

Figure 3.04a:

Housing Units Built: Unincorporated Santa Clara County
January 1999 - December 2001

Type of Housing Unit	Units Built
Detached Single Family Dwellings - Rural areas only *	218
Multi-Family Housing Units	0
Graduate Student Studio Apartments at Stanford University	508
Secondary Units	33
Agricultural Worker Units	2
Total	761

* Single family dwellings constructed in unincorporated urban pockets are not included because most are "tear downs and rebuilds" which do not increase the overall housing stock

Source: SCC Planning Office

3.04b Single Family Housing Development

All single family dwellings were sold at market-rate. Only single family dwellings built in rural unincorporated areas were included. Virtually all single family residences developed within unincorporated urban pockets are "tear downs and rebuilds" where the new units are replacing units that already existed – and, thus, do not result in a net increase in the total housing stock.

3.04c Multi-Family Housing Development

There were no multi-family units approved during the specified time-frame, except for graduate student housing at Stanford University (see subsequent section below).

Basic, countywide urban development policies and lack of public sewers and water preclude development of multi-family housing in rural unincorporated areas. When multifamily housing is proposed within urban unincorporated pockets, it generally triggers a requirement for the property to be annexed into its surrounding city, where it can receive more and better urban services more efficiently. (Stanford University is the only major exception to this policy.)

3.04d Secondary Dwelling Unit Development

It is assumed that the secondary units were rental units that are affordable to moderate income households. A survey of advertised rents for similar units suggests that the rents for these units could be affordable to low and very low income households, but in the absence of hard information regarding the actual rents being charged for these units, they have been assigned to the moderate income category.

3.04e Graduate Student Housing Development at Stanford University

Stanford University is located within unincorporated Santa Clara County. The University has been severely impacted by the rising rents and home prices that have occurred countywide over the last few years. The University has a large population of graduate students with very limited incomes who are at a severe disadvantage in the local rental market. Hospital residents and postdoctoral fellows also have incomes substantially lower than the area's median income.

The University currently provides graduate student housing for 46% of its graduate students and the majority of graduate students occupy their apartments year-round for multiple years while they obtain their degrees. Approximately 75% of graduate student residents are single students, while the remainder are couples or students with children.

Since January 1999, approximately 508 graduate student studio apartments have been constructed at Stanford University. Monthly rents for these studios run from $673 to $713 a month. Using HUD's rent to income guidelines, each graduate student studio would be affordable to one very-low income adult.

(Note: Although all of these units could be assigned to the very low income category, some have been assigned to the low and moderate income categories to enable the County to meet its housing allocations for these other categories. This housing element "bookkeeping" assignment to those categories does not affect their actual rents or their affordability to very low income households.)

3.04f Agricultural Worker Housing Development and Related Activities

Two agricultural worker units were permitted during the specified time-frame. Recent data indicates that California farm workers have the lowest annual family incomes ($17,700) of any occupation. The median income of an individual farm worker was $9,828. Based on this information, the two agricultural worker units are categorized as affordable to the very-low income tenants.

Meeting the need for agricultural worker housing in Santa Clara County is complicated by a variety of factors including:

- The high price of land and housing throughout the county which makes development of housing affordable to lower income households difficult, regardless of what occupation the occupants are engaged in
- The nature of agriculture within Santa Clara County, which is tending toward smaller farming operations that may be less able to afford onsite agricultural worker housing, especially when the need for workers is only seasonal, rather than year round

- The physical constraints to building multifamily and group quarters housing in rural unincorporated areas where sewers are not available and soil and groundwater conditions often limit the feasibility of using septic systems,
- The effort and expense involved in complying with state and federal regulations regarding larger agricultural worker housing facilities, which tend to discourage larger growers from constructing housing facilities
- The general desirability of locating agricultural worker housing in urban areas (rather than rural unincorporated areas) where the workers and their families have better access to schools, health care, social services, transit, goods and services, and better-paying employment opportunities – and where the urban infrastructure necessary to support multifamily and group quarters housing is available
- Lack of consensus regarding who should be responsible for providing agricultural worker housing (the various "candidates" include individual farmers, farmers working cooperatively, farm labor contractors, the county, the cities, nonprofit organizations, etc.)

Santa Clara County participated for several years in a four-county Agricultural Worker Housing Task Force with Monterey, San Benito, and Santa Cruz Counties. Despite the best efforts of the various county board of supervisors members and staff who participated in that effort, no "magic bullet" solutions to this intractable problem emerged from that joint effort.

Nonetheless, the County has been and will continue to be involved in efforts to increase the supply of affordable housing for agricultural workers. Some of these activities are summarized in the following paragraphs.

The County's Board of Supervisors very recently earmarked $18 million for use in providing affordable housing throughout the county. Although specific plans for how these funds will be used have not yet been developed, it is quite possible that some of them may be used to increase housing opportunities for agricultural workers.

Other recent County efforts to meet the housing needs of agricultural workers have included publication of an "Agricultural Worker Services Quick Reference Guide." The guide, which was prepared jointly by the County Planning Office and the County Agricultural Commissioner's Office, is intended for farmers, farm workers and those who provide services that may affect farm workers. It pulls together program description and contact information regarding services that are available from the County that can help meet the needs of farm workers, including the need for housing. One-third of the 14-page guide is dedicated to the topic of housing programs and services that may affect agricultural workers.

The Housing Authority of Santa Clara County operates the Arturo Ochoa Migrant Housing Center in Gilroy which provides 100 housing units (50 duplexes) with a total of 300 beds which are available to agricultural workers from spring until fall when farm workers are most needed. During the off-season, these units are used for emergency housing.

3.04g Additional Units Needed, by Income Category

The table below shows the adjusted housing need by each income group. The housing numbers have been adjusted to show housing that has already been constructed between January 1999 and December 2001 and how many more units are required in order for the County to meet its allocation.

Figure – 3.04b *

Adjusted Housing Units Needed By Income Category for Unincorporated Santa Clara County; January 1999 - June 2006

Income Category	Projected Need		Constructed January 1999 - December 2001		Adjusted Need
Above Moderate	312	-	218	=	94
Moderate	651	-	389	=	262
Low	158	-	25	=	133
Very Low	325	-	129	=	196
TOTAL	**1,446**		**761**		**686**

* Note: Based on analysis of rents currently charged at Stanford University for graduate student housing, nearly all of the graduate student units could have been allocated to the "Very Low" income category in the table above. A significant percentage of them, however, were assigned by the County to the "Moderate" and "Low" income categories in this housing element update to enable the County to meet its allocation for those categories. This housing element "bookkeeping" assignment to those categories does not affect their actual rents or their affordability to very low income households.

For a more detailed explanation of which of the already built units were assigned to which income categories, see Appendix B: "How the County of Santa Clara Will Meet Its Housing Need Allocation."

Source: ABAG and County of Santa Clara Department of Planning and Development

3.05 UNINCORPORATED AREA HOUSING DEVELOPMENT POTENTIAL

3.05a Overview

State guidelines require the Housing Element to include a description of the factors which affect, or may affect, the ability of the County to meet projected housing needs. The characteristics of the local and regional housing market, the anticipated pace of development, and the availability of land and services suitable for residential use are three such factors discussed below.

3.05b Regional and Countywide Housing Market

The Bay Area is in the midst of a housing crisis, with housing affordability at an all-time low. In July 2000 the California Association of Realtors estimated that only 16% of Bay Area households could afford a median priced home in the region, with affordability dropping to as low as 12 % in Contra Costa and San Mateo Counties and 10 % in San Francisco.

Silicon Valley has been identified as the most expensive housing market in the nation, with the average costs of a home estimated at $555,000 (California Association of Realtors, July 2000). Only 17% of Santa Clara County households can afford a median priced home in the county, according to the Santa Clara County Association of Realtors. The median listing price for condos in Santa Clara County was $349,000 for the month of March in 2001 (San Jose Mercury News, April 2001).

One reason for the housing crisis is that housing growth has not kept pace with job growth. Between the years 1990 to 2000, the Bay Area produced nearly 500,000 (ABAG) new jobs but less than 200,000 housing units. The job/housing imbalance is particularly striking in job-rich centers such as northwest Santa Clara County where nine jobs were produced for every new home built in the 1990s.

Based on projections prepared by the Association of Bay Area Governments (ABAG), Santa Clara County's existing housing shortage is projected to grow by an additional 20% over the next five years, even though job growth is projected to be substantially less than it has been during the past five years.

It should be noted that, because the County does not approve urban scale development (including major job producing land uses) in unincorporated areas, its land use decisions do not contribute significantly to the countywide jobs/housing imbalance.

The only significant exception to the previous generalization involves Stanford University, where County land use decisions can result in increased numbers of employees and/or students and a related increase in local housing demand. Recognizing these potential impacts on housing demand, the County recently required Stanford to build additional housing as a condition for approval of additional classroom and related facilities.

3.05c Unincorporated Santa Clara County Housing Trends

Historical Trends

Overall housing stock and development trends reflect the "smart growth" philosophy to which Santa Clara County subscribes. Housing development has slowed in the last two decades as compared to historical development levels. The slowing construction of housing units on unincorporated county lands reflects the countywide insistence on compact growth occurring within city boundaries near urban infrastructure. The chart below illustrates the trend and shows the age of the unincorporated area housing stock. The relatively small amount of housing constructed recently in the unincorporated area is evident in the table below.

Figure - 3.05a
Housing Units Constructed by Decade in Unincorporated Santa Clara County

Year Built	Number Built	% of Total
Pre 1939	5,025	12.2%
1940 - 1949	6,094	14.8%
1950 - 1959	14,546	35.0%
1960 - 1969	6,770	16.4%
1970 - 1979	7,185	17.4%
1980 -1989	1,654	4.0%

Source: 1990 U.S. Census and APO: 1990, Metroscan for September 2001

Recent Trends

Housing development trends for unincorporated Santa Clara County generally reflect those occurring countywide. Total housing starts reached 1,331 for the five year period, 1995 through 2000. Single family housing starts averaged 167 units annually, reaching a high of 264 units in 1998. Multifamily starts averaged 3 units annually, excluding secondary add-on units.

Figure 3.05b:

Housing Unit Development Trends:
Unincorporated Santa Clara County 1995 - 2000

Year	Units Built
1996	218*
1997	286*
1998	264
1999	174
2000	389*
Total	1,331*

Note: Some of these units replaced other existing units and thus did not contribute to a net increase in the unincorporated housing stock.

* Includes graduate student apartments at Stanford University

Source: SCC Planning Office

The development trends of the past five years suggest an overall average housing production level of about 266 units annually. However, it would be incorrect to assume that this will continue to be the case for several reasons. The region and nation are currently experiencing an economic slow down. It is impossible to predict how long the slow down will last or how severe it will be, but the slow down is already reducing the demand for home purchases. Real estate experts predict that the recent economic slow down could also slow the construction of new homes countywide.

Stanford University is expected to increase its construction of graduate, resident/post-doctoral, and staff housing over the next ten years. The University recently received approval from the County for significant intensification of development at its existing campus area. The County requires that Stanford build a substantial amount of housing to accommodate the planned increases in the number of student, faculty, and employees. The requirement links Stanford employment and student growth to housing development as a means to mitigate the potential impacts of this growth on the nearby cities' housing market.

Stanford has received approval to construct 3,018 housing units. This includes 2,000 units of undergraduate housing, Since these housing units do not include individual kitchens, they do not meet the definition of "housing units" and cannot be counted toward meeting the County's Regional Housing Needs Allocation (RHNA). (They are considered to be "group quarters.")

Although these 2,000 units cannot be counted for purposes of meeting our RHN allocation, the County believes they will nonetheless make an important contribution to the housing supply at Stanford University, and thus reduce potential pressures on the housing demand in nearby communities.

3.05d Residential Development Potential and Land Inventory

The County's General Plan must define residential construction opportunities in extremely diverse settings, from remote farms and ranches to high density urban neighborhoods. Generally, residential construction is permitted in all unincorporated areas of Santa Clara County. However, there are environmental, geologic, and other land use constraints which effect development potential, in addition to social and economic long-range planning objectives that guide land use decision making. Those areas with the fewest constraints usually have land use designations that permit more intense development.

Unincorporated Urbanized Areas

Within urbanized areas, that is land within city urban service areas, the County has established residential land use designations for unincorporated parcels that compliment the land use objectives of the surrounding city. Generally, residential development potential on unincorporated parcels is in conformance with the cities' General Plan designations or can be brought into conformance with minimal effort. The County also works with the cities through development agreements that encourage the annexation of unincorporated "in-fill" parcels and ensure that development is compatible with the adjoining incorporated area.

Stanford University Lands

Stanford University is a private university located in the northwest corner of Santa Clara County adjacent to San Mateo County. It contains over 4,000 acres of land within Santa Clara County. The majority of which are under the land use jurisdiction and regulatory authority of the County. Stanford lands represent one of the most important opportunities in the County to improve the balance between jobs and housing, due to the potential to provide housing on Stanford lands for designated University populations. Stanford currently has approval to construct 3,018 various sized housing units. While this housing is directly accessible only to Stanford students, faculty, and staff, it benefits the wider community by augmenting the local housing supply.

Rural Unincorporated Areas

Outside urbanized communities and beyond the urban service areas, the County continues to support mutually agreed upon residential land use objectives with the cities although quite different in direction. To minimize public health and safety risks, sustain environmental integrity, and minimize the public costs of premature urban development, the County maintains development standards which permit only very low density housing for those engaged in farming, ranching, or related pursuits. It is County policy that the rural areas not provide high density housing.

3.05e Development Potential Analysis

In accordance with State Housing Element Law, the Planning Office conducted a land use analysis, in order to identify adequate sites with appropriate zoning densities and infrastructure to meet the housing needs of unincorporated Santa Clara County (both rural and urbanized areas). The sites identified were considered to be vacant or underutilized residential parcels (which are likely to be developed within the required five-year timeframe). The analysis focused on documenting the potential for the following types of housing units in unincorporated Santa Clara County:

- single family dwellings
- secondary units
- agricultural worker units
- multi-family units
- mobile homes
- emergency shelters

Build-Out Analysis for Unincorporated Areas, Excluding Stanford University Lands

The County Planning Office maintains several databases with parcel information that can be used to track housing development in a general sense. A simple methodology was used to conduct a build-out analysis that identified vacant or underutilized residential lands within the unincorporated area in order to determine how many of each type of housing unit would be possible under the County's current General Plan.

The County completed a build-out analysis using parcels located on the valley floor that are designated for agricultural uses. The assessed value of improvements on each parcel was used as the basis for assigning each parcel to the "developed" or "vacant or underutilized" category.

A threshold value of $50,000 in improvements was the dividing line between "developed" and "vacant/underutilized" (i.e. if the assessed value of improvements to the property is greater than or equal to $50,000, the parcel was assumed to be developed).

This analysis identified a sufficient number of developable parcels to meet the five-year ABAG projected housing needs of all types and income levels.

Figure - 3.05c

Housing Development Potential Under County's General Plan1995 – 2010 for Selected Unincorporated Agricultural Areas[1] of Santa Clara County

Zoning/permitted housing types	No. of Acres	No. of Parcels	Zoning/Density range (units/acre)	Availability of services facilities (e.g. infrastructure)	Dwelling Unit Capacity
Single family[2] (rural/agricultural areas)		845	1 unit/20 acres to 1 unit/40 acres	• No public sewer, • No public water, • Existing groundwater contamination issues	845
Secondary Units (rural/agricultural areas)		845	1 unit/20 acres to 1 unit/40 acres	• No public sewer, • No public water, •Existing groundwater contamination issues	352
Mobilehomes, Manufactured housing[3], mobile-home parks	None				
Emergency shelter[4] and transitional housing	None				
Agricultural Worker Housing (rural/agricultural areas)		759	1 unit/20 acres to 1 unit/40 acres	• No public sewer, • No public water, •Existing groundwater contamination issues	759
Sites with residential redevelopment potential and or mixed-use (within timeframe of element)	12 acres of County owned Fairgrounds Lands	N/A	N/A	All services are accessible	560, these units will likely be annexed to the City of San Jose
Currently non-residential	None				
TOTAL					1956

Notes:

[1] This does not purport to be a comprehensive assessment of unincorporated area development potential it identifies the potential in selected areas (i.e. vacant and substantially under developed sites in unincorporated areas zoned for agriculture) sufficient to meet ABAG-defined housing needs between 1999 – 2006 only.

[2] Manufactured housing is allowed in all single-family zones without additional permitting procedures.

[3] No new mobile home parks are assumed within the time frame of this Update

[4] With a use permit, emergency shelters are a permitted use in any non-single family zone.

Figure - 3.05d Housing Development Potential on Stanford University Lands 2001 - 2011					
Zoning/permitted housing types	**No. of Acres**	**No. of Parcels**	**Density range (units/acre)**	**Availability of services facilities (e.g. infrastructure)**	**Dwelling Unit Capacity**
Single family (urban)	20	N/A	4 – 8 units/acres	All services are accessible	50
Multifamily and rental	200	N/A	13 – 45 units/acre	All services are accessible	2,968
TOTAL	**220**	**N/A**	**–**	**All services are accessible**	**3,018**

3.05f Affordable Housing Component

Introduction and Summary

The following section indicates how the County's current plans, policies, and land use designations will allow for a sufficient amount of units to be built at the various income categories to meet the housing needs assigned to it by ABAG.

The Unincorporated County includes four kinds of lands where housing growth can potentially occur:

- Rural unincorporated areas
- Urban unincorporated pockets (i.e. "islands" of unincorporated lands generally surrounded by cities)
- Stanford University
- Surplus, County-owned lands

Of these four kinds of unincorporated areas, only Stanford University and surplus, County-owned lands have the potential for significant additional housing development, especially affordable housing.

Stanford has plans for substantial growth, including over 3,000 new housing units, which the County recently required as a condition for approval of the University's General Use Permit (GUP). The graduate student apartments that have recently been built or are likely to be built during the time frame of this housing element update contribute in a major way toward helping the County meet its allocation of affordable housing units.

Higher density residential development on surplus County-owned lands, including projects already substantially committed and projects still in the planning stage, also have significant potential to provide affordable housing within existing urban areas.

Residential development potential in rural unincorporated areas is severely limited by lack of urban infrastructure, steep terrain, lack of road access, natural hazards, and/or existing groundwater contamination concerns. Provision of affordable housing in such areas is very problematic.

Within the remaining scattered, unincorporated urban pockets (which are comprised almost entirely of developed, residential neighborhoods), annexation policies and lack of vacant land limit the potential for any significant net increase in the amount of new housing likely to be developed in the unincorporated area. If redevelopment of existing lands were proposed, it would generally trigger a requirement for annexation to the surrounding city, which can provide services and facilities to serve urban neighborhoods more efficiently than can the County.

Probable Housing Development in Rural Areas

Physically, Santa Clara County is a very large county (1,300 square miles). Approximately 2/3 of the land in the county is unincorporated, and thus is under the land use jurisdiction of the County. Of these unincorporated lands, the great majority (97%) or roughly 590,000 acres are rural lands outside of the

county's fifteen cities' urban service area boundaries – the boundaries beyond which sewers and other urban infrastructure are generally not available.

Given the geographic size of Santa Clara County and the County's policies regarding single family homes, secondary dwellings, and agricultural worker housing, it would be possible to demonstrate the hypothetical potential for many thousands of units of additional housing to be built within the unincorporated area.

As a practical matter, however, it is extremely unlikely that anywhere near that hypothetical number of units can or will ever be built, given the many natural, economic, and infrastructure constraints involved.

Most of these rural unincorporated lands are within hillside areas of the Santa Cruz Mountains and the Diablo Range, where steep slopes, geologic and seismic hazards, limited road access, and lack of public sewer and water facilities substantially inhibit housing development in general, and development of affordable housing in particular.

Consequently, this assessment of the County's ability to allow sufficient new housing development to meet its Regional Housing Needs Determination allocation from ABAG focuses only on those units that have a reasonable probability of actually being built within the time frame of this Housing Element Update – not the hypothetical maximum number of units that could be developed based solely on vacant land supply and County policies.

Thus, for example, this analysis does not inventory the tens of thousands of acres of remote, steep, undeveloped, hillside lands in the County because, although it is hypothetically possible that a great many housing units could be built on these lands, that is not a realistic scenario given all the factors limiting their developability.

The rural area land inventory included in this analysis focuses primarily on the flat, valley floor lands of the southern Santa Clara Valley, because they are the ones most readily accessible and developable. Even for these lands, this analysis applies a very high discount factor to the number of units that could hypothetically be built in order to arrive at an estimate of the number that is actually likely to be built.

For example, although more than 959 additional units of agricultural worker housing could be built on these flat, South Valley lands, the RHND analysis in this document assumes that a total of only a few agricultural worker units will be built in the unincorporated area during the time period of this Update, based on actual levels of permits sought in recent years.

With the exception of agricultural worker units and secondary units, the vast majority of housing units built in the rural area will be affordable to only households with above-moderate incomes.

Over the last several years in rural unincorporated areas, the County has approved an average of about 12 secondary dwellings per year, 1 agricultural worker housing unit per year, and 70 primary dwelling units per year.

Total Probable Units in Rural Areas Over 7.5 Year Period (1999 -2006)

Location	Above Moderate	Moderate	Low	Very Low	Totals
Ag Worker Units	0	0	0	12	12
Secondary Units	0	68	0	0	68
Primary Dwellings	387	0	0	0	387
Totals	387	68	0	12	467

Potential Housing Development in Unincorporated Urban Pockets

Unincorporated urban pockets are unincorporated lands located within city urban service area boundaries. They are made up almost entirely of developed, urban neighborhoods that are substantially surrounded by lands within cities.

They are a residual of city and County land use and development policies prior to the early 1970s. Since that time, County, city, and Local Agency Formation Commission (LAFCO) policies in Santa Clara County have called for urban development to occur only within cities and for these pockets to be annexed into their surrounding cities.

The vast majority of the pockets that existed in the early 1970s have, in fact, subsequently been annexed into cities. Pockets residents now constitute less than 3% of the total countywide population. The remaining pockets are scattered over a 250 square mile area, which makes it virtually impossible for the County to provide them efficiently with urban services.

The County and its cities continue to actively pursue the annexation of the remaining pockets. Some annexations involve entire neighborhoods. These generally occur as a result of joint city-County annexation projects. Approximately 5,000 residents of unincorporated pockets have been annexed into cities in the past three years in this way.

Other pockets annexations occur one parcel at a time when parcels are proposed for new development or redevelopment. Some larger pockets, however, contain parcels that are not immediately adjacent to or in close enough proximity to incorporated parcels to be legally eligible for annexation. In such instances, the County may approve new housing units that will not immediately be annexed into the surrounding city.

Some of these units will be primary dwellings and some will be secondary dwellings. The latter contribute to the provision of housing for moderate income households. For purposes of meeting its Regional Housing Needs Allocation, the County has included only the secondary dwellings since they are generally the only ones that result in a net increase in the overall housing stock.

The great majority of building permits for primary dwellings in unincorporated urban pockets are for "tear downs and rebuilds" whereby existing older homes are replaced by newer ones, with no net increase in the overall housing stock.

Over the last several years, the County has approved an average of 6 secondary dwellings per year in urban unincorporated areas (and about 12 per year in rural unincorporated areas). Taking into account the current downturn in the economy, it is anticipated that a total of 22 secondary dwellings will be built in unincorporated urban pockets during the current housing element period (and a total of 46 in rural unincorporated areas).

Total Probable Secondary Units in Urban Pockets Over 7.5 Year Period (1999 -2006)

Location	Above Moderate	Moderate	Low	Very Low	Totals
Secondary Units	0	22	0	0	22

Probable Housing Development on Stanford University Lands

Stanford University recently received approval from the County for significant intensification of development of its existing campus area. The County required that Stanford build a substantial amount of housing to accommodate the planned increases in the number of student, faculty, and employees. The requirement links Stanford employment and student growth to housing development as a means to mitigate the potential impacts of this growth on the nearby cities' housing markets.

The number of actual housing units required by the County during the life of the University's current General Use Permit is just over 3,000 units. Of this total, approximately 2,000 are for undergraduate housing, which cannot be counted toward the County's Regional Housing Needs Determination (RHND) allocation because they lack their own, individual kitchen facilities and thus are considered to be "group quarters" and not "housing units."

Of the approximately 1,000 units of graduate student, faculty, and staff housing that are eligible to be counted toward the RHND allocation, it is assumed that about 50% (about 500 units) will be built within the time frame covered by this Housing Element Update. It is assumed that 175 of these units will be graduate student apartments and about 330 will be housing for faculty and staff.

An additional 500 graduate student housing units have been built within the past three years and have been included in these calculations. All of these have their own kitchen facilities and thus are eligible to be considered as "housing units" rather than "group quarters."

Although nearly all the graduate student units proposed to be built would probably be affordable to low and very low income households, some of them have been allocated to the moderate income category to meet the County's housing allocation in that category. (Without this reallocation, the County would greatly exceed its ABAG allocation for the low and very low income units, and fail to meet its ABAG allocation for housing affordable to moderate income households. This reallocation would in no way affect the actual prices of the units involved.)

Rents for Student Housing at Stanford University generally range from $500 to $1,100 a month for single-occupancy. Rents for multiple-occupancy units generally range from $350 - $1,600 per month. Multiple Occupancy Units include family housing. According to the latest figures from the California Department of Housing and Community Development the new student units at Stanford University would be affordable to those students with very low incomes, low incomes, and median incomes.

With regard to the estimated 330 units of faculty and staff housing units expected to be built, the exact number of each kind of units is not currently known, nor are the exact prices/rents of the units that will be built. For purposes of this housing element update, it has been assumed that 75% of all these units will be affordable to households with "Above Moderate" incomes and the remaining 25% to households with "Moderate" incomes.

Total Probable Units at Stanford University (1999 -2006)
(including graduate student apartments, and faculty and staff units)

Location	Above Moderate	Moderate	Low	Very Low	Totals
Grad Student Apts					
• Already built	0	356	25	127	508
• To be built	0	123	9	44	175
Faculty & Staff Units					
• Already built	0	0	0	0	0
• To be built	251	84	0	0	334
Totals	251	563	34	171	1,017

Note: Based on analysis of rents currently charged by Stanford University for graduate student housing, nearly all of the graduate student units could have been allocated to the "Very Low" income category. A significant percentage of them, however were assigned by the County to the "Moderate" income category in this housing element update to enable the County to meet its allocation for that category. This assignment was made for housing element update "bookkeeping" purposes and would not affect their actual rents or their affordability to very low income households.

Total Probable Units Compared to ABAG Allocation

The Association of Bay Area Government's (ABAG) projected housing needs indicate a demand for 1,446 housing units in the unincorporated area of Santa Clara County by 2006.

Presented below are the probable number of new units, by income category, that are likely to occur in the unincorporated County in rural areas, unincorporated urban pockets, and at Stanford University. It demonstrates that the County will be able to meet its projected housing need allocation in all four income categories.

Total Probable Units Compared to ABAG Allocation (1999-2006)

Location	Above Moderate	Moderate	Low	Very Low	Totals
Rural Areas					
• Primary Units	387	0	0	0	387
• Secondary Units	0	46	0	0	46
• Ag Worker Units	0	0	0	12	12
Urban Pockets					
• Secondary Units	0	22	0	0	22
Stanford University					
• Grad Student Units	0	478	34	171	683
• Faculty / Staff Units	251	84	0	0	334
County Fairgrounds					
• Senior Housing Units	0	0	100	100	387
• Multi-Family Housing	42	0	129	129	0
• Townhomes	0	60	0	0	0
Total Probable Units	**679**	**690**	**263**	**411**	**2,043**
minus					
ABAG Allocation	325	158	651	312	1,446
Difference *	**+367**	**+39**	**+105**	**+86**	**+597**

* Plus signs (+) in this row indicate amounts by which County will exceed its allocations.
Note: The totals above do not include an additional 2,000 units of undergraduate housing at Stanford University that the County has required in the University's General Use Permit which cannot be counted towards meeting the County's Regional Housing Needs Allocation because they are considered to be "group quarters" rather than "housing units." Nor do they include primary units approved in urban unincorporated pockets, where it is assumed the great majority of building permits issued are for single family homes that are replacing existing homes, and thus do not increase the total number of housing units available.

Summary

Based on current County policies, plans, and land use designations, the County will meet its housing needs allocation through a combination of the following: housing development at Stanford University, development on surplus, County-owned lands, secondary dwellings within rural areas and unincorporated urban pockets, primary dwellings in rural areas, and agricultural worker housing units in rural areas.

3.05g Housing Development on Surplus, County-Owned Lands

The County of Santa Clara takes the countywide housing shortage very seriously and has been exploring opportunities to make surplus, County-owned properties available for the development of affordable housing. Three sites have been under active consideration, with development of a significant number of affordable housing units on one (a portion of the County Fairgrounds) very close to becoming a reality.

The County Fairgrounds Site

The County is currently actively pursuing development of a 15.8 acre portion of the County-owned Fairgrounds for 560 units of affordable housing. This is believed to be one of the largest projects of its kind developed in California in recent years.

The project will consist of 200 senior apartments, 300 units of multi-family apartments, and 60 for-sale townhomes. Under the terms of the agreement with the developer, the 500 apartment units will be affordable to low and very low income households. The 60 townhomes will be offered to first-time home buyers at an affordable price.

A partnership consisting of the Housing Authority of Santa Clara County and the ROEM Corporation has been selected to design, build, and manage the project under a long term ground lease with the County. Funding will come from a variety of sources.

General plan amendment and project approvals have already been obtained from the City of San Jose, which will annex the property and whose planning and development requirements will govern the development.

Construction is expected to begin in June 2003, with completion planned for September 2004.

[Note: For purposes of meeting the County's Regional Housing Needs Allocation, the senior apartments and the multi-family apartments have been allocated equally between the "Low Income" category and the "Very Low Income" categories. The townhomes have been assigned to the "Moderate" income category.]

Elmwood Property

The Elmwood Property is a 47 acre site and an adjacent 9 acre site that are located within the City of Milpitas. The properties are owned by the County of Santa Clara. The county General Services Agency Facilities Department has been studying how to proceed with a potential housing development on both sites.

The smaller 9 acre site is zoned for multifamily development. The total number of housing units permitted on the site is determined by the City of Milpitas zoning ordinance. The property is zoned for multi-family residential development at a density of approximately 31-40 units per acre.

Planning for development of these sites is not far enough along to determine exactly how many housing units will be developed.

First and Hedding Streets Parking Lot

The County is hoping to construct a mixed use development in San Jose on property surrounded by Younger, San Pedro, Hedding, and North First Streets across from the County Administration Building. The property is currently a parking lot for County employees. The mixed use structure will have a housing component associated with it. The proposal is very preliminary and the number of housing units that can be included in the project has not been calculated.

3.05h Homeless Facilities and Transitional Housing

There are more than 15,000 parcels in urban unincorporated pockets where County policies allowing community care facilities with more than six residents would apply, and more than 14,000 parcels in rural unincorporated areas. Thus, there are a total of more than 29,000 sites in unincorporated Santa Clara County where community care facilities with six or more residents could potentially be established, if a use permit were obtained.

As a practical matter, however, there is no way of determining in advance how many or which of these sites might actually prove feasible for such facilities, either in urban unincorporated or rural unincorporated areas.

Within urban unincorporated pockets, the vast majority of the parcels involved are already developed for residential uses (primarily single family residences). Most commercial and industrial areas have already been annexed into their surrounding cities.

Consequently, there are several uncertainties that make it difficult, if not impossible, to determine which sites would actually prove feasible for community care facilities with more than six residents within urban unincorporated pockets:

1. Even in the neighborhoods with the largest lot sizes, most parcels are between 5,000 and 10,000 square feet, which may not prove feasible for conversion to community care facilities for more than six residents.

2. Many of the parcels within unincorporated urban pockets are potentially subject to annexation requirements. Consequently, if community care facilities were proposed that involved construction of new facilities or substantial redevelopment of existing facilities, it would trigger a requirement for potential annexation into the surrounding city.

   These longstanding annexation policies apply to all proposed development within urban pockets – not just community care facilities – and are intended to get urban pockets annexed into their surrounding cities where more and better neighborhood services can be provided more efficiently.

3. Since most of the unincorporated urban pockets consist of developed, residential neighborhoods, it is impossible to determine how many community care facilities with more than six residents could meet the findings listed above relative to maintaining residential character of the neighborhoods in which they might be located, nor where they might be located.

Determining the potential number and location of community care facilities in rural unincorporated areas is equally challenging because:

1. The absence of access to sewers, public transit, public water supply, and other urban services in rural unincorporated areas would tend to make it unlikely that community care facilities sponsors would normally propose such facilities in these areas, even though County policies potentially allow them.

2. Soil and groundwater conditions in many rural areas are unsuitable for septic systems, even for single family residences – and would be even more problematic for community care facilities with larger resident populations. Since soil and groundwater conditions vary considerably throughout the rural area, it is impossible to know in advance which specific sites would prove feasible for particular community care facilities.

3.05i Publicly-Assisted Housing Stock

[Note: This section is included for information purposes only. According to the Housing Authority of Santa Clara County, there are no assisted housing projects within the unincorporated area that are at risk of being converted to market rate housing in the next ten years.]

The pending expiration of contracts affecting publicly-assisted housing in all parts of the county suggests a reduction in housing opportunities for low and moderate income households countywide. Since the 1960's, the federal government has assisted low-income households in acquiring affordable housing by offering low-interest loans, construction financing "write downs," and rent subsidies. The assistance has come through five programs administered by federal Department of Housing and Urban Development (HUD) and one by the Farmer's Home Administration (FmHA). Participating builders/owners agreed to contracted, low-income use restrictions often lasting up to 40 years. To attract participants, HUD and FmHA offered housing builders/owners the option to terminate their contracts, or "opt out," through prepayment of loans prior to loan maturity dates.

In 1998 the California Housing Partnership Corporation released a report entitled, Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion. The report concluded that the pending expiration of contracts established under several federal housing assistance programs threatens to dislocate approximately 100,000 low income tenants in the Bay Area (including seniors and disabled individuals).

There are 41,000 subsidized housing units in the region that could become wholly market-rate in the near future.

In 1986 Congress approved the Emergency Low-Income Housing Preservation Act (ELIHPA) which established a two-year moratorium on conversion of Section 236 and Section 221(d)(3) projects. In 1990, ELIHPA was succeeded by the Low Income Housing Preservation and Resident Homeownership Act (LIPRHA). Both programs prevented owners from converting properties to market-rate; instead these programs provided financial compensation in exchange for new 20 – 50 year affordability restrictions, thereby continuing federal responsibility for preserving the affordability of this housing. Since 1996, however, the risk of conversion of the HUD-insured portion of the at-risk stock has increased significantly, due to the loss of assistance from these programs and the restoration of a direct conversion option. Since 1996, owners of 1,128 assisted units have prepaid federally assisted mortgages.

Figure – 3.05e

Federally Assisted Multifamily Housing (Santa Clara County)

Inventory	No. Projects	No. Units
Section 8 only	44	3,576
Sec. 236/221(d)(3) Mortgages + Sec. 8	36	4,759
Sec. 236/221(d)(3) Mortgages – No Sec. 8	3	230
Sec. 515 Mortgages & Sec. 8	0	0
Sec. 515 Mortgages & Rental Assistance	0	0
Sec. 515 – No Rental Subsidy	0	0
Types of Units Unknown	0	0
Total Federally Assisted Units	**83**	**8,565**

Source: California Housing Partnership Corporation, April 2001

Loss of Publicly Assisted Housing

According to a risk assessment completed by the California Housing Partnership Corporation (CHPC), 17 projects consisting of 1,482 units in Santa Clara County are at high risk of converting to market-rate. The Housing Authority of Santa Clara County indicates that there are no assisted housing projects within the unincorporated area that are at risk of being converted to market rate housing in the next ten years.

Figure – 3.05f

Federally Assisted Multifamily Housing (Santa Clara County)

Risk Assessment	No. Projects	No. Units
Units at Risk	17	1,482
Lower Risk – Nonprofit Owned	33	2,867
Lower Risk – Post 2006 Expiration	5	337
Previously Preserved – Title II/VI	8	1,250
Units Prepaid or Opted Out	18	2,185
Preservation Acquisitions*	2	444

Source: California Housing Partnership Corporation, April 2001
* The projects have prepaid or opted out but have been restructured with new rental restrictions. The new restrictions my not be as deeply targeted as the previous restrictions.

Preservation and Replacement Options

To maintain the existing affordable housing stock, a jurisdiction must either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include the following:

- Transfer of ownership to a non-profit housing provider is generally the least costly way to ensure that the at-risk units remain affordable for the long-term.
- Rental subsidies using non-federal (State, local, or other) funding sources can be used to maintain affordability
- Provide incentives to the owner to maintain the project as affordable housing through the purchase of affordability covenants
- Construction of new low-income housing units as a means of replacing at-risk units

3.06 GOVERNMENTAL FACTORS INFLUENCING HOUSING

3.06a Introduction and Overview

State law requires that the Housing Element contain an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis is also required to discuss local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code section 65585.

The primary purpose of including a discussion of potential or actual governmental constraints in the Housing Element is to provide a means for identifying regulations and procedures which may unduly restrict housing potential within the jurisdiction, the better to assess in what ways the jurisdiction may facilitate housing development and improve supply. The purpose is not to place housing needs above all other matters of public policy concerns mandated by state law that each general plan address, including public health and safety issues, conservation, and open space, among others.

3.06b Land Use Controls

Land use controls include the General Plan and its control over residential densities, the Zoning Ordinance, County regulation of single building sites, specific development standards such as parking and height limits, any growth control measures employed, policies and regulations regarding secondary dwelling units, and density bonuses. Any complete discussion of all such subjects would be quite extensive and lengthy. The following provides a brief overview of principle land use control mechanisms employed by Santa Clara County regarding residential development.

3.06c Santa Clara County General Plan, 1995-2010

The Santa Clara County General Plan governs unincorporated residential land use and development potential in a variety of ways. The fundamental policies which most affect residential land use are:

a) the countywide growth management policies shared by the County, cities, and LAFCO, also referred to as the "joint urban development policies," and

b) the Land Use Plan and policies, also referred to as the Land Use "element."

The "urban development policies" stipulate that urban types and densities of development for all land use categories be located within cities' Urban Service Areas (USAs). Outside the USAs of the cities, these policies stipulate that the County allow only non-urban land uses and densities of development. The goal is to preserve rural character, maintain and enhance agriculture, conserve open space and natural resources, minimize exposure to extreme natural hazards, and limit demand for public services and infrastructure. These policies have been mutually agreed upon by the cities, County, and LAFCO since the mid-1970s and are the fundamental growth management strategies guiding long term land use for the rural unincorporated areas outside the USAs.

Within the urban unincorporated areas, inside cities' USAs, fundamental General Plan policies promote eventual annexation of unincorporated islands and pockets by the city the pockets are located in. The General Plan also defers to the controls over allowable uses and densities of development stipulated by each city's General Plan to determine residential use intensity within USAs. For example, where a city's General Plan Land Use element allows higher density multi-family housing, unincorporated parcels may be annexed and redeveloped to with residential development densities permitted in that city land use designation.

The lands outside the cities' USAs include the mountainous areas of the Diablo and Santa Cruz Mountain ranges, the agricultural lands of the south valley surrounding Morgan Hill and Gilroy, and the rural residential community of San Martin, located between Morgan Hill and Gilroy in the South County. To maintain rural densities of residential development and effectuate the goals and policies of other General Plan elements, the "Hillside," "Ranchlands," "Agriculture," and "Open Space Reserve" land use designations

require a minimum lot size of at least 20 acres per dwelling unit for purposes of subdivision. "Rural Residential" allows densities of between 5-20 acres per dwelling.

Taking into account land use policy, and political considerations, the fundamental policies of the General Plan governing rural area land use do not unduly constrain residential development in rural unincorporated areas. Nor do the policies hinder the County's ability to accommodate needed housing development for a growing urban area population.

Additional housing might be accommodated within the rural hillside areas of the County. Such hillside development would require relaxation of density controls which would at best represent a very marginal increase in countywide housing supply, and little or none of the additional housing would be considered affordable.

3.06d Santa Clara County Zoning Ordinance

The Zoning Ordinance was originally established in 1937, and has been amended significantly over the year. The Zoning Ordinance is currently undergoing a comprehensive reorganization and update of its regulations. This project is referred to as the Zoning Ordinance Revision project, or ZOR. Existing use regulations and development standards will not be affected or changed as a result of the ZOR project.

Residential development potential is controlled by the Zoning Ordinance primarily through the individual zoning districts, the minimum lot size standards, and use regulations defining types of residential development allowed. One set of districts is applied to lands inside USAs, and another set of districts is applied to lands outside USAs.

Inside USAs, the primary residential zoning districts are the R1, R1E, R2, and R3. RHS is also applied to hillside lands within USAs. The vast majority of areas zoned for residential use have base zoning districts of R1 and R1E. Lot size combining zoning districts are assigned to an area's base zoning district to reflect the general pattern of lot sizes found. The lot size combining zones most commonly applied to single family zones (R1 and R1E) are the -6 (6,000 square feet minimum lot size), -8, -10, and -20 combining zones. R2 allows standard duplex or two-family residences, and R3 permits multi-family residences of three units or more depending on the density permitted by the applicable cities' general plan. Residential use in commercial and industrial zoning districts is restricted. Virtually all residential areas within USAs are already platted and built out to maximum allowed densities.

The majority of Santa Clara County's urban unincorporated area is zoned single family, which allows one dwelling unit per lot. In unincorporated rural zoning districts, only the AR Zoning District permits up to two primary residences per legal lot, but only on lots of 10 acres or more. Secondary dwelling regulations are addressed in a separate section of the ordinance, Section 37-11. Residential accessory structures are also permitted in residential zoning districts, but occupancy or habitation is prohibited.

Rural area zoning districts include the "HS, Hillside," "A, Exclusive Agriculture," "AR, Agricultural Ranchlands," "RR, Rural Residential," and the "A1, General Use" zoning districts. Density of development is defined by the General Plan and Zoning Ordiance in terms of slope-density formulas and/or minimum lot size regulations. In other words, the primary rural area zoning districts further implement the density controls provided by the General Plan for lands outside USAs.

Permanent agricultural worker housing is further permitted in most such districts by means of a conditional use permit. Manufactured housing, or mobile homes, are not prohibited as a form of either single family residential construction or secondary dwelling.

3.06e Regulation of Single Building Site Approval

Single building site approval (BSA) is generally required as a pre-requisite to the issuance of a building permit for new residential development and additions of over 500 square feet proposed on parcels which are not approved building sites. BSA is the land development application process used by the Planning Office and other agencies to determine whether or not, and under what specific conditions, a parcel of land may be improved for residential use. It has been required by the County since 1965. At issue are parcels created by deed transaction or other means of land division other for which site approval and accompanying improvement requirements have not been imposed. Numbered lots in a numbered subdivision tract map are approved building sites.

Use permits for residential projects are needed only in three situations. A use permit would be required for construction of a residential project if it is either a legal non-conforming rebuild, a single-family residence located in a General Commercial (GC) zoning district, or a single-family residence in a Neighborhood Commercial (NC) zoning district. In all other cases a single-family residence can be constructed as a matter of right. Short-term agricultural worker housing may be built by special permit and long-term agricultural worker housing may be built by use permit in A, AR, HS, S, SS, RR, H1, and A1 zoning districts.

Site approval ensures that a parcel proposed for residential development has safe and adequate access for emergency vehicles, an adequate water supply for drinking and for fire suppression, capacity for sanitary waste disposal and other matters related directly to public health and safety standards. Drainage, road right of way dedication and improvement requirements, and geologic hazard issues are also addressed. . Although such requirements and exactions (a ROW dedication, for example) may impose costs to the residential development proposed, without such improvement conditions, no residential development for unapproved sites would actually be feasible.

Single building site approval fees for applications within city Urban Service Areas were significantly reduced by 30% in 1998 to more reasonably relate to actual processing costs and to reduce permit costs to property owners. Site approval applications within USAs are typically less time-consuming to evaluate and process.

3.06f Specified Development Standards

Development standards such as maximum building height, parking space requirements, and the like are either contained within the Zoning Ordinance, or reflected in separate documents adopted by the Planning Commission or Board of Supervisors. The residential development standards in the unincorporated county are as follows:

There are no Floor Area Ratio (FAR) Requirements in most districts just so long as the minimum setbacks are met. In special districts within the Los Altos and Los Altos Hills Urban Service Area FAR requirements exist and fall into 2 categories:

1. Lots of 10,000 square feet (net) or less: 35%
2. Lots larger than 10,000 square feet: 3,500 square feet plus one additional square foot of floor area per 10 square feet of lot area over 10,000 square feet, to a maximum of 5,700 square feet.

Maximum building height in most zoning districts is 35 feet, 2 stories, except in certain districts such as the "HS, Hillside" zoning district, which permits 3 stories to take into account the need to design houses and buildings to follow natural sloping terrain.

	Lot Size	Setback (Min)			Bldg Height (Max)	
Zoning District		**Front**	**Side**	**Rear**	**Dwelling**	**Accessory**
A	10 acre in Urban Service Area 20 Acre in Rural	30'	30'	30'	35' (2 Stories)	In rural districts (generally) 35' if greater than or equal to 2.5 acres. 12' (plus gable allowance) if less than 2.5 acres
AR	20 to 160 Acres	30'	30'	30'	35' (3 Stories)	In rural districts (generally) 35' if greater than or equal to 2.5 acres. 12' (plus gable allowance) if less than 2.5 acres
HS	160 Acres Unless Clustered in which Case it is 20-160 Acres Depending on Slope	30'	30'	30'	35' (3 Stories)	In rural districts (generally) 35' if greater than or equal to 2.5 acres. 12' (plus gable allowance) if less than 2.5 acres
RR	5 to 20 Acres	30'	30'	30'	35' (2 Stories)	In rural districts (generally) 35' if greater than or equal to 2.5 acres. 12' (plus gable allowance) if less than 2.5 acres
SS	1 Acre gross	100'	30'	30'	35' (3 Stories)	In rural districts (generally) 35' if greater than or equal to 2.5 acres. 12' (plus gable allowance) if less than 2.5 acres
RHS	1 to 10 Acres	30'	20'	25'	35' (3 Stories)	In urban districts (generally) 12' (plus gable allowance)
A1, RIE, R2, H, R1	5,00 Sq. Ft.	25'	5'	25'	35' (2 Stories)	In urban districts (generally) 12' (plus gable allowance)

Handicapped Parking Requirements	
Total Number of Parking Spaces	Number of Handicapped Spaces Required
One - 40	1
41-80	2
81-120	3
121-160	4
161-300	5
301-400	6
401-500	7
Over 500	1 for each 200 additional spaces provided

Parking Requirements	
Housing Type	**Minimum Parking Requirement**
Single Family Homes	2 spaces / dwelling unit
Mobile Homes	2 spaces / dwelling unit
Clusters, Condominiums	2 spaces / dwelling unit
Duplexes	2 spaces / dwelling unit
Triplexes	5 spaces / triplex
Multiple Family Dwelling Unit	1.5 spaces / dwelling unit
Secondary Dwelling Units & Caretaker Units	1 space / dwelling unit plus 1 space / additional bedroom
Boarding Houses, Rooming Houses, Fraternities, and hostels	1 Space / guest for first 20 plus, 1 Space / 4 guests for over 20 plus, 1 Space / employee living off-site

The County's requirements for on and off-site improvements vary by zoning district. For land uses with a density of or equivalent to A, A1, R1E, R1, and R2 residential zoning districts, the street dedication shall be one-needed for a curvilinear thirty- (30) foot half-street on the frontage of each parcel.

- Local Streets shall have a right-of-way width of Sixty (60) feet. A cul-de-sac in residential districts may be approved with right-of-way widths of fifty-six (56) feet.
- Streets that have under 100 vehicles per day must be a minimum of 40'. wide with 2 feet of curb and sidewalks on both sides. Curbs can be of rolled or vertical type.

- Streets of vehicular traffic between 100 and 400 cars per day must be a minimum of 40' wide with 4' of curbs and sidewalks on either side. Curbs can be of rolled or vertical type.
- Streets of vehicular traffic between 400 and 1000 cars per day must be a minimum of 44' wide with 4' of curbs and sidewalks on either side. Curbs can be of rolled or vertical type.

Street lighting and landscaping is sometimes required. The decision is made on a case by case basis.

All dwellings in rural areas must have well water and septic systems. All dwellings in urban areas must connect to sanitary sewer and public water.

All dwellings in rural areas must have adequate emergency reserves of water and in some cases above ground storage tanks and sprinkler systems may be required. All dwellings in urban areas must have access to public fire hydrants. Roads and driveways must meet minimum standards so as to be accessible to emergency vehicles.

3.06g Growth Control Measures

Santa Clara County does not employ any growth control measures which place numerical limits upon the number or type of building permits that may be issued in a given time period.

3.06h Secondary Dwelling Regulations

Secondary dwelling units, frequently also referred to as "in-law" or "granny" units, can be an important part of providing adequate housing supply, particularly in a largely built-out metropolitan area such as Santa Clara County. Regulations governing secondary dwelling units are set forth in Section 37-10 and 37-11 of the County Zoning Ordinance.

In urban areas, secondary dwellings are permitted in the R1, R1E, A1, and RHS zoning districts within a city's Urban Service Area, subject to issuance of a Special Permit and the particular standards that apply based upon lot size. On lots of less than 10,000 square feet, units are limited to 640 square feet of floor area and must be attached to the primary dwelling. On lots of 10,000 square feet or more, units may be 800 square feet, and may be either attached or detached. (Secondary dwellings are generally not permitted in the Los Gatos Hillside Specific Plan area).

In rural areas, secondary dwellings are also allowed, regulated through the Special Permit process. On lots of 1 acre but less than 2.5 acres gross, floor area is limited to 640 square feet, and the unit must be attached to the primary residence. On lots of 2.5 acres but less than 20 acres gross, floor area allowed is 1,000 square feet, and units may be detached. On lots of 20 acre or more, 1,200 square feet of floor area is allowed, attached or detached, and the unit may be allowed as a matter of right, without a special permit, if certain criteria are met.

Santa Clara County's regulations and Special Permit procedures are progressive. The County recognizes the need for and importance of secondary dwellings as part of the solution to ever-increasing housing demand, particularly for housing of aging or disabled family members and for generally lower cost rental housing.

In conclusion, current County regulations for unincorporated areas are not considered an undue constraint or hindrance to meeting the demand for secondary dwellings or the County's housing allocation. High construction costs in the area may also constrain secondary dwelling construction as much as any other factor.

3.06i Density Bonuses

Santa Clara County Government Code Sections 65915-65918 address Density Bonuses and Other Incentives to providing affordable housing. "Density bonus" is a term generally used to refer to an allowance granted by the local jurisdiction to a developer to build more units per acre than otherwise permitted under the general plan or zoning regulations. In essence, state law requires in certain instances that a city or county grant a density bonus of at least 25% over the otherwise maximum allowable residential density specified by the general plan and/or zoning district. The developer is entitled to such bonus density and additional incentives or concessions when a specified percentage of affordable housing is proposed that will be

maintained as affordable housing for a period of 30 years. In addition, the local government must make a finding that the bonuses and incentives were necessary to providing the affordable housing.

The County's Zoning Ordinance also makes provision for a density bonus in specified situations. The zoning ordinance grants up to a 10% increase in density (Zoning Ordinance Section 36-7). County code also provides for payments of in-lieu contributions to the County's low and moderate-income housing fund in order to qualify for the density bonus, if the units' cost will not qualify as affordable housing relative to defined income levels. The County will bring its density bonus regulation into conformance with the state requirements (25%). This will occur as part of the Zoning Ordinance Revision project.

Use of the density bonus programs of the state and local government for unincorporated area projects is limited. Major subdivisions of 10 lots or more in rural area that would be able to take advantage of the County's density bonus allowance are extremely rare. Most unincorporated areas within city USAs are built out and zoned for single family residential use. Redevelopment of existing multi-family developments such as apartment complexes on unincorporated land within USAs typically requires annexation into the applicable city prior to redevelopment. Consequently, the density bonus program with the most potential to facilitate construction of more affordable housing, the state density bonus program, does not apply to unincorporated housing development.

3.06j Building Codes and Enforcement

Currently, the County's Ordinance Code incorporates and requires conformance with the state's 1997 Building Code and 1998 California Building Code, as amended. Building codes also include current mechanical, plumbing, and electrical codes. Such codes are universal and apply to all jurisdictions in California. Codes establish the minimum acceptable standards for construction of all kinds, including code requirements for energy conservation. Costs associated with meeting code requirements for energy conservation are typically recouped through energy savings over a fairly short time period.

3.06k Site Improvement Requirements

Site improvement requirements such as street widths, circulation improvements, road construction requirements, undergrounding of electric utilities, on-site water storage tanks, establishing sewer connections where available in USAs, and the like are typically addressed and imposed as conditions through either subdivisions or single building site approval processes. In some cases, the cost of road or driveway access improvements can be substantial when development of remote, rural hillside parcels is involved. For example, a private driveway must be 12 feet wide, with one 3 foot shoulder. Common driveways serving 2 lots must be 18 feet with two 3 foot shoulders for a total of 24 feet of pavement surface. Grade limitations are also imposed, for the purpose of ensuring that emergency vehicles can gain access to a given site, such as fire engines. No reduction of such standards is either advisable or proposed for purposes of removing a governmental constraint to housing production.

3.06l Fees and Exactions

Fees imposed by local jurisdictions are of two basic types, (1) permit processing fees, including violations-related fees, and (2) development impact fees and/or exactions. This section will address first the cost of permit processing fees most applicable to residential development, and secondly the matter of impact fees and exactions.

The County has since the mid-1990s adopted a "full cost recovery mandate" pertaining to fees imposed for direct services to customers. Such fees include building permit application and inspection fees, as well as land use and development application fees, such as for subdivisions, grading permits, and single building site approvals. For building permit fees, County policy requires 100% cost recovery. For land use and development fees, the County's policy has been to require not less than 70% cost recovery, with the remainder covered by general fund revenues. This policy reflects the fact that the general public health, safety, and welfare is maintained by such permitting processes, the cost of which should properly be borne by general fund revenues.

3.06m Building Permit and Inspection Fees

Building permit and inspection fees are based on a formula which factors construction type, floor area, and valuation. A typical scenario for a 3,500 square foot residence with a 500 square foot attached garage would be as follows:

Figure – 3.06a

Permit/Inspection Types	Fee
Electrical	$259
Mechanical	$126
Plumbing	$220
Plan check	$1505
Permit fee	$2005
SMIP	$33
TOTAL	$4557

County building permit fees have not been increased since 1995. There are no plans to increase fees given current construction trends and cost recovery rates. Fees are also imposed to recover the costs of inspecting and administering violations of building and housing codes when citations or notices of violations are issued.

3.06n Land Use and Development Application Fees

State law requires land use and development fees to be reasonably related to the cost of providing services. Permit processing fees charged by the County are in conformance with this requirement. For certain application types, there is a minimum fee for initial application costs, and if processing costs exceed the initial fee, the applicant is charged for the total cost of processing the application prior to issuance of the permit.

Figure – 3.06b

Land Use and Development Application Fees

Application Type	Fee as of FY 2001/2001
*Architectural & Site Approval (Res.)	$3,878
Building Site Approval (inside USA)	$2,377
Building Site Approval (outside USA)	$3,836
Certificate of Compliance	$609
Design Review	$851
Design Review Exemption	$173
*Environmental Assessment	$1,323
*EIR	$5,003
Geologic Report review (letter report)	$357
Geologic Report review (in-depth report)	$730
Grading Permit	$1,242
Grading Permit filed concurrently w/ other land development permit	$617
Septic Tank Permit (slopes = or < 20%)	$873
Septic Tank Permit (slopes > 20%)	$1,163
Special Permit (agricultural and temporary; secondary dwelling unit)	$1,930
*Subdivision (minor, 4 lots or fewer)	$5,495
*Subdivision (major, 5 lots or more)	$6,844
*Use Permit (standard)	$3,474
Variance (standard)	$851

*Asterisk indicates minimum fee for initial filing of application.

3.06o Impact Fees

The County imposes no development impact fee of its own upon private residential development. The County does collect through the building permit process the impact fees imposed by the local school districts. No other impact fees are levied upon private residential development in the unincorporated area.

3.06p Processing and Permit Procedures

Typical processing of land use and development applications administered by the Planning Office includes the following basic steps:

1. Intake of application, review of application submittal materials to determine is submittal is complete, receipt of fee.
2. Referral to reviewing agencies, receipt of comments.
3. Initial review for completeness of application within 30 days of submittal, determination of whether initial application is complete or incomplete.
4. If complete, preparation of environmental review documents, conditions, staff evaluation documents; if incomplete, letter sent indicating necessary re-submittals.

5. Upon completion of review process, permits requiring public hearing are scheduled for hearing before granting authority.
6. Granting authority approves, denies, or conditionally approves permit application, as appropriate.
7. 15 calendar day appeal period following action by granting authority, after which, if no appeals are filed, permit become effective.

Steps taken to try to ensure timely processing of application submittals may include:

1. Refusal to accept incomplete initial submittals as a matter or County policy/practice (standard for all applications)
2. Use of pre-application meeting requirements, intended to review prospective applications for completeness and feasibility prior to formal application submittal (example: use permit, subdivision, lot line adjustment)
3. Tracking of compliance with initial 30 day permit streamlining act review period for completeness determination after initial submittal or any formal re-submittal.

Much discussion is often focused on permit processing and expediting such procedures as a primary means of facilitating development approvals, reducing processing costs, and speeding residential development to construction phases. Some aspects of the typical development processing and review procedure are under the control of the local government, and some are not. For example, whether adequate staff are assigned to manage the workload of application processing is critical to ensuring that initial completeness review is performed within the 30 day period prescribed by state law. However, whether competently prepared, legible, and adequate plans and supporting documents are provided for agency review is a matter not under the control of the local government. In addition, depending on site-specific environmental factors and constraints, environmental assessment for potential adverse impacts and mitigation may be either simple or complex and time consuming.

County Planning Department staff routinely monitor processing times to promote compliance with permit streamlining act provisions such as the initial 30 day completeness review time period. Changes to reduce permitting procedures, such as reduced requirements for minor grading projects, have also been implemented recently to reduce permitting costs and time consumed (Grading-Small application type).

3.06q Regulations Influencing Housing for the Disabled

There are no governmental constraints on the development of housing for persons with disabilities.

New single family housing is not required to be American Disabilities Act (ADA) compliant though all curb cuts must be handicap accessible. If a property is 4 units or less but is owner occupied, it doesn't have to be handicap accessible with the exception of common areas. Non-owner occupied attached duplex units or greater must be accessible or adaptable for use by disabled persons. All common areas must also be handicap accessible.

When making a residence ADA compliant an applicant would need to go through the normal permitting process. The applicant would need to pay the normal permitting fees required for each project, as there is no exemption for these fees. As long as the project's construction meets the standards of the American Disabilities Act, it would be approved and a building permit would be issued.

While there are no governmental constraints on the development of housing for persons with disabilities several factors however effect where disabled housing is accommodated.

The basic development policies of the county are designed so that urban development is concentrated within the cities. It is unlikely that housing for the disabled will be located in the rural unincorporated area for lack of transportation needed to get people to and from the sites. In addition, site constraints would limit the amount of people that could economically be housed at any one site.

Housing for the disabled is more likely to be developed in the unincorporated urban pockets because of the available sewer and water services and transportation accessibility. In most cases however, once this housing is developed the newly developed parcels would be required to annex into the surrounding city.

3.06r Regulations Influencing Housing for Agricultural Workers

There are no governmental constraints on the development of housing for agricultural workers.

Short-term Agricultural Worker housing may be built by special permit in A, AR, HS, S, SS, RR, H1, and A1 zoning districts.

3.06s Regulations Influencing Additional Special Needs Housing

Emergency, homeless, and transitional shelters are more likely to be developed in the unincorporated urban pockets because of the available sewer and water services and transportation accessibility. In most cases however, once this housing is developed, the newly developed parcels would be required to annex into the surrounding city.

Emergency, homeless, and transitional shelters are not likely to be located in the outlying unincorporated area for lack of transportation needed to get people to the sites as well as basic infrastructure and service constraints that would limit the amount of people that could be housed at any one site.

The main focus of the County is to fund programs that facilitate emergency, transitional, and special needs housing.

3.06t Summary of Rural Unincorporated Area Constraints

There are very significant constraints to the development of affordable housing in rural unincorporated areas (except for agricultural worker housing and secondary dwellings). These constraints include:

- Countywide, "smart growth" urban development policies state that urban scale development should occur only in cities and not in unincorporated areas.
- Lack of access to public sewers, as well as soil and groundwater conditions limit the feasibility of septic systems for multi-family housing in rural areas.
- Steep terrain, limited road access, lack of urban infrastructure, etc. make most of the county's vast rural hillside areas unfeasible and unsuitable for most kinds of urban density, affordable housing.
- Soil and groundwater conditions and lack of sewer access, not County land use policies, are generally more significant constraints on the development of multi-family agricultural worker housing in rural areas. Lack of property owner interest in having secondary units on their land is generally the major constraint on development of secondary units in rural unincorporated areas.
- The County has no ability to unilaterally remove or significantly reduce any of these constraints.
- Even if the County were to abandon its existing "smart growth" policies which prohibit urban development in rural unincorporated areas, lack of sewers (which are under the control of the cities and the Local Agency Formation Commission, not the County) would prevent development at the densities necessary to provide significant amounts of affordable housing.

3.06u Summary of Urban Unincorporated Area Constraints

The remaining unincorporated urban pockets in Santa Clara County, most of which are residential neighborhoods that were developed several decades ago when the County still approved urban development in unincorporated areas, are scattered over a 250 square mile area that is impossible for the County to provide efficiently with urban services.

There are very significant constraints to the development of affordable housing in urban unincorporated areas (except for secondary dwellings and group homes with six or fewer residents). These constraints include:

- Longstanding, countywide urban development policies that limit the County's ability to allow higher density housing development in unincorporated urban pockets.

- County General Plan policies and Zoning Ordinance provisions based on countywide "smart growth" urban development policies which state that:
    - Unincorporated urban pockets should be annexed into their surrounding cities. Consequently, when property owners propose new development or significant redevelopment of properties within unincorporated urban pockets, the County generally refers them to the surrounding city for annexation (i.e. they are told that they should annex and process their development proposal through the city).
    - Until the pockets can be annexed, County-approved development in these pockets should be consistent with the General Plans of the cities surrounding them (in order to assure compatibility with the larger, surrounding neighborhood of which they are a part). Consequently, the County does not allow greater densities in the unincorporated urban pockets than the densities called for the cities' general plans for these areas.

There are compelling public policy reasons for retaining these urban pocket annexation policies (even if they make it more difficult for the County to meet its Regional Housing Needs Allocation) including:

- They contribute to "smart growth" by guiding urban development into the jurisdictions that can serve it most efficiently (i.e. the cities) – and which provide more and higher quality neighborhood services and programs.
- They promote compatibility between County-approved development in the pockets (when annexation is not currently possible) and the surrounding city neighborhoods of which they are a part.

Other potential constraints, such as County development standards, approval processes, and development fees in urban pockets, are essentially irrelevant. Property owners who proposed development of higher density (and presumably more affordable) housing would generally be required to annex and go through the cities' development processes, pay the cities' fees, and conform with the cities' development standards.

3.06v Summary of Stanford University Constraints

Stanford University is the only significant unincorporated urban area that is exempted from countywide urban development policies that call for annexation of urban development into cities.

Current County policies governing development at Stanford do not *constrain* affordable housing development – to the contrary, they actually *require* it.

When the County recently approved a General Use Permit for the University that will allow construction of a significant amount of classroom and related development, it required that Stanford build approximately 3,000 student, faculty, and staff housing units to offset the additional housing demand that the other increased campus development would generate.

3.06w Summary of County-Owned Lands Constraints

Analysis of the constraints affecting development of individual County-owned properties for affordable housing projects is, in some ways, more difficult than analyzing the constraints affecting residential development on privately-owned lands because:

- Some potential housing projects on County-owned lands may require approval from (and thus may be limited by) the surrounding city; others may not. The legal criteria for determining which ones may require city approval are not always clear. Thus, whether city approval will be required may not be known until after detailed plans for the project have been prepared and the details regarding how it will be implemented have been determined.
- For those projects that may require city approval, the parcels involved usually do not initially have residential designations in the cities' general plans and zoning that would indicate how many residential units the cities would allow to be built on them
- The residential land use designations the cities would apply to County-owned lands proposed to be used for housing are likely to be "planned unit development" designations that are "negotiable" and allow for a relatively wide range of densities and development types. Consequently, even after the

cities change their designations for the properties, the County may not be able to determine in advance of seeking approval exactly how many units the city will allow.

- It generally is not possible for the County to decide how much housing can be developed on a particular site until after it has analyzed other potential future County uses of all or portions of each site, which may limit how much and what parts of the site can be used for housing.

3.07 NON-GOVERNMENTAL FACTORS INFLUENCING HOUSING PRODUCTION

3.07a Overview

Housing costs are influenced by many factors beyond the control of local government. State and national economic conditions have considerable bearing on the pace of local development, the availability of financing, and mortgage interest rates. A number of costs associated with home building, such as site improvements (i.e., grading, the provision of utilities and streets, and construction itself) cannot be greatly lessened by the County. The County can, and does, provide some relief to assist in constructing low and moderate income housing through land-cost write-downs and construction loans with Community Development Block Grant and Mortgage Revenue Bond funds. However, to a great extent the costs associated with producing and acquiring housing are beyond the direct control or influence of county government. Several non-governmental factors that can constrain housing development are discussed in the sections below.

3.07b The Regional Housing Market

For several years, the San Francisco Bay Area has been one of the most costly housing markets in the state and the nation. After several years of record median home prices, listing prices for single family home sales fell by as much as $40,000 between June 2000 and July 2001 in the Bay Area. Closed sale prices (the price buyers actually pay) for homes in Silicon Valley increased by only $7,000 in July 2001.

According to the California Association of Realtors, in June of 2000 only 16 percent of Silicon Valley households were able to afford the median prices home. As of June 2001, the Association reported that that number has increased to 21 percent.

Nearby, San Francisco County's affordability jumped from 9 percent to 12 percent, San Mateo County from 14 percent to 17 percent, Santa Cruz County from 16 to 18 percent and Alameda County from 16 percent to 21 percent, all reflecting the spread of bad economic news that bodes well for buyers who can afford what's still relatively high home prices.

Santa Clara County's (Silicon Valley) median list sale price fell from $539,975 in June to $499,900 in July 2001, according to the Santa Clara County Association of Realtors. While inflation adjusted household incomes throughout the Bay Area have also risen steadily, they have not kept pace with housing cost increases. In order to qualify to purchase the median priced house, buyers must have annual incomes approaching $150,000 and the ability to shoulder monthly mortgage costs of approximately $3,700 per month.

The significant jobs/housing imbalance of some cities within the county (e.g. Palo Alto, Santa Clara, Milpitas, and Mountain View) contributed to the housing affordability crisis in the region. The demand for housing does not stop at the city limit lines. Housing prices in the unincorporated areas have escalated proportionately with those in other parts of the region over the past few years.

3.07c Land Costs

The cost of land is one of the largest components in the price of housing. The County has attempted to ameliorate high land costs in unincorporated areas and enhance development potential, where practicable and not in conflict with policies. On parcels designated Hillside (HS), an optional subdivision technique permits an increase in the number of developable sites through clustering. Since much hill area land is undevelopable due to steep slopes, clustering enables the developer to maximize flat sites within the parcel. In addition, the County offers two Density Bonus options (see Density Bonus Programs, Subsection 3.04i above).

The price of developable unimproved land varies greatly from one location to another within Unincorporated Santa Clara County. Some recent listing for vacant lots located in various parts of unincorporated Santa Clara County demonstrate this fact:

Rural Areas

Santa Cruz Mountains (Source: Century 21 Seville/Contempo)

- 10 vacant acres for $299,500 ($29,950 per acre)
- 24 vacant acres for $450,000 ($18,750 per acre)
- 5.8 vacant acres for $1,800,000 ($310,344 per acre)

San Martin (Source: Century 21 South Valley Properties)

- 1 vacant acre for $350,000 ($350,000 per acre)
- 4.6 vacant acres for $995,000 ($216,304 per acre)

Hillside Areas (Source: Century 21 South Valley Properties)

- 1 vacant acre for $350,000 ($350,000 per acre)
- 2 vacant acres for $450,000 ($225,000 per acre)

A phone survey of South County realtors indicated the value of residential parcels with existing structures of marginal habitability (referred to as "tear-downs" in the real estate industry) were priced far higher. Because these sites may already have approved septic systems and other utilities on-site, and because they are often smaller than the five-acre minimum allowed by current zoning, these parcels are in high demand. Tear-down parcels in San Martin vicinity generally range from $425,000 to $500,000 per acre.

Urban Areas

The cost of land for multifamily housing (6-12 units per acre) in the unincorporated pockets can cost between $40 to $70 per square foot and $30 to $45 per square foot for a single-family lot. This is primarily due to the availability of services (i.e., sewers, water, electricity, etc.) and shortage of developable, vacant land in the urban areas.

3.07d Construction Costs

These are costs which cover site improvements (not land costs) necessary to prepare a site for development as well as the actual costs of labor and materials for the dwelling. Based on discussion with area developers and building officials, construction costs for a wood frame single-family home range between $100 and $180 per square foot, excluding land cost. For example, a 2,000 square foot home could cost between $200,000 and $400,000 to construct.

Construction costs can vary greatly, depending on the condition of the site. Construction costs on lots with steep slopes or other environmental constraints could run as high as $200 per square foot.

Very few multi-family units are built in unincorporated Santa Clara County. The typical construction costs for a 1,000 square foot apartment could range from $100,000 to $200,000. These figures reflect costs of site improvements and construction work only. "Hook-up" fees and special district assessments are not included.

3.07e Energy Costs

A considerable amount of the unincorporated area housing stock is over 40 years old. Older homes often lack the ceiling and side-wall insulation, and other energy-saving features found in homes of more recent construction. Although the County does not control the price of energy, it can, and does, contribute to tangible energy cost-savings to residents by advertising energy conservation, home rehabilitation, and "retro-fitting" programs, and by assisting homeowners in applying for such services. All new housing must meet state Title 24 construction standards. For lower-income home-owners and renters, energy savings can increase the affordability of housing.

The State of California is currently experiencing an energy shortage that has resulted in periodic blackouts throughout the State. In January 2001, 15,000 Pacific Gas and Electric customers in the Bay Area lost their electricity due to the shortage. The causes of the shortage have been debated locally and at the State level, without any definitive answer.

The short-term fix for the energy crisis has been for energy providers to purchase energy on the spot market and to pass the increased costs to customers through higher rates. Electricity costs, which previously accounted for 7 to 15 percent of a low-income family's budget now claim between 17 and 45 percent. Residents are encouraged to conserve energy through various means.

3.07f The Health of the National, State, and Local Economy

Regardless of the plans and programs designed by Santa Clara County, development of all types is largely dependent on private initiatives motivated by private economic decisions. Insofar as the local economy is robust and expanding or stagnant and depressed, development activity throughout the county responds accordingly. Many County programs are dependent on economic growth for their success. For example, the Density Bonus Program cannot work unless development occurs.

Local and State

After an unprecedented five-year economic boom, California's and Santa Clara County's economies are experiencing a sharp economic decline in the high technology sector. Economists have been reluctant to declare a national recession, but local economist Ken Rosen of the UC Berkeley's Fisher Center for Real Estate believes that Silicon Valley is in a recession that could last from six months to two years.

Santa Clara County's total production of goods and services decreased 1.6 percent from April through June, according to a regional estimate by Economy.com. That amounts to a decline of $2 billion in output, measured in 1996 dollars, over the course of the year.

At the same time, the other major measure of the economy's health -- employment -- is also suffering. Although official numbers are not available yet, about 13,000 industrial jobs -- more than 1 percent of the county's total -- are expected to disappear, the firm believes.

Federal

The current presidential administration has expressed interest in exploring various means to increase homeownership nationwide. However, housing advocates have questioned how the Bush administration will be able to fund this effort given the current reduction in federal funds due to recently approved tax-cut.

3.07g Availability of Financing

Strong factors influencing the cost of housing are the availability of mortgage financing and interest rates. Interest rates have moderated generally downward since the early 1990s. A lowering of mortgage rates will likely stimulate the purchase of homes.

The County participates in a Mortgage Credit Certificate Program, sponsored by the federal and state government. This program can be used to reduce the mortgage debt-load of moderate income, first-time home buyers. The County has previously employed this program to the state-determined limit. The County will continue issuing MCC's at a rate of approximately 1,100 certificates per year, and will pursue an increase in the annual number of certificates it may issue.

The County also uses its good credit to back tax-exempt Mortgage Revenue Bonds. The bonds may be used to construct either single family or multifamily housing, but must be targeted to benefit lower income households. Approximately 182 new affordable housing units were constructed in 1999 through the use of Mortgage Revenue Bonds.

County contacts with local mortgage financing agencies, review of Community Reinvestment Act reports, and monitoring by its Housing and Community Development Unit have not identified any instances of "red-lining," areas where residential loans are constrained by illegal loan practices. Loans are available at market-rates in all unincorporated areas.

Chapter 4: County Housing Programs, Projects, Studies and Activities

4.01 OVERVIEW

The sections below describe the programs that were included in the 1993 Housing Element Update and summarize the progress made toward implementation of those programs. This section also includes information on the local, state, and federal housing programs that will be employed by the County of Santa Clara toward achieving the County's 2001 - 2006 housing goals. It should be noted that the programs described below are available to residents of the entire county, not just the unincorporated area.

4.01a Achievements of 1993 Housing Element Programs

As part of the Housing Element Update process, an analysis and evaluation of the success of the policies and programs implemented during the prior five-year period is required. Taken individually, the programs included in the 1993 Update were generally successful in achieving their objectives. However, the larger goal of creating and maintaining a housing stock of sufficient size, diversity, and affordability countywide has clearly not been attained. The reasons are fairly clear but nonetheless complex.

The primary reason for a lack of a diverse, affordable housing stock in Santa Clara County is that household and employment growth have outpaced housing construction during the 1990's. This, in turn, contributed to a phenomenal jump in housing prices during the late 1990s which precluded homeownership for a substantial number of county households as an increasing supply of workers were competing for a limited housing supply thereby driving prices up.

During this same period, three critical factors coalesced to exacerbate the situation. First, vacant, residentially designated land in the cities became increasingly scarce. Second, for a variety of reasons many communities became resistant to permitting the construction of higher density housing (i.e. apartments, condominiums, and town-homes), particularly those projects that were targeted toward low and moderate income households. Third, funding for the development of low and moderate income housing from federal sources became scarcer.

In 1994, the County adopted a new General Plan that included many "progressive" land use policies. These policies were aimed at preventing urban sprawl across prime farmlands and sensitive environments. The progressive land use policies also served to maximize the use of dwindling post-Proposition 13 property tax dollars by focusing intense development into areas where services and infrastructure were already provided by the cities. The cornerstone of these policies was the presumption that urban development should occur within the cities. These intentions were then and are now encouraged and broadly supported by all the cities.

The effect of these policies, with regard to housing development, has been to position the cities as the primary providers of housing for urban households. The majority of unincorporated lands are rural lands with environmental constraints, such as steep slopes, ground water contamination issues, limited access, and geological instability. The unincorporated area also includes a handful of "pockets" of unincorporated areas located within the cities (which the County's General Plan states should eventually be annexed to cities). County, city and LAFCO policies require annexation of these areas, prior to final approval of projects that involve an increase in densities. The majority of these lands are already developed and any redevelopment of these lands at a higher density than the existing uses would result in the annexation of that project into the surrounding city. Therefore there are few opportunities for the County to directly engage in high-density housing development, with the exception of development on Stanford University's unincorporated lands. Although In Santa Clara County, the greatest potential for new housing exists in the development of secondary units on already existing homes, the majority of development that occurs in the unincorporated area is that of single-family homes.

Nevertheless, the County sought to fulfill its own General Plan housing commitments and simultaneously encourage greater activity by cities, through a variety of low income housing development programs, such as the Urban County Program for the Community Development Block Grant (CDBG) funds. Through these programs the County has funneled its housing monies into projects which have resulted in hundreds of new and rehabilitated units countywide.

4.01b Programs to Encourage New Housing Opportunities

While not widely known, the County is one of the largest funders and providers of below market and special needs housing. While not taking a role in the actual development of housing projects, the County takes an active role in the funding of affordable housing. The County in concert with local agencies, the Housing Authority of Santa Clara County, local municipalities, and non-profits conducts various programs that help people families, individuals, and those with special needs obtain affordable housing through rehabilitation, low interest loans, tax credits, and grants / rental subsidies. The County conducts these programs on their own and in conjunction with other municipalities and non-profit organizations. In essence, while not taking a role in the actual development of housing projects the County takes an active role in the funding of affordable housing.

The County's implementation measures generally fall into the following categories:

- Funding for housing construction, rehabilitation and preservation
- Rental subsidies
- Shelters and special needs housing
- Home financing for first-time and low-income homebuyers
- Advocacy and leadership
- Housing discrimination prevention and dispute resolution
- Housing and demographic data collection and dissemination
- Permitting and land development

4.02 LIST OF PROGRAMS AND IMPLEMENTATION MEASURES

The programs presented below represent the County of Santa Clara's 5 year (2001 – 2006) implementation plan for encouraging new housing opportunities countywide. The majority of these programs are already underway and available to all Santa Clara County. As part of the Housing Element Update, over 150 stakeholders were contacted for information pertaining to housing activities in the county. Information gathered is presented in the following pages.

It is difficult to present the program descriptions in any sort of order as the information obtained varied according to organizational response. Many organizational goals overlapped or were completely divergent making classification troublesome.

4.02a COMMUNITY ASSISTANCE SHARED APPRECIATION PROGRAM (CASA)

Program Description:

The Community Assistance Shared Appreciation Program provides up to $80,000 in deferred shared appreciation loans to first-time homebuyers in Santa Clara County.

Responsible Agency:

Housing Bond Coordinator

Planned Objectives for Program for 1990 – 1995:

n/a

Achievements of Program Last 3 –10 years:

Since inception (January 2000) the County has assisted one household in buying a home in the City of Sunnyvale.

Statement of Program's Goals for the Next Five Years (2001-2006):

The County intends to continue to help first-time homebuyers by participating in the CASA Program with NEH and Cal Fed Bank. The program will expire in the year 2002 if CASA deemed unsuccessful.

Programs Quantified Objective for Next Five Years (2001-2006):

The goal of the CASA program is to assist a total of 10 households in 2001.

Status of Project:

New

Funding Source:

County HBTF, Cal Fed Bank and City of Sunnyvale

Geographic Service Area:

Countywide

4.02b MORTGAGE CREDIT CERTIFICATE (MCC) PROGRAM

Program Description:

The MCC Program gives first-time homebuyers a federal income tax credit of up to 20% (currently 15%) of the mortgage interest paid each year, thereby reducing the overall income taxes due the federal government.

Responsible Agency:

County MCC Program Manager

Planned Objectives for Program for 1990 – 1995:

Issue 1200 certificates annually: 50% to low-income and moderate-income households.

Achievements of Program Last 3 –10 years:

In 1990 issued 784 MCCs

In 1991 issued 1,263 MCCs

In 1992 issued 1,368 MCCs

In 1993 issued 453 (number low because US budget not approved until August 1993, temporary program restarted in late 1993)

In 1994 issued 1,989 MCCs

In 1995 issued 1,109 MCCs

Since 1996 the MCC Program has assisted 1,290 households purchase homes in Santa Clara County.

Statement of Program's Goals for the Next Five Years (2001-2006):

The County is committed to continue to operate a Mortgage Credit Certificate tax credit program in an effort to assist first-time homebuyers.

Programs Quantified Objective for Next Five Years (2001-2006):

The County intends to issue approximately 100-150 MCCs annually for low and moderate-income households.

Status of Project:

Ongoing (1987 – Present)

Funding Source:

California Debt Limit Allocation Committee

Geographic Service Area:

Countywide (excluding cities of Monte Sereno, Saratoga, and Los Altos Hills)

Santa Clara County Home Sales and Mortgage Credit Certificates Issued by Year, 1987-2001

Year	1987-89	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000 (includes Teacher MCCs)	2001	Total No. MCCs Issued by Calendar Year	Total Home/Condo Sales in County*	MCCs as a Percent of Total Sales
1987	180													180		
1988	1,295													1,295	24,679	5.2%
1989	836													836	20,852	4.0%
1990		784												784	13,712	5.7%
1991		327	936											1,263	14,099	9.0%
1992			211	1,157										1,368	14,924	9.2%
1993			20	112	321									453	13,299	3.4%
1994				1	865	1,123								1,989	16,977	11.7%
1995					301	546	262							1,109	13,847	8.0%
1996						76	58	264						398	19,622	2.0%
1997							1	138	259					398	23,064	1.7%
1998									13	160				173	22,614	0.8%
1999										26	170			196	24,804	0.8%
2000											64	24		88	21,297	0.4%
2001											4	33		37		
Total, 1988–2000	2,360	1,062	1,167	1,270	1,487	1,745	321	402	272	186	238	57		10,530	243,790	4.3%

*county Assessor's confirmed, full value sales data for single family, condominium, and townhouse properties, by calendar year.

Source: Santa Clara County Housing Bond Coordinator (June 2001)

4.02c EXTRA CREDIT TEACHER HOME PURCHASE PROGRAM (TEACHER MCC PROGRAM)

Program Description:

The Teacher MCC Program began in October, 2000. The Teacher MCC program was designed to assist fully credentialed public school teachers working in low performing schools purchase their first home. Teacher MCC Program Participants can take a federal income tax credit of up to 20% of the mortgage interest paid each year, thereby reducing the overall income taxes due the federal government.

Responsible Agency:

County MCC Program Manager

Planned Objectives for Program for 1990 – 1995:

n/a

Achievements of Program Last 3 –10 years:

Since the Program Start date of October 2000 Santa Clara County has issued 9 Teacher MCCs.

Statement of Program's Goals for the Next Five Years (2001-2006):

Santa Clara County is committed to continue to participate in the Teacher MCC Program and to increase successful marketing of the program to teachers in low performing K-12 schools in Gilroy and San José.

Programs Quantified Objective for Next Five Years (2001-2006):

The goal of the Program is to issue 10-14 Teacher MCCs annually.

Status of Project:

New (started October 2000)

Funding Source:

California Debt Limit Allocation Committee

Geographic Service Area:

Countywide (limited to credentialed public K-12 schools with an API of 1, 2, or 3).

4.02d COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

Program Description:

The CDBG Program provides funding to assist lower income residents of the Santa Clara County Urban County* area in a number of ways including but not limited to new housing development, housing rehabilitation and conservation, infrastructure improvements, removal of barriers to the disabled and public services.

Responsible Agency:

Housing and Community Development Department (HCD)

Planned Objectives for Program for 1990 – 1995:

Increase the available supply of housing affordable to lower income households.

The rehabilitation and maintenance of existing housing.

Preserving existing affordable housing.

Ensuring equal housing opportunities.

Increasing housing opportunities for special needs households.

Achievements of Program Last 3 –10 years:

$5,711,472 was expended creating 812 units in the unincorporated area, which equals a $7,033 subsidy per unit. All 812 units were intended for lower income households. Lower income households are defined as households earning less than 80% of the county median income.

$3,157,871 was expended rehabilitating 130 units and assisting 199 units of housing with minor home repairs.

$137,087 was expended preserving 459 units in the unincorporated urban pockets.

$524,978 was expended providing 2,782 persons with assistance.

$756,601 was expended assisting 346 households in the unincorporated urban pockets.

Between 1989 and 2001 1,889 new dwellings were added in the unincorporated area through this program.

Statement of Program's Goals for the Next Five Years (2001-2006):

To increase the availability of "decent, safe and sanitary" housing possible for the low-income families, residents with disabilities, and seniors of the Santa Clara valley.

To make every effort to preserve existing public housing through purchase or partnerships with non-profits.

Programs Quantified Objective for Next Five Years (2001-2006):

The County intends to continue development and/or rehabilitation of housing units and housing services for low income families and individuals in the Urban County. Due to anticipated reduction in allocation, 500 units are anticipated. (Cupertino may choose to become an Entitlement City, dealing directly with HUD rather than as a partner with the Urban County.)

Status of Project:

Ongoing (1975 – Present)

Funding Source:

Federal: Housing and Urban Development (HUD)

Geographic Service Area:

Urban County (defined as the cities of Campbell, Cupertino, Los Altos, Los Gatos, Morgan Hill, Saratoga, and the Unincorporated Area of the County).

PROJECTS FUNDED WITH CDBG CATEGORY I: FY 2001/2002					
NO.	AGENCY/PROJECT	PROJECT NUMBER	CDBG POOL	BOARD SHARE	TOTAL
1	Bill Wilson Center Transitional Housing for Homeless Teens	NV-02-11	0	$50,000	$50,000
2	Burbank Sanitary District Forest Avenue Drainage Project	NZ-02-51	0	$40,000	$40,000
3	Economic and Social Opportunities Housing and Energy Services Program	ND-02-41	$70,000	0	$70,000
4	Emergency Housing Consortium Transitional Housing Rehabilitation	NE-02-51	$110,548	$12,207	$122,755
5	Pacific Autism Center for Education Acquisition of Group Home	NW-02-11	0	$27,000	$27,000
6	Project Match Senior Group Residence Pollard House Rehab	NG-02-51	$123,900	0	$123,900
	Santa Clara County Fair Housing Consortium: 4 projects				
7	Asian Law Alliance Fair Housing Services	NA-02-31	$10,142	0	$10,142
8	Mental Health Advocacy Project Fair Housing Services	NK-02-31	$20,108	0	$20,108
9	Mid-Peninsula Citizen's for Fair Housing Fair Housing Services	NR-02-31	$13,650	0	$13,650
10	Project Sentinel Fair Housing Services	NI-02-31	$61,100	0	$61,100
11	Silicon Valley Habitat for Humanity Victor Avenue-Campbell Homeownership	NM-02-11	$400,000	0	$400,000

PROJECTS FUNDED WITH CDBG CATEGORY II : FY 2001/2002					
12	Catholic Charities Shared Housing Program	NB-02-31	$22,500	$1,984	$24,484
13	Community Solutions La Isla Pacifica	NP-02-31	$23,000	0	$23,000
14	Community Technology Alliance Project SHARE	NJ-02-31	0	$6,516	$6,516
15	Emergency Housing Consortium Housing for urban County Homeless	NE-02-31	0	$7,180	$7,180
16	InnVision of Santa Clara Valley Julian Street Inn	NX-02-31	$10,000	0	$10,000
17	InnVision of Santa Clara Valley Transitional Homes Program	NX-02-32	$8,000	0	$8,000
18	Project Match, Inc. Senior Citizen's Shared Housing	NG-02-31	$22,500	$1,984	$24,484
19	Project Sentinel Tenant/Landlord - South County	NI-02-32	$4,093	$7,891	$11,984
20	Sacred Heart Community Service Homelessness Prevention Project	NL-02-31	$9,000	0	$9,000
21	Silicon Valley Independent Living Center Housing Program for Persons w/Disabilities	NN-02-31	0	$4,426	$4,426
22	Social Advocates for Youth Cupertino and Los Altos Safe Place	NS-02-31	$7,227	0	$7,227
23	St. Vincent de Paul Society Day Worker Housing Coordinator	NH-02-31	0	$5,478	$5,478
24	Support Network for Battered Women Shelter Services for Battered Women	NT-02-31	$3,792	$1,208	$5,000
25	WATCH WATCH/HomeSafe	NC-02-31	$6,000	0	$6,000

4.02e HOUSING BOND TRUST FUND (LOW INCOME HOUSING TRUST FUND)

Program Description:

The Housing Bond Trust Fund provides a combination of grants and low interest loans to various government and non-profit agencies. Funds are dispersed to agencies and community organizations that demonstrate a commitment to reaching several affordable housing goals for various populations in Santa Clara County.

Responsible Agency:

Housing Bond Coordinator

Planned Objectives for Program for 1990 – 1995:

A consistently reliable source of low income housing needs

Achievements of Program Last 3 –10 years:

Since 1992 the Housing Bond Trust Fund has provided over $2,220,000 of ongoing financial assistance to organizations with a commitment to serve low income housing populations.

Housing Bond Trust Fund
Assistance Category

Programs Funded	Funding Amount	Percent
First-time Homebuyers	$300,000	13.5%
Shelters	$382,500	17.2%
R/MAP	$675,000	30.4%
New Rental	$255,000	11.5%
Rehabilitation of Existing Units	$192,500	8.7%
HTSCC Study	$15,000	0.7%
Special Needs	$400,000	18.0%
Total	$2,220,000	100.0%

Statement of Program's Goals for the Next Five Years (2001-2006):

The County intends to continue to use the Housing Bond Trust Fund as a means to provide grants and low interest loans to Service Agencies and Community Organizations.

Programs Quantified Objective for Next Five Years (2001-2006):

According to the Housing Trust goals document, 100 units will be rehabilitated and 150 units will be developed with assistance.

Status of Project:

Ongoing (1992 – Present)

Funding Source:

MCC, RMCC, and Teacher MCC application fees and Lender Participation Fees

Geographic Service Area:

Countywide

4.02f MORTGAGE REVENUE BOND PROGRAM

Program Description:

The Mortgage Revenue Bond Program was established in Santa Clara County in 1981 to provide loans to first-time homebuyers at below-market rates and to encourage and assist developers to build affordable housing in the County. Through the cooperation and participation of 10 cities, the County coordinated the issuance of tax-exempt bonds for single-family and multifamily (rental) housing.

Responsible Agency:

Housing Bond Coordinator

Planned Objectives for Program for 1990 – 1995:

n/a

Achievements of Program Last 3 –10 years:

In June of 1999 Santa Clara County issued bonds for Ecumenical Association for Housing (EAH) in order to preserve the affordability of two separate multi-family housing projects; 112 units at Village Avante in Morgan Hill and 70 units at Don de Dios in San José. Each project is required to maintain all of their units affordable to households earning no more than 60% of County median income.

Statement of Program's Goals for the Next Five Years (2001-2006):

The goal of the County is to issue bonds approximately every two years.

Programs Quantified Objective for Next Five Years (2001-2006):

By issuing bonds each two years the County Mortgage Revenue Bond Program will try to assist in the financing of approximately 300 dwelling units.

Status of Project:

Ongoing

Funding Source:

California Debt Limit Allocation Committee

Geographic Service Area:

Countywide

4.02g ARTURO OCHOA MIGRANT CENTER

Program Description:

100 units for migrant farm workers to reside during the growing season

Responsible Agency:

Housing Authority of the County of Santa

Planned Objectives for Program for 1990 – 1995:

To maintain 100 units of migrant farm worker housing

Achievements of Program Last 3 –10 years:

The 100 units were entirely reconstructed in 1996. The migrant center is used for farm workers during the growing season and for homeless individuals and families during the winter season.

Statement of Program's Goals for the Next Five Years (2001-2006):

To sustain 100 units for seasonal migrant workers.

Programs Quantified Objective for Next Five Years (2001-2006):

Preservation of the 100 units of seasonal housing for farm workers and homeless individuals and families.

Status of Project:

Ongoing

Funding Source:

$345,091 – Department of Housing and Community Development, Division of Community Affairs, Office of Migrant Services

Geographic Service Area:

Farm workers must have resided together with his/her family outside a 50-mile radius of the Migrant Center for at least 3 months out of the preceding 6 months

4.02h LOW INCOME HOUSING TAX CREDIT PROGRAM

Program Description:

Tax Credit Housing Program

Responsible Agency:

Housing Authority of the County of Santa Clara

Planned Objectives for Program for 1990 – 1995:

To acquire or build at least 3 significant housing projects each year

To pursue housing resources other than public housing or Section 8 tenant based assistance

Achievements of Program Last 3 –10 years:

Since 1989 the Housing Authority has constructed or rehabilitated 13 Low income Housing Tax Credit Projects providing 1,069 units of affordable housing.

The Housing Authority has issued $120 million Multifamily Tax Exempt Bonds to finance 1,750 housing units throughout Santa Clara County.

Statement of Program's Goals for the Next Five Years (2001-2006):

To increase the availability of "decent, safe and sanitary" housing possible for the low-income families, residents with disabilities, and seniors of the Santa Clara valley.

To make every effort to preserve existing affordable housing through purchase or partnerships with non-profits.

Programs Quantified Objective for Next Five Years (2001-2006):

To complete 3 significant housing projects each year

Status of Project:

Ongoing

Funding Source:

Low Income Housing Tax Credit Program

City of San Jose Housing Department

Rental Housing Construction Program

Santa Clara Redevelopment Funds

Morgan Hill Redevelopment Funds

Private Lenders

Geographic Service Area:

Countywide

4.02i HOME INVESTMENT PARTNERSHIP ACT (HOME)

Program Description:

The HOME program provides funding to non-profit housing developers for the acquisition of land or building, and the rehabilitation or new construction of, affordable housing. The HOME program replaced an existing program called the Rental Rehab Program. The old program had many restrictions, making it difficult to implement and address specific housing needs. For example, the HOME program can be used for new construction. The old program could not.

Responsible Agency:

Housing and Community Development Department (HCD)

Planned Objectives for Program for 1990 – 1995:

Increase the available supply of housing affordable to lower income households.

Increasing housing opportunities for special needs households.

Achievements of Program Last 3 –10 years:

All goals of the program were accomplished. The funds were used to acquire land and buildings, and to finance construction and rehabilitation of housing for low and very low-income residents.

Statement of Program's Goals for the Next Five Years (2001-2006):

The County is committed to continue to operate the HOME Program in an effort to assist projects with financing to expand the supply of affordable housing.

Programs Quantified Objective for Next Five Years (2001-2006):

The County is committed to continue to operate the HOME Program in an effort to assist projects with financing to expand the supply of affordable housing.

Status of Project:

Ongoing (1996 – Present)

Funding Source:

Federal: Housing and Urban Development (HUD)

Geographic Service Area:

Urban County (defined as the cities of Campbell, Cupertino, Los Altos, Los Gatos, Morgan Hill, Saratoga, and the Unincorporated Area of the County).

PROJECTS FUNDED WITH HOME FUNDS: FY 2001/2002

	AGENCY/PROJECT NAME	PROJECT NUMBER	HOME POOL	TOTAL
1	Charities Housing Development Corporation HomeSafe - San Jose	HO-02-01	$217,800	$217,800
2	South County Housing Church Street Apartments	HO-02-02	$400,000	$400,000
3	Combined Addicts and Professional Services Vermont House	HO-02-03	$320,000	$320,000

4.02j EMERGENCY SHELTER GRANT PROGRAM (ESG)

Program Description:

The ESG Program provides grants for operational costs, building improvement, and essential services for the existing homeless shelters which serve the County.

Responsible Agency:

Housing and Community Development Department (HCD)

Planned Objectives for Program for 1990 – 1995:

Provide funds to enable area homeless shelter and program to continue providing vital services.

Achievements of Program Last 3 –10 years:

20 shelters or homeless programs received assistance so they could provide vital services.

Statement of Program's Goals for the Next Five Years (2001-2006):

The ESG Program is committed to continue providing grants for operational costs, building improvement, and essential services to the area's existing homeless shelters.

Programs Quantified Objective for Next Five Years (2001-2006):

The ESG Program is committed to continue providing grants for operational costs, building improvement, and essential services to the area's existing homeless shelters.

Status of Project:

Ongoing (1988 – Present)

Funding Source:

Federal: Housing and Urban Development (HUD)

Geographic Service Area:

Countywide

EMERGENCY SHELTER GRANTS: FY 2001/2001

	AGENCY/PROJECT	PROJECT NUMBER	ESG POOL	TOTAL
1	Bill Wilson Center Bill Wilson Runaway & Homeless Youth Shelter PROJECT CANCELLED - RETURN FUNDS TO ESG POOL	ES-02-11	$3,500	$3,500
2	Community Services Agency of Mt. View and Los Altos -Alpha Omega Rotating Shelter	ES-02-15	$5,410	$5,410
3	Community Solutions for Children, Families & Individuals - La Isla Pacifica	ES-02-20	$6,850	$6,850
4	Concern for the Poor San Jose Housing Shelter Emergency Housing	ES-02-17	$3,500	$3,500
5	Cupertino Community Services Rotating Shelter Program	ES-02-18	$8,070	$8,070
6	Emergency Housing Consortium Emergency Shelter -Urban County Homeless	ES-02-12	$8,220	$8,220
7	Homeless Care Force Mobile Hot Meal and Clothing distribution	ES-02-25	$7,660	$7,660
8	Housing Authority - County of Santa Clara Housing Security Deposit Project	ES-02-16	$3,500	$3,500
9	InnVision of Santa Clara Valley Montgomery Street Inn/Cecil White Center	ES-02-14	$4,510	$4,510
10	Sacred Heart Community Service Homelessness Prevention Project	ES-02-21	$7,210	$7,210
11	St. Joseph's Family Center Emergency Rental Assistance	ES-02-22	$4,810	$4,810
12	St. Vincent de Paul Urban County Rental Assistance	ES-02-24	$5,280	$5,280
13	Social Advocates for Youth Casa SAY	ES-02-13	$7,250	$7,250
14	Support Network for Battered Women Shelter Services for Battered Women/Children	ES-02-23	$6,170	$6,170
15	The Unity Care Group Shared Trans Hsg for Homeless Young Adults	ES-02-19	$4,510	$4,510

4.02k SHELTER PLUS CARE (S+C)

Program Description:

The S+C Program provides funds for rental subsidies for homeless individuals and their immediate family including the disabled, the mental illness, substance abuse, and diagnosed HIV/AIDS.

Responsible Agency:

Housing and Community Development Department (HCD)

Planned Objectives for Program for 1990 – 1995:

Provide rental subsidies for mentally ill drug or alcohol dependent and/or HIV/AIDS infected homeless individuals and their families

Achievements of Program Last 3 –10 years:

Approximately 160 homeless individuals and their families received S+C rent subsidies for permanent housing.

Statement of Program's Goals for the Next Five Years (2001-2006):

Continue to provide rental subsidies for mentally ill drug or alcohol dependent and/or HIV/AIDS infected homeless individuals and their families

Programs Quantified Objective for Next Five Years (2001-2006):

Provide S+C subsidies for permanent housing to 75 homeless individuals and their families.

Status of Project:

Ongoing (1992 – Present)

Funding Source:

Federal: Housing and Urban Development (HUD)

Geographic Service Area:

Countywide

4.02l PROJECT BASED SECTION 8

Program Description:

Project Based Section 8

Responsible Agency:

Housing Authority of the County of Santa Clara

Planned Objectives for Program for 1990 – 1995:

To pursue housing resources other than public housing or Section 8 tenant based assistance

Achievements of Program Last 3 –10 years:

Since 1992 the Housing Authority has acquired and rehabilitated 2 Project Based Section 8 Projects providing low income housing for 180 families.

Statement of Program's Goals for the Next Five Years (2001-2006):

To make every effort to preserve existing affordable housing through purchase or partnerships with non-profits.

Programs Quantified Objective for Next Five Years (2001-2006):

To acquire and rehabilitated 3 Project Based Section 8 Projects providing low income housing for families.

Status of Project:

Ongoing

Funding Source:

HUD 236 Loan, HUD 221(d)(3), HUD Flexible Subsidy Loans and additional Rehabilitation Loans

Geographic Service Area:

Countywide

4.02m CONVENTIONAL PUBLIC HOUSING

Program Description:

The Housing Authority owns and manages 555 public housing units for low-income households.

Responsible Agency:

Housing Authority of the County of Santa Clara

Planned Objectives for Program for 1990 – 1995:

To acquire or construct public housing units in the Santa Clara Valley

Achievements of Program Last 3 –10 years:

The Housing Authority acquired and rehabilitated 20 public housing in Santa Clara. The Housing Authority built 41 units of public housing in San Jose and Santa Clara.

Statement of Program's Goals for the Next Five Years (2001-2006):

To increase the availability of "decent, safe and sanitary" housing possible for the low-income families, residents with disabilities, and seniors of the Santa Clara valley.

To make every effort to preserve existing public housing through purchase or partnerships with non-profits.

Programs Quantified Objective for Next Five Years (2001-2006):

To use the funds made available from the Comprehensive Grant Program to maintain all of the public housing units owned.

Status of Project:

Ongoing

Funding Source:

HUD Public Housing Subsidy

Geographic Service Area:

Countywide

4.02n COUNTY HOUSING ADVOCACY ACTIVITIES: HOUSING ACTION COALITION (HAC)

Program Description:

The Housing Action Coalition works to increase the supply of affordable, well-constructed and appropriately located housing in Santa Clara County and neighboring communities. Initiated and supported by the Silicon Valley Manufacturing Group and the County of Santa Clara in 1993, the Coalition built on ideas from the County's General Plan Task Force and staff. The County of Santa Clara continues to be an active member of HAC.

The Housing Action Coalition is comprised of more than 150 diverse individuals and organizations concerned about housing. Participating members include the Building Industry Association, Sierra Club, Building and Construction Trades Council, Silicon Valley Manufacturing Group, numerous local governments, Greenbelt Alliance, Santa Clara County Association of REALTORS®, Tri-County Apartment Association, several Chambers of Commerce, the Affordable Housing Network, and the Housing Committee of the Interfaith Council on Religion, Race, Economic and Social Justice.

Achievements of Program:

To-date, HAC has successfully advocated for approximately 26,000 new homes for workers and their families in Silicon Valley. Almost fifty percent of the units were affordable to low and moderate income earners.

Since March 1997, the Housing Action Coalition has sponsored an annual tour of affordable housing developments located along various transit corridors.

4.02o SANTA CLARA COUNTY HOUSING LEADERSHIP COUNCIL

Program Description:

This council was formed by the Silicon Valley Manufacturing Group with the goal of encouraging public and private sector leaders to come together to tackle issues surrounding the housing crisis in Silicon Valley. The County of Board of Supervisors has participated in the Council since it creation in 1997. The Council has focused on issues such as entitlement streamlining, construction defect litigation reform, creation of a countywide housing trust fund, first-time homebuyers assistance, and educating public officials on housing issues.

4.02p COUNTY PLANNING OFFICE'S CENSUS INSIGHTS PROJECT AND DEMOGRAPHIC DATA CENTER

Program Description:

In March of 2001, the Planning Office launched a new program designed to facilitate access to Census 2000 data regarding Santa Clara County and to promote understanding of major conditions and trends that define and affect the community. As 2000 Census data becomes available over the next two years, the Planning Office will use this data to provide a comprehensive and up-to-date picture of population, demographic, and housing conditions in Santa Clara County. This will also aid County government in assessing and documenting community needs relative to the various services we provide. The Census Insights Project provided 1990 and 2000 Census data for the 2001 Housing Element Update.

4.02q COUNTY OF SANTA CLARA HOUSING SUMMIT

Project Description:

On November 5, 1999 the County Board of Supervisors and the Office of the County Executive joined with the Silicon Valley Manufacturing Group (SVMG) to sponsor the "Got Solutions?" Silicon Valley Housing Summit. The primary goal of the Summit was to solidify public opinion behind a strategy to support more affordable housing development in the Silicon Valley. Approximately 400 attendees met to identify housing issues and possible solutions.

The Summit's program agenda included a keynote session, followed by a series of facilitated breakout sessions clustered around four primary areas of housing issues:

- Land
- Approvals
- Revenue
- Financing

The solutions and strategies that emerged from the Summit were reviewed by County staff to identify potential County roles. As a first step in reviewing Summit strategies, staff itemized existing County housing policies and activities. It was determined that some of the critical roles that the County plays in addressing countywide housing needs are the following:

- providing financial assistance to first-time homebuyers,
- funding housing rehabilitation efforts, and
- coordination for special needs housing through the administration of over a dozen different programs.

County staff recommended that the County explore strategies for strengthening its ability to address the housing needs of the County's special need's clients.

4.02r COUNTY OF SANTA CLARA PLANNING COMMISSION AND PLANNING OFFICE ANNUAL WORKSHOPS

Program Description:

For the past three years the County of Santa Clara Planning Commission and Planning Office have sponsored an annual planning workshop. These workshops are just one of the many ways in which the County Planning Office helps educate key decision makers on important local and regional planning issues. Typical workshop attendees include Board of Supervisors, planning commissioners, city council members, developers, environmentalists, planning staff, housing advocates, and the community at large. On average, the workshops attract 150 to 200 people each year. All three workshops have focused on various issues that related to housing.

The theme of the 1999 workshop was "Building Livable Communities." This workshop emphasized the need to plan for housing and other uses in a way that creates communities and enhances the livability of an area. The theme of the 2000 workshop was "Local Decisions: Regional Impacts." The workshop focused on educating attendees about how their decisions on individual housing projects have local and regional impacts. In other words, the jobs/housing imbalance that exists in Silicon Valley is impacting areas outside of Silicon Valley. It is impacting natural resources such as farmland and also creating transportation and air quality problems.

The theme of the 2001 workshop was "Looking to a Higher Authority: Can the State Help Solve Our Housing Problems." Over 200 local and regional decision-makers participated in this workshop that covered topics, such as Housing Element Updates, local government finance reform, and housing and smart growth legislation.

4.02s SUPPORTIVE HOUSING INITIATIVE

Program/Project Description:

The Supportive Housing Initiative began with a comprehensive series of interviews of County Housing Staff, including front line managers, department directors, and Housing Authority staff. Next, interviews were held with non-profit housing service providers and developers, as well as professional housing staff from key industry stakeholders. Interview questions were uniform, consistent and open ended – encouraging dialogue. An interim report was submitted in October recommending a County internal task force be brought together to focus on ways to better organize County development and delivery of housing services and opportunities for special needs clients. The Housing Coordinator then organized the task force findings and recommendations into the Supportive Housing Initiative.

Responsible Agency:

County Executive

In May 2000 the Board of Supervisors approved the hiring of a Housing Coordinator to study and recommend ways for the County to reorganize its resources and better coordinate its current housing services efforts. The Supportive Housing Initiative was the culmination of over 8 months of research, analysis and dialogue between housing staff of all County departments and nonprofit housing service agencies and developers.

Status of the Project:

Completed – awaiting implementation

The study and report phase of the project began in July 2000 and continued through February 2001. The Board of Supervisors accepted the report on March 27, 2001. The report was then referred to the Housing Task Force for inclusion in their final report.

Funding Source:

Housing Bond Coordinator Fund

The study and report phase of the project was funded from the budget of the Housing Bond Coordinator. Subsequent funding for the implementation phase and on going funding of new services and programs has not been determined.

Geographic Scope:

Santa Clara County

The work of the Supportive Housing Initiative is a countywide project targeted to enhancing affordable housing opportunities and services for all special needs clients and families served by the County.

Project Manager:

Housing Coordinator

The project manager is the Santa Clara County Housing Coordinator. The SCC Housing Coordinator currently works under the supervision of the County Executive.

Program/Project Objectives:

1. Facilitate Internal Coordination and Data Gathering/Sharing

   The County should create within County government a Housing Services unit, working under the Direction of the County Executive's Office. This unit will coordinate and acquire new resources, gather and manage housing data, upgrade existing housing service efforts and insure that all departments are working together.

2. Increase Low Income Housing Production

   The County should collaborate with local jurisdictions, nonprofit developers and service providers to set goals, plan for and help facilitate the development of special needs housing

opportunities. The Housing Unit will work with GSA and other departments to make County surplus property available for the development of special needs housing.

3. Increase Investment in Low Income Housing

   The County must work with local partners to pursue state and federal funding. In addition, the County must find new resources, and dedicate additional existing revenues to the development of special needs housing opportunities.

4. Encourage Best Practices in Special Needs Housing Management

   To insure County agencies and clients are getting the best housing services possible, the County should explore different community based special needs housing models to find innovative designs that would be effective in Santa Clara County.

5. Become a Visible Proactive Advocate for Special Needs Housing

   The County should take a leadership role on behalf of special needs clients and families. The Housing unit should proactively advocate for the development of special needs housing opportunities throughout the county, as well as additional funds from state and federal agencies.

6. Establish a Regional Forum to Address the Countywide Affordable Housing Crisis including Special Needs Housing Issues

   The County can facilitate the creation of a countywide dialogue and informational data on the affordable housing crisis in the county. It can do this through existing forums or developing and managing a countywide housing consortium of city officials and housing leaders.

Achievements of Project:

The study and report phase exposed the critical need of the County to require housing staff of different departments to work together and share information. Further achievements await implementation.

Future Goals for Project:

Future goals of the project are outlined above.

4.02t SANTA CLARA COUNTY (SCC) HOUSING TASK FORCE

Project/Program Description:

It is the mission of the Housing Task Force to thrust County government into a public leadership role as "the countywide affordable housing advocate", project coordinator and resource facilitator. Considerations of jurisdiction, protocol and tradition were recognized and respected, but the severity of the crisis and a perceived lack of comprehensive and compelling solutions have taken precedence above all else and is the inspiration of the process. The prevailing opinion has been that, while the regions jurisdictions have done many things individually to address the housing crisis; it has not been enough collectively, and it is time to coordinate land use and housing decisions with the greater interests of the region.

Responsible Agency:

SCC Board of Supervisors

In the state of the County address on February 1, 2001, the Chair of the Santa Clara County Board of Supervisors called for the creation of a Santa Clara County Housing Task Force (HTF). The HTF is comprised of housing leaders throughout the county, including housing staff from the County. The office of the Board Chair coordinates overall running of the task force. The County Executive Office has assigned the Housing Coordinator to facilitate meetings, provide logistics support and report writing assistance.

Status of Project:

In process

The Housing Task Force first met in May of 2001 and completed the research, meeting and draft report-writing phase August 28, 2001 From September through mid-October, the project solicited public input through an aggressive outreach schedule. A final draft of the Housing Task Force report was presented to the Board of Supervisors the end of October 2001.

Funding Source:

Staff support provided by the Housing Coordinator is funded through the budget of the Housing Bond Coordinator. Consultant services have been funded from the budget of the Chair of the Board of Supervisors.

Geographic Scope:

The project focus is on providing more affordable housing opportunities across the entire county. Project participation to date has been comprised of professional staff, volunteer advocates and city and county housing staffs from around the county. It is the intention of the HTF to secure the support and participation from elected officials from all fifteen cities.

Project Managers:

A professional business and nonprofit consultant has been hired to be the overall project coordinator. The County Executive's office has assigned the Housing Coordinator to private support and assistance.

Achievements of Project:

The project is still in the development phase and has not been approved by the Board of Supervisors.

Future Goals for Project:

The Housing Task Force is recommending the Board of Supervisors adopt the Housing Task Force Report and appoint a Steering Committee to oversee the refinement and implementation of the recommendations of the Housing Task Force report. The Steering Committee will report to the Board of its progress on a regular basis as well as take direction from the Board and County Administration.

4.02u SANTA CLARA COUNTYWIDE HOMELESSNESS CONTINUUM OF CARE PLAN

Program Description:

The Santa Clara Countywide Five Year Homelessness Continuum of Care Plan (2001-2006) seeks to create a comprehensive and coordinated system of affordable housing and support services for the prevention, reduction and eventual end of homelessness. It identifies priorities for action in the areas of outreach, information technology, housing, employment, support services, and the overall administration and coordination of the County's Continuum of Care system. For each priority identified in the plan, specific action steps are laid out for implementation.

Despite major efforts on the part of many, homelessness remains a significant problem throughout Santa Clara County. "Thousands upon thousands" of people experience an episode of homelessness in Santa Clara County each year, including families with kids, adults employed at lower wage jobs, people with disabilities (such as severe mental illness, addiction disorders, HIV/AIDS, and/or developmental disabilities), runaway or "throwaway" children, domestic violence survivors, and veterans. Homelessness currently exists in all parts of Santa Clara County, whether urban, suburban, or rural, but may be especially prevalent where there are existing pockets of persistent poverty.

For many years, the County, Cities, nonprofits, the faith community, and concerned citizens have been working closely together to provide a "continuum of care" system that includes shelter, housing, financial assistance, and supportive services. The primary goal of the Plan is to further develop the "continuum of care" system.

The Collaborative is the official forum for planning a response to homelessness in Santa Clara County. The County Homeless Services Coordinator staffs the Collaborative. The Collaborative consists of representatives from over 210 organizations including the County's 15 cities and towns, all local emergency and transitional housing providers, housing developers, advocacy and community groups, and a comprehensive array of supportive service providers. It actively fosters affiliations with other community and regional entities, such as the Housing Trust, Bay Area Regional Initiative to Turn Homelessness Around, Regional Steering Committee on Homelessness and Housing and Housing Action Coalition.

Excerpts from the Plan that are pertinent to the 2001 Housing Element Update are paraphrased below.

Working Definition of Homeless Individual

For the purposes of the report, a homeless individual was defined as:

1. An individual who lacks a fixed, regular and adequate nighttime residence; and,
2. An individual who has primary nighttime residence that is:
    a. A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
    b. An institution that provides a temporary residence for individuals intended to be institutionalized; or
    c. A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings. The term does not include a prison inmate.

Survey of Homeless Population and Specific Findings

Homelessness organizations have conducted several surveys of homeless individuals and families in Santa Clara County over the past 6 years. These surveys reveal the following statistics:

There are an estimated 20,000 episodes of homelessness annually in Santa Clara County, increased from the annual approximation of 16,000 episodes in 1995. The County's homeless population reflects its diverse urban, suburban, and rural areas. In the rural areas of Santa Clara County, it is estimated that 150 to 200 homeless persons camp along the County's creek and other

s sleep in cars or RVs. A 1995 survey estimated that there were as many as 1,700 homeless people without shelter in the County at any given time. The City of San Jose estimates that there are between 20,000 and 30,000 households who are at risk of becoming homeless, based on data from the 1990 Census.

Gender

- In 1999, 65% of those surveyed were male, 35% were female

Ethnicity

- In 1999, 35% of those surveyed were Caucasian, 36% were Hispanic-American, and 18% were African-American

Age

- Approximately 36% of homeless persons surveyed were under 18 year old.

Family Status

- Single, unattached adults, unaccompanied by children, make up about 60% of the homeless population.
- Single males represent 80% of the urban homeless.
- Of the homeless families with children, 66% are headed by a single mother.

Children

- Over 55,000 children in Santa Clara County live in poverty.
- In 1999, 28% of homeless children were under age five.

Veterans

- In 1999, about 20% of survey respondents reported that they were a veteran.

HIV/AIDS

- Studies indicate that nationwide the prevalence of HIV among homeless people is between 3 and 20%, with some subgroups having much higher burdens of the disease.
- In a 1997 report compiled by the United Way of Santa Clara County, it was noted that for HIV/AIDS population, issues of housing are concerns.

Substance Abusers

- According to the 1999 survey, 28% of homeless persons are or have been substance abusers.

Mentally Ill

- In 1999, 10% of those surveyed identified themselves as suffering from a severe mental illness.

Domestic Violence

- In 1999, 22.6% of women surveyed stated that they had suffered domestic violence, 6% attributing their homelessness to this cause.

Agricultural Workers

- In rural South County, a winter low of 3,500 to a summer high of 5,500 people work in agricultural related jobs earning minimum wages. The very low incomes and seasonal nature of farm labor make affordable housing for agricultural worker households extremely difficult to obtain.

Length of Homelessness

- In 1999, 41% of survey respondents indicated that they were homeless for over one year.

Employment

- In 1999, 34% of those surveyed stated that they were employed and homeless.

Monthly Income Level

- In 1995, 82% of the respondents homeless population stated that their income was well below the County's very low income level for a family of four and over 40% stated that their monthly income was less than $500.

Education Level

- In 1999, 35% of respondents had some college or more education; 36% has less than a high school education.

Primary Reasons for Homelessness

Female respondents identified the following reasons for homelessness:

- Lack of affordable housing
- The need for a good paying job
- Fleeing from domestic violence
- Substance and alcohol abuse and physical disabilities

Male respondents stated the principle reasons were:

- Lack of affordable housing
- The need for a good paying job
- Substance and alcohol abuse
- Physical disabilities
- Jail or prison record

Priorities and Action Steps

The Homelessness Plan is divided into five chapters, each of which addresses a key area of need in the effort to reduce and prevent homelessness. Each chapter identifies priorities for that area of need and action steps to guide implementation. The following is an overview of each chapter's priorities and action steps:

Priority #1: Make Connections Through Outreach, Engagement and Information Technology

In order to be effective, the Continuum of Care must be integrated and coordinated so that when homeless people make contact with one agency in the system, they can be linked with the full range of housing and services they need to stabilize their lives and maximize self-sufficiency.

Actions:

- Improve the County's existing information and referral system by updating and expanding the information available in the County's on-line databases and the information more accessible to homeless people and the general public.
- Develop an on-line standardized reservation and assessment system, which would be designed to both facilitate service provision as well as to allow for the collection on unduplicated data across agencies.

Priority #2: Build Housing Now! for a Balanced Community

Increasing the availability and accessibility of housing that is affordable to those who are homeless or have extremely low incomes is key to reducing homelessness in Santa Clara County. This chapter focuses on a variety of strategies to maintain and expand a full continuum of housing options, including emergency shelter, transitional housing, supportive housing and permanent affordable housing.

Actions:

- Sustain the County's existing emergency shelter system as well as expand it to meet unmet needs in a manner that is flexible and minimizes the need for the development of new infrastructure.
- Sustain existing transitional housing programs while also expanding the system to meet unmet needs particularly those of currently underserved populations such as the County's migrant worker population.
- Maintain the existing stock of affordable housing in Santa Clara County, facilitate access to that stock by homeless people and those with extremely low incomes, and increase the development of new housing stock affordable to this population.
- Sustain existing permanent supportive housing programs and expanding systems capacity for individuals and families with mental health or substance abuse concerns, or with HIV/AIDS.

Priority #3: Create a Successful, Stable Workforce

In order to reduce the incidence of homelessness and help people achieve their dreams of self-sufficiency, this chapter's action steps seek to address the need for employment at living wages.

Actions:

- Increase the availability of pre-employment services
- Expand access to job training, especially for higher paying jobs
- Identify and alleviate the barriers to employment faced by homeless people with special needs
- Increase the available of financial assistance, such as GA, money management and support for asset accumulation

Priority #4: Generate Wellness and Provide Life's Necessities

This chapter focuses on provision of a broad range of support services, all of which are key to reducing the incidence of homelessness.

Actions:

- Assist mainstream agencies to more effectively meet the needs of homeless people, thus expanding the quantity and quality of services available to them
- Ensure that the services provided are comprehensive, integrated, flexible and culturally competent, and that they are accessible to homeless people in their respective communities so as not to require travel to the other side of the county in order to meet basic needs

Priority #5: Maintain Vitality of the Continuum of Care Plan: System Administration, Coordination and Change

This chapter and its recommended action steps are divided into three sections, Administration, Coordination and Staffing; Funding; and Collection of Data, Plan Evaluation and Communication.

Actions:

- Maintain strong County involvement in the Homelessness Plan's implementation and direct County Homeless Services Coordinator to lead the effort to gain approval of the Plan and carry out its implementation
- Develop stronger partnerships between non-profit service providers and government service programs and between the County and the Cities.
- Conduct an annual review of the Plan and amend when appropriate

4.02v COUNTY HOMELESS SHELTER PROGRAMS

Program/Project Description:

The County works closely with the cities, and with the non-profit agencies which serve the homeless, to maximize all forms of assistance. To facilitate this effort, the office of Homeless Coordinator to the County Executive has been established to develop a policy and coordinate services for the homeless throughout Santa Clara County. The Department of Social Services, the Human Relations Commission, the County's public health hospital, and housing section the County responds not only to its small share of the homeless, but also supports the efforts of organizations and cities countywide.

In addition to funding non-profit shelters and services in the urbanized areas near public and private facilities for the homeless, the County has sought to bring services to geographically remote areas. To achieve this, the County has funded a variety of programs and social services in South County to serve agricultural workers and homeless rural area residents.

Most homeless facilities are designed to serve clients temporarily (30 to 45 days, with some extensions). Currently there are approximately 1,039 beds provided in eight separate agencies throughout Santa Clara County, which benefit from some degrees from County funding, available throughout the year. There are another 450 beds for families at the county sponsored Camp Ochoa Winter Shelter that are available only during the four cold months of the year, and 340 beds at the three National Guard Armories that are available only from mid-December to mid-March.

There are a number of transitional shelters (for up to two year stays) which are sustained, in part, through County funding and are designed for both families and single adults offering a range of social and emotional support services. There are approximately 774 beds designated for this purpose located throughout the County. In addition, Santa Clara County operates the Children's Shelter which offers 90 beds to abused and endangered children who have been removed from parents custody. The shelter provides housing and support services while foster care is arranged.

Within Santa Clara County, few resources exist for the handicapped homeless, those individuals with physically or mentally disabling conditions. However, there are a few non-profit facilities who benefit from County funding which provide shelter and support services exclusively for the physically or mentally challenged; approximately 100 beds in 3 facilities. In addition, approximately 360 beds for both families and adults with special needs are being developed by Housing for Independent People (HIP) with partial assistance from the County and are expected to be available before Winter 1990.

In Santa Clara County emergency, homeless, and transitional shelters are more likely to be developed in the unincorporated urban pockets because of the available sewer and water services and transportation accessibility. In most cases however, once this housing is developed, the newly developed parcels would be required to annex into the surrounding city.

Emergency, homeless, and transitional shelters (excluding agricultural-worker housing) are less likely to be located in the outlying unincorporated area. This is due to the lack of transportation needed to get people to the sites as well as basic infrastructure and service constraints that would limit the amount of people that could be housed at any one site.

Short-term Agricultural Worker housing may be built by special permit in A, AR, HS, S, SS, RR, H1, and A1 zoning districts.

Future Goals for Project:

The cumulative total of emergency, transitional and special needs shelter to which Santa Clara County contributes support, is approximately 1,818 (2,609 in winter). To increase the number of facilities and range of services available to the homeless, the County intends to continue applying for future allocations through the federal Emergency Shelter Grant Program (ESGP). Previous allocations have been used to benefit local agencies for the rehabilitation and repair of existing

emergency shelters. The County will continue to fund operation of the Cold Weather Shelters in State armory facilities and press for year-round accessibility to these facilities through the Governor's Office. The County will also continue its support the countywide coalition of homeless provider agencies, Help House the Homeless (HHH), to provide coordination of services.

4.02w ADDITIONAL COUNTY PROGRAMS

Housing Trust of Santa Clara

The County has contributed $2,250,000 to the $20 million initial capitalization goal that was reached in July 2001. After allowing for a 10 percent contingency, the remaining $18 million will be divided equally into three categories: first time homebuyer assistance, affordable multifamily development, and transitional and emergency shelter development. The first single-family programs will begin this Fall.

Cold Weather Shelter Program

The Cold Weather Shelter Program allows for the operation and maintenance of the armories in Gilroy and Sunnyvale as emergency shelters, as well as increased winter beds at the Emergency Housing Consortium's Regional Reception Center in San Jose. The County contributed $340,000 from the General Fund to this program for this fiscal year.

Family Unification Program (FUP)

Program helps families in the Child Welfare System to become self-sufficient by providing time-limited rent vouchers. Families must participate in programs and services offered by one of the four Family Resource Centers in Santa Clara County. This rental subsidy program is funded by HUD and administered by the Housing Authority. The County Social Services Agency provides referral and case management services for this program.

Welfare to Work

This Section 8 vouchers program provides housing subsidies to assist families moving from welfare to work. The Housing Authority receives financial support from the County Social Services Agency to fund housing search staff. Of the current allocation of 1.066 vouchers, 885 families have successfully located housing in the past year, and the remaining will be housing by October 1, 2001. These 1,066 vouchers are permanently set aside to assist this population.

Rental/Mortgage Assistance Program (R/MAP)

This is a homelessness prevention program. The Emergency Assistance Network (EAN), a consortium of non-profit and city-sponsored housing assistance organizations, provides fund to low income families or individuals for temporary rental or mortgage payments, rental security deposits, and utility hookups. It is funded by foundations, cities, and by the County Housing Bond Trust Fund through the County Homeless Coordinator. Of this year's budget of $760,000, the County Housing Bond Trust Fund contributed $105,000. Since 1992, the County Housing Bond Trust Fund has contributed $675,000 to R/MAP.

Children' Shelter of Santa Clara County

The Shelter provides a safe haven, comprehensive services, and short-term residential care for abused, neglected, and abandoned children. The goal of the shelter is to help these vulnerable youth heal and take the next steps toward a productive future in the community. In 1994, a Special Place for Kids Task Force, led by the County Board of Supervisors, designed and developed an innovative, model program to provide quality services for the children at the new Shelter. These special programs include art, computer education, preschool and recreation.

Department of Alcohol and Drug Services

The Department of Alcohol and Drug Services provides a total of 288 housing beds. While being housed, clients attend drug and alcohol rehabilitation programs. The program provides housing beds for people in the following categories:

102 beds for women/women with children (about 30 women in treatment); maximum length of stay is 3 - 9 months.

97 beds for men.

56 beds for single women.

6 beds for CalWORKS women.

27 step down, supportive beds for independent living; clients pay up to 40% of the rent.

Mental Health Department

Provides 618 beds for clients needing mental health services. The housing is broken down into the following categories:

- 66 "super" board and care beds plus day rehabilitation program. This facility provides intensive, "semi-permanent" housing resources for clients in need of intensive community support following IMD and acute hospital care.
- 264 beds (contracted capacity). These programs are, by regulation, seen as permanent housing. Clients cannot be required to move unless case managers and guardians approve of alternate community residences.
- 76 beds in 3 facilities (contract with the Emergency Housing Consortium).
- 68 beds (contract with Community Solutions in San Jose and South County).
- 24 beds at Borregas Court (contract with the Emergency Housing Consortium).
- 120 beds for mental health clients through the "Shelter Plus" program.

Public Health Department; HIV/AIDS

Provides housing for 225 clients with HIV/AIDS. Clients receiving housing services are often unable to live independently or are at immediate risk of homelessness. Also provided are rehabilitation and housing services for clients with HIV/AIDS who have been discharged from substance abuse programs or have recently been released from incarceration.

The department also provides housing placement services to 112 persons living with HIV/AIDS who have no permanent housing or are at risk of losing their permanent housing. Persons includes but not limited to persons newly released from incarceration and persons discharged from substance abuse treatment; full-time housing specialist assists clients to locate affordable, vacant rental units. Contract with Health Connections AIDS Services.

Other County Housing Services

Several additional programs exist as a part of the wide range of housing services available within Santa Clara County. Below is a list of programs that complete the scope of housing related services the County directly administers or provides funding to. The programs primarily focus on aid to low income individuals, families, and the homeless: Calworks Incentive Fund Program, Emergency Housing and Assistance Program, Low Income Emergency Housing and Assistance Program (EHAP) Homeless Shelter, the FEMA Program - Homeless Shelters, Housing Complaint Resolution and Referral Program, Community Housing Services Neighborhood Mediation and Conciliation Services, and the Family Self-sufficiency (FSS) Program.

Appendix A: Additional Recent Housing Actions by the Santa Clara County Board of Supervisors

Since the County submitted its original draft Housing Element Update in December of 2001, the Santa Clara County Board of Supervisors has taken a couple of additional noteworthy actions that demonstrate the County's concern about housing affordability and its commitment to allocate significant resources toward finding solutions to countywide housing problems. These two actions are summarized below.

Creation of an Office of Affordable Housing

In April of 2002, the Board of Supervisors approved the creation of an Office of Affordable Housing within County government. By consolidating the staff and functions of these different departments into a single unit, the County is seeking to improve communication and interaction in ways that will lead to greater innovation and leveraging of resources as the County continues to address a wide array of local housing issues.

Creation of this Office arose in large part as a result of the recommendations of a countywide Housing Task Force convened by the County.

An interim Housing Director has been appointed to lead the new office.

Earmarking of $18 Million for Affordable Housing

As a result of a "Redevelopment Settlement Agreement" reached between the County of Santa Clara and the City of San Jose, the County will be receiving a portion of the tax revenues generated within City redevelopment areas.

In December of 2002, the Board of Supervisors agreed to allocate 30% of the "delegated" Redevelopment Agency funds for affordable housing purposes throughout the county. This 30% is estimated to total about $18 million over a four year period. The exact allocation of these funds has not yet been determined.

APPENDIX B:

1/17/03

HOW THE COUNTY OF SANTA CLARA WILL MEET ITS HOUSING NEED ALLOCATION

Table 1:
NEW UNITS ALREADY APPROVED: January 1999 - December 2001

	Income Level				
Type of Housing	Above Moderate	Moderate	Low	Very Low	Totals
Primary Dwellings - Rural areas only	218	0	0	0	218
Secondary Dwellings (Urban & Rural)	0	33	0	0	33
Agriculture Worker Housing	0	0	0	2	2
Stanford University *					
Grad Student	0	356	25	127	508
Faculty / Staff	0	0	0	0	0
Total units already approved:	218	389	25	129	761
ABAG Allocation	312	651	158	325	1,446
Additional Units Needed	95	262	133	196	686

*Note: Based on analysis of rents currently charged by Stanford University for graduate student housing, nearly all of the graduate student units could have been allocated to the "Very Low" income category. A significant percentage of them, however, were assigned by the County to the "Moderate" income category in this housing element update to enable the County to meet its allocation for that category. This assignment would not affect their actual rents or their affordability to very low income households.

Table 2:
MAXIMUM POTENTIAL ADDITIONAL UNITS UNDER "BUILDOUT"
JUST IN FLATLAND AREAS DESIGNATED "AGRICULTURE" **

	Income Level				
Type of Housing	Above Moderate	Moderate	Low	Very Low	Totals
Primary Dwelling - Rural Area	845	0	0	0	845
Secondary Dwellings - Rural	0	352	0	0	352
Agriculture Worker Housing	0	0	0	959	959
Totals:	845	352	0	0	1,197

**Note: Although ag worker housing and secondary dwellings are also allowed in "Hillsides" and "Ranchlands" areas, they have been excluded from this analysis because their inclusion would convey an unrealistically high sense of the number of units likely to be built.

Table 3:
ASSUMED PERCENT OF TOTAL POTENTIAL ADDITIONAL UNITS LIKELY TO BE BUILT DURING HOUSING ELEMENT PERIOD IN FLATLAND AREAS DESIGNATED "AGRICULTURE"

	Income Level			
Type of Housing	Above Moderate	Moderate	Low	Very Low
Primary Dwelling - Rural Area	10%	0%	0%	0%
Secondary Dwellings - Rural	0%	10%	0%	0%
Agriculture Worker Housing	0%	0%	0%	1%

Table 4:
ESTIMATED NUMBER OF ADDITIONAL UNITS LIKELY TO BE BUILT DURING HOUSING ELEMENT PERIOD IN FLATLAND AREAS DESIGNATED "AGRICULTURE"

	Income Level				
Type of Housing	Above Moderate	Moderate	Low	Very Low	Totals
Primary Dwelling - Rural Area	85	0	0	0	85
Secondary Dwellings - Rural	0	35	0	0	35
Agriculture Worker Housing	0	0	0	10	10
Totals:	85	35	0	0	120

Table 5:
ESTIMATED NUMBER OF ADDITIONAL SECONDARY UNITS LIKELY TO BE BUILT DURING HOUSING ELEMENT PERIOD IN URBAN POCKETS

	Income Level				
Type of Housing	Above Moderate	Moderate	Low	Very Low	Totals
Secondary Dwellings - Urban	0	30	0	0	30
Totals:	0	30	0	0	30

Table 6:
POTENTIAL HOUSING UNITS AT STANFORD UNIVERSITY
(excluding 2,000 units of proposed new undergrad group quarters)

Units Already Approved 1999 & 2000 (Before General Use Permit Approval)	
Grad Student	508
Faculty / Staff	0
Total	508
Potential Additional Units Under General Use Permit (GUP)	
Grad Student	350
Faculty / Staff	668
Total	1,018
Assumed percent of GUP units likely to be built during Housing Element period	50%
Assumed Number of GUP Units Likely to be Built During Housing Element Period	
Grad Student	175
Faculty / Staff	334
Total	509
Total Units Likely to be Built During Housing Element Period	
Grad Student	683
Faculty / Staff	334
Total	1,017

Table 7:
INCOME ALLOCATION OF STANFORD UNIVERSITY UNITS

Assumed Percentage of Units Affordable to Each Income Level

	Income Level				
	Above Moderate	Moderate	Low	Very Low	Totals
Grad Student Units					
Already Approved	0%	70%	5%	25%	100%
Additional Units Under GUP, During Housing Element Period	0%	70%	5%	25%	100%
Faculty / Staff Units					
Already Approved	0%	0%	0%	0%	0%
Additional Units Under GUP, During Housing Element Period	75%	25%	0%	0%	100%

Note: Based on analysis of rents currently charged by Stanford University for graduate student housing, nearly all of the graduate student units could have been allocated to the "Very Low" income category. A significant percentage of them, however, were assigned by the County to the "Moderate" income category in this housing element update to enable the County to meet its allocation for that category. This assignment would not affect their actual rents or their affordability to very low income households.

Assumed Number of Units Affordable to Each Income Level

	Income Level				
	Above Moderate	Moderate	Low	Very Low	Totals
Grad Student Units					
Already Approved	0	356	25	127	508
Additional Units Under GUP, During Housing Element Period	0	123	9	44	175
Faculty / Staff Units					
Already Approved	0	0	0	0	0
Additional Units Under GUP, During Housing Element Period	251	84	0	0	334
Totals:	251	562	34	171	1,017

Table 8:
UNITS TO BE CONSTRUCTED AT COUNTY FAIRGROUNDS

	Income Level				
Type of Housing	Above Moderate	Moderate	Low	Very Low	Totals
Senior Housing Units	0	0	100	100	200
Multi-Family Units	42	0	129	129	300
Townhomes	0	60	0	0	60
Totals:	42	60	229	229	560

Table 9:
TOTAL ADDITIONAL UNITS LIKELY TO BE BUILT DURING HOUSING ELEMENT PERIOD

	Income Level				
Type of Housing	Above Moderate	Moderate	Low	Very Low	Totals
Primary Dwelling - Rural Area	85	0	0	0	85
Secondary Dwellings					
Rural Areas	0	35	0	0	35
Urban Areas	0	30	0	0	30
Agriculture Worker Housing	0	0	0	12	12
Stanford					
Grad Student	0	123	9	44	175
Faculty / Staff	251	84	0	0	334
County Fairgrounds					
Senior Housing Units	0	0	100	100	200
Multi-Family Housing	42	0	129	129	300
Townhomes	0	60	0	0	60
Totals:	377	331	238	284	1,230

Table 10:
COMPARISON BETWEEN UNITS LIKELY TO BE BUILT AND ABAG RHND ALLOCATION
– Including Stanford University and County Fairgrounds

Units already built	218	389	25	129	761
Units likely to be built	377	331	238	284	1,230
Totals:	595	720	263	413	1,991
ABAG Allocation	312	651	158	325	1,446
Difference	283	69	105	88	545

[Note: Positive numbers in "Difference" row indicate County has exceeded its assigned housing allocation.]

Appendix C: Analysis of Potential Constraints on Housing for Persons with Disabilities (SB 520)

C.01 OVERVIEW

Requirements of SB 520

California Senate Bill 520, which became effective on January 1, 2002, requires that all housing elements for all jurisdictions:

1. Analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities, and
2. Demonstrate efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities.

The constraints analysis includes review of "land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permitting procedures."

C.02 TAKING INTO ACCOUNT COUNTYWIDE URBAN DEVELOPMENT POLICIES

Countywide Urban Development Policies

In reviewing Santa Clara County's compliance with the provisions of SB 520 it is important to keep in mind this county's longstanding, countywide urban development policies and their impacts on the kinds and quantity of development that the County approves.

As has been indicated in various other sections of this housing element update, Santa Clara County, its 15 cities, and the Local Agency Formation Commission (LAFCO) adopted countywide urban development policies thirty years ago which call for urban development to occur only in incorporated areas under city jurisdiction. As a consequence of these policies, the County does not approve new urban scale development (except at Stanford University).

The Kinds of Development Approved by the County

Unincorporated areas within Santa Clara County fall into the following three basic categories:

- Rural unincorporated areas
- Unincorporated urban pockets (unincorporated "islands" surrounded by lands annexed into cities)
- Stanford University campus and hillside lands

The following sections describe the kinds of development the County typically approves in each of these areas, and their relevance for compliance with the provisions of SB520.

Residential Development in Rural Unincorporated Areas

Within rural unincorporated areas, access to public sewers is not available and County General Plan "smart growth" policies aimed at guiding new development into cities call for very low density development (generally a minimum parcel size of at least 5-20 acres per dwelling for new residential subdivisions).

Very few residential subdivisions involving creation of more than 4 parcels are proposed in these areas. Nearly all residential development takes place on existing parcels, most of which were created many years ago. Consequently, the vast majority of the residential development approved by the County in rural areas is for individual single family homes on existing, relatively large parcels.

Group home / community care facilities (the latter is the County's term for group homes) serving six or fewer residents are allowed as a matter of right in all zoning districts (including all rural zoning districts) and thus do not require discretionary permits from the County.

Group homes with more than six residents are also allowed in all zoning districts, but must obtain a use permit. In rural areas, since group homes would not have access to public sewers and would need to be on septic systems, the findings required for obtaining a use permit for group homes with more than six residents include findings related to protection of groundwater quality.

Installation of ramps less than 30" high to improve accessibility does not require a permit from the County. Ramps higher than 30" are processed the same way that other remodeling requests are processed. Generally, they would be eligible for the County's "express plan check" process which allows for "same day" approval of simple remodeling projects.

The County also provides flexibility for meeting accessibility needs through its zoning ordinances that allow access facilities (e.g. ramps, stairs, etc.) to encroach into setbacks.

Residential Development in Unincorporated Urban Pockets

Scattered within existing urban areas of Santa Clara County are various remnant pockets of unincorporated lands that are surrounded by lands annexed into cities. Most of these urban pockets consist of developed residential neighborhoods that were approved by the County more than 30 years ago, before current countywide urban development policies were adopted.

Countywide policies call for these remaining "islands" of unincorporated land to be annexed into their surrounding cities (which has, in fact, been occurring over the past several decades – as the countywide population has increased by 60% since 1970, the unincorporated population has declined by 30%).

Annexations of these remaining islands occurs both through annexation of entire neighborhoods and through annexation of individual parcels as they are proposed for new development or substantial redevelopment.

As a consequence, residential development within urban pockets consists primarily of remodeling or replacement of existing single-family homes with new single-family homes on lands that are not currently eligible for annexation. (The County has not received a single application in the past five years for multi-family housing development, except at Stanford University.)

Group home / community care facilities serving six or fewer residents are allowed as a matter of right in all zoning districts and thus do not require discretionary permits from the County.

Group homes with more than six residents are also allowed in all zoning districts, but must obtain a use permit. However, all applicants seeking to apply for use permits in urban pockets, regardless of the use, are referred to the surrounding city for possible annexation. If the city is able and willing to annex the parcel, the County will not accept the application and the property must be annexed in order for the development to take place. Also, given that many of the parcels in unincorporated pockets are only 5,000 square feet in area, many of them are not large enough to accommodate larger group home facilities, particularly when the need for parking for care givers and other such factors are taken into consideration.

Installation of ramps less than 30" high to improve accessibility does not require a permit from the County. Ramps higher than 30" are processed the same way that other remodeling requests are processed. Generally, they would be eligible for the County's "express plan check" process which allows for "same day" approval of simple remodeling projects.

The County provides flexibility for meeting accessibility needs through its zoning ordinances that allow access facilities (e.g. ramps, stairs, etc.) to encroach into setbacks.

The County is currently conducting a comprehensive review of its Zoning Ordinance. As part of that process, the ordinance has been reviewed for conformance with ADA accessibility requirements. Revisions have been made with regard to parking standards, parking space widths for van accessibility, etc. These revisions are expected to be adopted in early 2003 as part of the adoption of the overall revised Zoning Ordinance.

Residential Development at Stanford University

The Stanford University campus and adjacent hillside lands are unincorporated and will likely remain so in the future. County approval of residential development at Stanford consists primarily of student and faculty housing, and to a lesser extent, staff housing. On-campus, student housing typically consists of dormitories or apartment facilities. Faculty housing generally takes the form of single-family units.

Dormitory and apartment construction at Stanford is required to be ADA compliant. In addition, Stanford has voluntarily undertaken a number of projects on campus to improve handicapped accessibility.

Were access ramps or other such accessibility improvements to be proposed for any of the single-family faculty homes, they would be processed the same way that other remodeling requests are processed. If they were less than 30" high, no permits from the County would be required. If they were more than 30" high, they would be eligible for the County's "express plan check" process that allows for "same day" approval of simple remodeling projects. Access facilities (e.g. ramps, stairs, etc.) are allowed to encroach into setbacks, thus providing flexibility in their location.

Stanford did not propose any group home / community care facilities in its recently-approved General Use Permit (GUP) application. Consequently, group home / community care facilities issues at Stanford are not relevant to this housing element update.

C.03 USE OF HCD's SB 520 ANALYSIS TOOL

County Using HCD Framework for Review of Potential Constraints

In June of 2002, the Division of Housing Policy Development of the California Housing and Community Development Department (HCD) published its "SB 520 Analysis Tool," which it developed as a guide for local governments to use in analyzing constraints on the development, maintenance, and improvement of housing for persons with disabilities. The "Analysis Tool" is posted as "Memo on SB520" on the State HCD website at http://www.hcd.ca.gov/hpd/.

The remainder of this document uses that HCD framework to demonstrate the County's compliance with the requirements of SB 520. [Note: Subtitles that are not in the HCD analysis tool have been added for each of the questions to help clarify the topics involved.]

C.04 OVER-ARCHING AND GENERAL CONSTRAINTS

Requests for Reasonable Accommodation

Question: Does the locality have any processes for individuals with disabilities to make requests for reasonable accommodation with respect to zoning, permit processing, or building laws?

Response: Yes. The County's Zoning Administrator within the Department of Planning and Development has recently been designated as the official contact person whose responsibility it is to respond to and work with persons requesting reasonable accommodation with respect to zoning, permit processing, or building laws. Information is currently being prepared for the Department's websites and its public information counters indicating various ways (e.g. phone, fax, letter, email) that the contact person can be reached.

Process for Requesting Reasonable Accommodation

Question: Describe the process for requesting a reasonable accommodation.

Response: Before describing the County's process for persons formally requesting reasonable accommodation, it is important to note that:

- Due to the longstanding, countywide urban development policies in Santa Clara County under which urban development is approved only by cities, the County receives development applications only for a relatively narrow portion of the land development spectrum.

  The County has not, for example, received a single development application for multi-family housing in the past five years, except at Stanford University (where ADA accessibility requirements and standards are routinely enforced and complied with).

Consequently, the array of potential reasonable accommodation inquiries the County might possibly receive is also much narrower than cities and most other counties in California would typically receive.

- The number of inquiries regarding construction of access ramps to single family residences received at the Planning and Development Department's public information counter is estimated by counter staff to average fewer than two per month (which adds up to a total of fewer than 20 per year).

  And in virtually every instance, it was possible for the person making the inquiry to construct the accessibility improvements they desired without even obtaining a permit from the County – much less needing to request reasonable accommodation.

  The ramps involved were lower than 30" and thus did not need County building permits.

  Inquiries to the County regarding other handicapped access and remodeling issues for single family residences are even more rare than inquiries regarding access ramps.

- Based on the very limited number of inquiries the County receives regarding construction of handicapped access facilities, and its past success in successfully addressing those inquiries within the framework of existing County policies, standards, and procedures, the County's current process for accepting and responding to reasonable accommodation requests is an "administratively-established" rather than an "ordinance-based" process.

  In other words, it was established administratively by the Director of the County's Environmental Resources Agency (ERA), whose agency includes the Department of Planning and Development, rather than through the adoption of a County ordinance.

  The effort and expense that would be required to develop an ordinance-based system is not justified at this time based on the very small number of inquiries received and the County's success in allowing for desired accessibility improvements within the framework of its existing policies, standards, and procedures.

  The administrative process that has been established, however, includes a monitoring element that will enable the County to review periodically whether modifications to County policies, standards, or procedures are necessary in order to provide additional flexibility with regard to providing reasonable accommodation with regard to housing.

With that background information as a frame of reference, the County's procedure for processing requests for reasonable accommodation is as follows:

1. The County staff at the Department's public information counters provide information and advice to members of the public regarding ways to meet their accessibility needs within the framework of existing County policies, standards, and procedures in order to avoid the need for a reasonable accommodation request.

   Past experience indicates that this informal process is almost always successful. But in the event that a situation arises where a disabled person feels that their accessibility needs cannot be met within existing County policies, standards, and procedures, they would be instructed to file a written request for reasonable accommodation with the County's Zoning Administrator, who is the County's designated contact person for reasonable accommodation requests with regard to housing.

2. The Zoning Administrator would review the request, in consultation with other appropriate staff members if necessary, to determine applicable County policies, ordinances, standards, and procedures – as well as state law mandates and constraints. A meeting with the person requesting the reasonable accommodation and/or their representative would generally be held to discuss the request.

3. The Zoning Administrator would then respond in writing (typically within 30 days of the request) to the person making the inquiry, providing them with information regarding:

   a. County policies, ordinances, and procedures relevant to their request,

   b. Whether the request for reasonable accommodation can be granted and, if so, how,

   c. How the Zoning Administrator's decision can be appealed to the Director of the Office of Planning, if the Zoning Administrator determines that the request for reasonable accommodation cannot be granted,

Efforts to Remove Constraints on Housing for Persons with Disabilities

Question: Has the locality made any efforts to remove constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes?

Response: As indicated earlier in this document, the County already allows group homes with six or fewer residents as a matter of right (i.e. without obtaining any discretionary permits) in all zoning districts. Group homes with more than six residents are allowed in all zoning districts, provided they obtain a use permit.

Question: Has the locality made any efforts to remove constraints on housing for persons with disabilities, such as ADA retrofit efforts?

Response: For a simple retrofit project involving installation of an access ramp less than 30" high, no County permits or approvals are required. Access ramps higher than 30" would generally qualify for the County's "express plan check" procedure that allows for "same day" issuance of permits.

More extensive structural modifications would be processed in the same manner as other similar remodeling requests, with special attention to conformance with ADA standards, if applicable, particularly for group home facilities housing non-ambulatory residents.

For multi-family residential projects requiring Architectural and Site Approval review, the County's ordinances allow the ASA Committee to "deviate" from parking standards to take into account lessor or greater needs for handicapped parking.

(Note: Due to countywide urban development and annexation policies, new urban scale multi-family residential projects do not occur at all in rural unincorporated areas and very rarely occur in urban unincorporated pockets. No applications for multi-family housing have been received by the County in the past five years, except at Stanford University. Consequently, although the County's policies provide for flexibility in addressing accessibility needs, the County very rarely receives development proposals to which they might apply.)

Question: Has the locality made any efforts to remove constraints on housing for persons with disabilities, such as evaluation of the zoning code for ADA compliance or other measures that provide flexibility?

Response: The County is just completing the first phase of a comprehensive review and revision of the County's Zoning Ordinance. As part of that process, the ordinance has been reviewed for conformance with ADA accessibility requirements. Revisions have been made with regard to parking standards, parking space widths for van accessibility, etc. These revisions are expected to be adopted in early 2003 as part of the adoption of the overall Zoning Ordinance.

Making Information Available

Question: Does the locality make information available about requesting a reasonable accommodation with respect to zoning, permit processing, or building laws?

Response: The County's Department of Planning and Development is currently preparing information to be made available to the public in several ways concerning how requests for reasonable accommodation can be made:

- Signs posted at the Department's public information counters
- Printed handouts available at the public information counters (which can also be mailed or faxed to individuals requesting the information)
- Information on the Department's websites

Review of Local Zoning Laws, Policies and Practices

Question: Has the locality reviewed all of its zoning laws, policies, and practices for compliance with fair housing law?

Response: The County is just completing the first phase of a comprehensive review and revision of the County's Zoning Ordinance. As part of that process, the ordinance has been reviewed for conformance with ADA accessibility requirements. Revisions have been made with regard to parking standards, parking space widths for van accessibility, etc. These revisions are expected to be adopted in early 2003 as part of the adoption of the overall Zoning Ordinance.

Parking Standards

Question: Are residential parking standards for persons with disabilities different from other parking standards?

Response: Yes. Where the County requires handicapped parking, the standards for those parking spaces are different than those for non-handicapped spaces. They are wider, to comply with ADA standards.

Question: Does the locality have a policy or program for the reduction of parking requirements for special needs housing if a project proponent can demonstrate a reduced need for parking?

Response: Under longstanding, countywide urban development and annexation policies, the residential development projects the County receives rarely involve multi-family housing (except at Stanford University). Consequently, the issue of parking requirements for special needs housing rarely arises.

County policies that might apply to approval of group homes with more than six residents provide flexibility for the County to require fewer (or more) handicapped parking spaces and ramps, depending upon the needs of the persons who will be living in the proposed facility.

Siting of Group Homes

Question: Does the locality restrict the siting of group homes? How does this affect the development and cost of housing?

Response: The County has no regulations limiting the siting of group homes with six or fewer residents. They are allowed by right (i.e. without obtaining any discretionary permits from the County) in all zoning districts.

Since there are no discretionary permits to be obtained or limitations on location, there are no impacts on either their development or cost (other than the normal fees that would be associated with any remodeling that might be proposed).

Group homes with more than six residents are also allowed in all zoning districts, but must obtain a use permit. Group homes with six or more residents would require a "standard" use permit. The County's current fee

for a "standard" use permit is approximately $4,200. (By comparison, the County's fee for a "major" use permit is a minimum of $8,000.)

Group Homes and State Law

Question: What zones allow group homes other than those residential zones covered by state law? Are group homes with over six persons also allowed?

Response: The County allows group homes with six or fewer residents in all zoning districts, as a matter of right (i.e. without obtaining a discretionary permit). It also allows group homes with more than six residents in all zoning districts, provided that they obtain a use permit.

Occupancy Standards

Question: Does the locality have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families?

Response: No.

Question: Do the occupancy standards comply with Fair Housing Laws?

Response: Not applicable; County does not have such standards.

Minimum Distances Between Special Needs Housing

Question: Does the land-use element regulate the siting of special needs housing in relationship to one another? Specifically, is there a minimum distance required between two (or more) special needs housing facilities?

Response: For group homes with six or fewer residents, it has no minimum distances or other related policies.

For group homes with more than six residents, there is no specific minimum distance, but the findings necessary to obtain a use permit include the following:

> "The use is not located in an area with a concentration of similar facilities."

Note: Given that the County receives very few applications for group homes, the finding stated above is largely irrelevant. The County received only two requests for group homes in the past three years that required use permits, and both of them were approved.

Processing Requests for Home Retrofits for Accessibility

Question: How does the locality process a request to retrofit homes for accessibility (i.e., ramp request)?

Response: The approval process would depend upon the nature and scale of the proposed improvements.

If it were for a simple ramp that is less than 30" high, no building permit or fees are required.

If the height of the proposed ramp is more than 30", a building permit is required, which can generally be obtained through the County's "same day," Express Plan Check approval process.

The fees associated with a simple ramp would generally be $50 for the building permit and $38 for the plan check, for a total of $88.

If it were for a more extensive retrofitting of a single family home for use by the owner or as a group home serving six or fewer residents, it would require the same permits, go through the same process, and pay the same fees as all other comparable residential remodelings.

The fees for these more extensive retrofit projects are based on the value of the construction. For a $10,000 retrofit project, for example, the County fees would total less than $500. For a more extensive retrofit project costing $30,000, the County fees would be about $1,000.

Allowing Group Homes with Six or Fewer Residents "by Right"

Question: Does the locality allow group homes with six or fewer persons by right in single-family zones?

Response: Yes.

Question: What permits, if any, are required?

Response: No discretionary permit is required. Under State law, conversion of a single-family residence into a State-licensed group home with six or fewer residents requires a building permit for the change of occupancy. In addition, a building permit would be required for any remodeling or structural alterations.

Allowing Group Homes with More than Six Residents

Question: Does the locality have a set of particular conditions or use restrictions for group homes with greater than six persons? What are they?

Response: Under the provisions of section 36-9, community care facilities with six or more residents are allowed in any zoning district, urban or rural, provided that they obtain a use permit.

The specific findings that must be met in order to obtain a use permit for a community care facility are those normally required for all use permits, specifically including:

"a. The proposed use complies with standards, as may be adopted by the Planning Commission or Board of Supervisors, applicable to the proposed use;

b. The proposed use is beneficial or desirable to the public convenience, health, safety and general welfare;

c. The proposed use will not impair integrity and character of the zoning district;

d. The proposed use would not be detrimental to public health, safety or general welfare. In this respect the granting authority shall further find, without limitation, that:

1. Safe access (including access for fire and emergency vehicles), adequate off-street parking, and loading and unloading areas (if applicable) will be provided.

2. Waste and sanitation facilities shall satisfy applicable county, state, and federal requirements.

3. The use shall not adversely affect water quality.

4. The use shall not be detrimental to the adjacent area because of excessive noise, odor, dust or bright lights.

5. The use shall not cause traffic congestion adversely affecting the surrounding areas.

6. Erosion on the site shall be controlled.

e. The proposed use is in harmony with the various elements or objectives of the General Plan and the purpose of the Zoning Ordinance.

f. The proposed use, as designed, will not cause substantial adverse impact upon the environment;

If all of the above findings cannot be made, the application shall be denied."

In addition, use permits for community care facilities with more than six residents must currently* also meet the following additional findings:

a. If the parcel is not served by sanitary sewers, a suitable location exists on the site which can safely handle the size of the expected sanitation waste generated. Leach fields are placed on natural slopes of thirty (30) percent or less unless they meet or exceed all health department requirements.

b. The facility is not for use by persons requiring care for illness caused by pathogenic organisms unless served by sanitary sewers.

c. The use is located where public emergency support, including fire, sheriff and paramedical services, will be able to respond as quickly as may be needed by the special nature of the facility. Adequate secondary access is available in the event primary ingress and egress is not available.

d. The use will not significantly disrupt the neighborhood environment and will maintain the residential character of any nearby residential neighborhoods.

e. The use is not located in an area with a concentration of similar facilities.

All uses requiring use permits must also go through the Architectural and Site Approval process.

*Note: The County is currently undertaking a comprehensive revision of its Zoning Ordinance. In the latest draft revision of the Ordinance, findings "a," "b," and "d" are proposed to be deleted (because they are covered by other general findings that must be made for all use permits).

Question: How do they affect the development of housing for persons with disabilities?

Response: The ability to locate larger group home facilities in the unincorporated area, whether urban or rural, are more likely to be impacted by countywide urban development policies than they are by the use permit process or findings required by the County's Zoning Ordinance.

In rural unincorporated areas, countywide "smart growth" policies do not allow urban scale uses (which a large group home might be considered to be, depending upon its size and other such factors). In addition, the absence of sewers and constraints imposed by rural area soil and groundwater conditions probably serve to limit the feasibility of locating large group homes more than County policies.

In urban unincorporated areas, property owners seeking to establish uses that require use permits (which includes group homes with more than six residents) are referred to the surrounding city for possible annexation, in accordance with countywide "smart growth" urban development policies. Consequently, County use permit findings for large group homes are generally irrelevant and have relatively little impact on the ability to develop large group homes in urban unincorporated areas. (Only one

application for a group home serving more than six persons has been received by the County in the past three years, and it was approved.)

Community Input Regarding Approval of Group Homes

Question: What kind of community input does the locality allow for the approval of group homes? Is it different than other types of residential development?

Response: Group homes with six or fewer residents are allowed in all zoning districts as a matter of right (i.e. they require no discretionary approval or public hearing). Consequently, there is no community input involved in their establishment.

Group homes with more than six residents must obtain a use permit. For all use permits, regardless of the use, the County notifies all property owners within 300 feet of the exterior boundaries of the property upon which the application is made (a minimum 24 properties are sent notices). If 24 properties are not located within 300 feet of the affected property, concentric enlargement of the 300 foot noticing requirement is accomplished until 24 properties are identified.

The notices describe the nature of the use permit, the applicant, and the date, time, and location of the public hearing at which a decision will be made regarding granting the use permit. Initial hearings for use permits are held before the County Planning Commission; public hearings for appeals are held before the Board of Supervisors.

Conditions for Group Homes Providing Services On-Site

Question: Does the locality have particular conditions for group homes that will be providing services on-site? How may these conditions affect the development or conversion of residences to meet the needs of persons with disabilities?

Response: Group homes providing on-site services would generally be those serving more than six residents. As described above, development of such facilities would not normally occur in rural unincorporated areas and would typically trigger annexation requirements if proposed in an urban unincorporated area. Consequently, County policies, standards, and procedures very rarely come into play for such facilities.

Only one such facility has been proposed in the unincorporated area in the past three years, and it was approved by the County.

Group home facilities serving more than six persons proposed in unincorporated area, would have to obtain a use permit and comply with County fire and safety code requirements related to exit ramps, hallway widths, door widths, etc.

These additional fire and safety requirements would not place any burden on the development or conversion of residences to meet the needs of persons with disabilities that is not justified by the need to protect public safety, particularly for disabled persons who may have reduced capacity to exit the building in the event of an emergency.

C.06 BUILDING CODES

Adoption of Uniform Building Code

Question: Has the locality adopted the Uniform Building Code? What year?

Response: The County has adopted the 2001 California Building Code.

Question: Has the locality made amendments that might diminish the ability to accommodate persons with disabilities?

Response: No.

Adoption of Universal Design Elements

Question: Has the locality adopted any universal design elements in the building code?

Response: No.

Enforcement of Building Codes and Issuance of Building Permits

Question: Does the locality provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?

Response: The County provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits, in the following ways:

- Providing flexibility with regard to alternative materials, design, and methods of construction, as provided for in the California Building Code
- Making the County facilities where building permits are issued handicapped accessible (e.g. parking, building access, elevators, restrooms, counters at heights that meet the needs of persons in wheelchairs, etc.)
- Making information available via the internet on the Department's websites
- Making information available in published form that can be mailed or faxed

File: 10 – Appendix C1 HEU 3rd

Appendix D: Existing County General Plan Housing Element Policies and Implementation Recommendations

Note: This appendix is included for informational purposes only. No changes are proposed in existing County General Plan policies or implementation recommendations as part of the current Housing Element Update.

This 2001 Housing Element Update demonstrates how the County, acting within the current framework of County General Plan policies, can responsibly meet its obligations to increase the supply of affordable housing in Santa Clara County.

COUNTYWIDE HOUSING POLICIES

C-HG 01 The supply and diversity of housing in each part of the urban county shall be increased to a level consistent with: a. existing and expected employment and household needs b. the capacity of constructed or planned public systems and services, and c. adopted standards for the protection of the natural environment in each area of the county.

C-HG 02 Housing at urban densities shall be built within the cities, not in unincorporated areas.

C-HG 03 The County and the cities shall work cooperatively to ensure that there is a balanced housing supply sufficient to achieve countywide economic, social, and environmental objectives.

C-HG 04 The County and the cities should continually review their respective land use and development procedures for opportunities to remove unnecessary constraints to the construction of affordable housing.

C-HG 05 The County and the cities should seek every feasible opportunity to raise public awareness of the importance of a balanced housing supply to the well-being of all Santa Clara County residents.

C-HG 06 Intergovernmental and public and private cooperation shall be encouraged to achieve an adequate supply of affordable housing that meets changing demographic needs.

C-HG 07 Affordable housing for low and moderate income households not satisfied through the private housing market shall be provided by local government by: a. maximizing the use of federal and state financial assistance programs; and b. creation of local programs which could provide financial assistance or increased incentives for constructing low and moderate income housing, such as tax exempt revenue bonds and land banking.

C-HG 08 Funds generated from local programs for housing shall be targeted to households earning less than 80% of the county median income for all households, with emphasis on those earning under 50%.

C-HG 09 The way municipal services and facilities are financed should be reformed so as to adequately and equitably fund services and facilities to existing and planned development.

C-HG 10 Housing discrimination based on race, religion, ethnicity, gender, sexual orientation, familial status, age, or physical characteristics shall be eliminated throughout Santa Clara County.

C-HG 11 Fair housing laws shall be augmented and enforced to protect against arbitrary and unwarranted housing discrimination.

C-HG 12 Fair housing services shall be available in all parts of the county.

C-HG 13 The rights of tenants and landlords shall be recognized and protected, and opportunities for mediation of disputes shall be provided.

C-HG 14 The provision of affordable housing which is suitable for a variety of special needs households shall be given the highest priority in housing assistance programs.

C-HG 15 The supply of short term shelter for persons in need of emergency housing due to personal crises shall be expanded throughout the county.

C-HG 16 An adequate quantity of housing which is suitable for families with children shall be made available throughout the county.

C-HG 17 An adequate supply of affordable housing suitable for individuals at all stages of life should be available in every community.

C-HG 18 Each community shall act to preserve a sufficient amount of rental housing from conversion to ownership housing according to its needs.

C-HG 19 The public and private sector should work together to provide replacement housing for habitable low and moderate income housing lost through demolition, conversion to market-rate, or conversion to non-residential use.

C-HG 20 The County and cities should strive, through careful planning, to achieve in each community an optimal balance between: a. preservation of historic resources; b. maintenance of existing housing stock and affordability options for existing residents; and, c. provision of development potential for new affordable housing. Implementation Recommendations

C-HG 21 The conservation and rehabilitation of the existing housing supply shall be encouraged and facilitated.

C-HG 22 Publicly assisted housing rehabilitation should not have the effect of reducing the available supply of housing for low and moderate income households.

COUNTYWIDE HOUSING IMPLEMENTATION RECOMMENDATIONS

C-HG(i) 01 Initiate a countywide program for monitoring the progress of each jurisdiction toward meeting its housing goals, including monitoring construction permit activity, site availability, housing affordability, and the effectiveness of local housing polices and programs. (Implementors: County, Cities)

C-HG(i) 02 Maintain and, where necessary, strengthen County and city's land use policies and agreements which focus urban development to areas within city urban service areas. (Implementors: County, Cities)

C-HG(i) 03 Initiate public awareness programs to create positive public attitudes toward new housing for households at all income levels in each community. (Implementors: County, Cities, Private and Non-profit Homebuilders, Building and Trade Associations)

C-HG(i) 04 Encourage each community to bring its General Plan Housing Element into compliance with state law, including identifying sufficient sites, policies and regulations that will allow a housing supply commensurate with its needs. (Implementors: County, Cities, Business and Industrial Organizations, Community Housing Advocates)

C-HG(i) 05 Review all County and city programs and administrative policies for opportunities to encourage the construction of low and moderate income housing, including but not limited to,: a. transactions between the County, cities and other agencies involving the acquisition, sale, or trading of publicly-owned land; b. transactions involving County and city agencies in pursuit of other objectives (i.e., parks development, transportation systems development, utilities & infrastructure development, etc.); and c. transactions between the County and cities with regard to development on or adjacent to light-rail lines and County-maintained expressways (Implementors: County, Cities)

C-HG(i) 06 Encourage, where appropriate, land use and development standards which increase the supply of affordable urban housing, including but not limited to: a. mixed use housing and commercial development; b. utilization of air rights above publicly-owned transit stations, parking lots, expressways, and similar facilities; and c. utilization of publicly-owned or leased land for housing in conjunction with public facilities. (Implementors: County, Cities)

C-HG(i) 07 Annual assessment of employment trends and housing needs followed by an evaluation of countywide housing efforts so as to determine their effectiveness. (Implementors: ABAG, County, Cities)

C-HG(i) 08 Initiate a process which results in an intergovernmental agreement to establish countywide housing objectives and to ensure an adequate supply of affordable housing countywide. (Implementors: County, Cities)

C-HG(i) 09 Establish an intergovernmental process to more effectively define and achieve local and regional housing objectives. (Implementors: County, Cities, Association of Bay Area Governments, State Department of Housing and Community Development)

C-HG(i) 10 Initiate efforts with local business and industrial organizations, major employers, and others to implement employer-assisted housing programs. (Implementors: County, Cities, and Business and Industrial Organizations)

C-HG(i) 11 Initiate an intergovernmental effort to secure the necessary revisions to state housing element law which will allow the cities and the County to satisfy countywide housing needs through collaborative, interjurisdictional efforts. (Implementors: County, Cities, Business and Industrial Organizations, State Legislature)

C-HG(i) 12 Establish a program whereby County and city representatives provide written or oral public testimony at hearings on appropriately designed and situated affordable housing projects. (Implementors: County and Cities)

C-HG(i) 13 Initiate intergovernmental efforts to secure federal and state legislation which will ensure continued and adequate funding and tax and other incentives for the construction and maintenance of low and moderate income ownership and rental housing. (Implementors: County, Cities, Business and Industrial Organizations, State Legislature, Federal Congressional Representatives)

C-HG(i) 14 Initiate an intergovernmental effort to create a low income housing trust fund which would provide a financial assistance to builders of low and moderate income housing. (Implementors: County, Cities, and Business and Industrial Organizations)

C-HG(i) 15 Develop and adopt a model inclusionary housing ordinance which requires that all new residential construction projects either: a. include a percentage of units affordable to moderate and low income households, or b. require that a contribution be made to a low income housing trust fund. (Implementors: County and Cities)

C-HG(i) 16 Authorize the issuance of tax-exempt revenue bonds to provide funds to assist in apartment construction, home financing, and rehabilitation loans and grants for low and moderate income housing. (Implementors: County and Cities)

C-HG(i) 17 Consider using suitably located surplus publicly-owned lands for low and moderate income housing through the sale or lease of such land to a government entity, or to nonprofit or private home builders with appropriate terms and conditions guaranteeing long term affordability. (Implementors: County, Cities, and Other Public Agencies)

C-HG(i) 18 Seek modifications to State and local enabling laws giving public agencies the option to sell or lease surplus publicly-owned land for less than fair

market value if such land it to be used for low and moderate income housing. (Implementors: County, Cities, State Legislators)

C-HG(i) 19 Establish within the County Housing and Community Development Section, a clearinghouse for information on federal, state, and local housing programs, financing sources, and other resources to assist builders of affordable housing. (Implementors: County) C-HG(i) 20

C-HG(i) 21 Implement a countywide program which facilitates the distribution of Community Reinvestment Act (CRA) funds to builders of housing for very low and low income groups. (Implementors: County and Cities, Private Lending Institutions)

C-HG(i) 22 Initiate a joint intergovernmental and private sector effort to identify and pursue appropriate local and state legislation which will allow: a. equitable and adequate funding of public services and facilities for all development; b. removal of the current fiscal disincentives to local governments with regard to housing development so that fiscal considerations are no longer an overriding factor in local government economic development and housing policy decisions; and c. reduction in the need for high impact fees on new residential development to support the costs of financing new or upgraded infrastructure. (Implementors: County, Cities, Business and Industrial Organizations, Housing Advocates, State Legislature)

C-HG(i) 23 A state commission should be established to review and make proposals for reasonable and equitable reforms to the ways local governments are financed in California. (Implementors: The Governor, the State Legislature)

C-HG(i) 24 The majority required for approval by local voters of general obligation bonds should be reduced from its current 2/3 majority back to a simple majority. (Implementors: The State Legislature, the Governor, the Voters)

C-HG(i) 25 Monitor local banking practices for unwarranted and discriminatory activities (e.g., "red-lining"), and facilitate access to federal and state home rehabilitation loans or grants to qualifying persons of low and moderate income. (Implementors: County, Cities, Banking Institutions, and Community Organizations) C-HG(i) 26

C-HG(i) 27 Fair housing services should offer standardized protection and outreach services throughout the county, including: a. investigation, monitoring, and prosecution of illegal discrimination; b. education and outreach programs to inform the public regarding fair housing laws and mediation services countywide; and c. networking with state and federal agencies responsible for the enforcement of anti-discrimination law. (Implementors: County, Cities, and Community Organizations)

C-HG(i) 28 Monitor and, where appropriate, adopt additional ordinances and legislation to ensure the rights of all persons to obtain and retain housing. (Implementors: County, Cities, State Legislature, Community Organizations)

C-HG(i) 29 Maintain tenant/landlord dispute mediation services in all areas of the county. (Implementors: County, Cities, Community Organizations)

C-HG(i) 30 Ensure enforcement and expedite prosecution of cases of discrimination or tenant/landlord violations by: a. raising the priority of enforcement in such cases at the County and the city level; and b. imposing a penalty and fine structure sufficient to recover court costs and encourage compliance. (Implementors: County, Cities, State and Federal Legislators)

C-HG(i) 31 Initiate local emergency assistance programs to prevent homelessness of households at risk and to assist those who have suffered economic hardship to get back into stable housing, such as a "rent guarantee" program. (Implementors: County, Cities, and State Legislators)

C-HG(i) 32 Develop a range of effective incentives and punishments to encourage compliance with State and Federal fair housing laws. (Implementors: County, Cities, Community Organizations, and State and Federal Legislators)

C-HG(i) 33 Identify the range of special housing needs in each community and encourage the construction of housing sufficient to meet the full range of those needs. (Implementors: County, Cities, Churches, and Community Organizations)

C-HG(i) 34 Develop and implement an ongoing program which coordinates the emergency housing services provided by the County, the Cities, and community organizations countywide. (Implementors: County, Cities, and Community Organizations)

C-HG(i) 35 Provide adequate funding for short-term emergency shelter facilities and services. (Implementors: County, Cities, and Community Organizations)

C-HG(i) 36 Develop and implement policies and ordinances which, at minimum, satisfy current state and federal requirements so that, in numbers sufficient to meet need, a portion of all new housing in each community will be adaptable to the needs of physically and emotionally challenged persons. (Implementors: County and Cities)

C-HG(i) 37 Facilitate and encourage access to state and federal programs which provide financial assistance to physically and emotionally challenged persons who need to make existing units accessible. (Implementors: County and Cities)

C-HG(i) 38 Adopt policies, programs and ordinances which will maintain a desirable ratio of rental and ownership housing in each community through a combination of new construction, preservation and rehabilitation, including: a. regulating the conversion of rental housing to ownership housing (i.e., condominium conversion) based on local vacancy rates, rents, and the demand for rental housing; b. permitting conversions only when the original units affordable to low and moderate income tenants are replaced by an equal number of units at comparable rents or, a fee in-lieu of housing is made to a local fund for the construction or acquisition of an equal number of units at comparable rents; c. requiring

that no less than 25% of the converted units be offered for sale at prices affordable to low and moderate income households in the community along with assurances that existing tenants will have the right of first refusal on the purchase of those units. (Implementor: County and Cities)

C-HG(i) 39 Adopt policies and ordinances which both require and ensure replacement units when habitable low and moderate income housing is lost because of demolition or change in use through, but not limited to, the: a. utilization of housing assistance funds, density bonuses, priority processing or other mechanisms which facilitate the provision of replacement low and moderate income units; b. replacement of units affordable to low and moderate income households equal in number to the low and moderate income units destroyed; c. payment of funds to a low income housing fund in-lieu of replacement units; or d. relocation of the affordable unit or units to a more suitable site where they will be made available at comparable rents. (Implementors: County and Cities)

C-HG(i) 40 Include the analysis of impacts on housing affordability and of impacts on the potential to construct affordable housing in procedures to determine where and how to implement historic preservation activities. (Implementors: County and Cities)

C-HG(i) 41 Maintain and, when feasible, expand neighborhood rehabilitation programs utilizing funding and other assistance from banks, corporations, local governments, and private individuals. (Implementors: County, Cities, Private Sector, Community Organizations)

C-HG(i) 42 Formulate and adopt housing code enforcement programs which emphasize health and safety concerns, and also provide incentives for code compliance, including but not limited to: a. mandatory inspection of and code compliance confirmation for all "Section 8" rental units prior to occupancy; b. voluntary inspections, at the request of either the buyer or seller, of units prior to resale; and c. tax incentives and low interest loans or grants to encourage qualifying property owners to bring their units into compliance with code requirements. (Implementors: County and Cities)

C-HG(i) 43 Develop and implement a comprehensive system for classifying and monitoring the physical condition of neighborhoods to assist in scheduling infrastructure maintenance activities, and to provide accurate information for federal and state programs. (Implementors: County and Cities)

C-HG(i) 44 Adopt and implement an ordinance which requires landlords to provide relocation assistance to tenants displaced when landlords choose not to correct unsafe and illegal housing conditions. (Implementors: County and Cities)

RURAL UNINCORPORATED AREA HOUSING POLICIES

R-HG 1 To ensure the availability of housing affordable to households at all income levels, the County shall maintain and, where feasible, expand the supply of special needs housing.

R-HG 2 In order to contribute to the long-term viability of agriculture, the County shall promote and support programs which maintain and expand appropriately located housing suitable for and affordable to farm worker households.

RURAL UNINCORPORATED AREA HOUSING IMPLEMENTATION RECOMMENDATIONS

R-HG(i) 01 Seek expanded funding for County-sponsored unincorporated area housing rehabilitation programs for moderate and low income households. (Implementors: County, State and Federal Reps.)

R-HG(i) 02 Seek expanded state and federal programs and funding to assist local government in developing special needs housing not provided through the private market. (Implementors: County, Cities, State and Federal Representatives)

R-HG(i) 03 Encourage public support of city efforts to create a balanced housing supply which includes housing affordable to lower income households. (Implementors: County elected officials, agents)

R-HG(i) 04 Enforce County health and safety codes with the objective of maintaining as many units as can be made safe and legal. (Implementors: County)

R-HG(i) 05 Monitor the trends of second unit development; modify regulations, as needed, to ensure affordability and compatibility with rural area land uses and development policies. (Implementors: County)

R-HG(i) 06 Evaluate local, state and federal programs for opportunities to assist property owners in upgrading rental units affordable to low income tenants to meet County development, health and safety standards. (Implementors: County)

R-HG(i) 07 Evaluate development review and permitting procedures for opportunities to reduce time and costs to applicants. (Implementors: County)

R-HG(i) 08 Evaluate the concept of "pre-approved" farm worker housing designs. (Implementors: County)

R-HG(i) 09 Evaluate development fees and regulations for opportunities to reduce costs for farm worker housing projects. (Implementors: County and Santa Clara County Farm Bureau)

R-HG(i) 10 Explore the feasibility of joint County/City and public/private farm worker housing projects. (Implementors: County, Cities, Santa Clara County Farm Bureau)

R-HG(i) 11 To better understand needs and opportunities, perform a survey of agricultural employees and farmers. (Implementors: Santa Clara, San Benito, Monterey, and Santa Cruz Counties, Santa Clara County Farm Bureau, and State Representatives)