

Housing Element Update: Community Workshop #1 – Rural Focus

Meeting Summary

Subject	County of Santa Clara Housing Element – Community Workshop #1 – Rural Focus
Date Time	July 19, 2022 6:00pm – 7:00pm
Location	Zoom (Meeting Recording can be found on the project website)

Workshop Purpose

The County of Santa Clara (County) invited community members to a workshop to support the **2023-2031 Housing Element Update**. The meeting presented an opportunity to hear from residents of rural parts of the county on housing issues occurring and emerging in the County. Feedback from this meeting will be used to identify a series of opportunities and challenges to be addressed in the Housing Element Update.

A total of 32 members of the community attended the workshop.

Feedback Summary

The workshop focused on gathering input from attendees regarding housing opportunities and challenges in the County. Feedback opportunities included a series of poll questions asking for participants to choose their top opportunities for the Housing Element Update under the themes of housing affordability, housing accessibility, housing supply, environmental impact and services. The polling exercises were followed by an open discussion where participants could ask questions or provide additional feedback. The following section summarizes the feedback heard from participants.

Polling Exercises

Attendees were asked to participate in a series of polls to identify the top opportunities for the Housing Element Update. Each poll provided a series of five options to choose from selected from input received during the first Stakeholder Workshop hosted on July 6, 2022. The information below shows how the opportunities were prioritized under each key theme area where 1 is the top priority and 5 is the lowest priority. Pictures of the polling results can be found in **Appendix A**.

Housing Affordability

1. Secondary unit subsidies
2. Fund development & streamline development (tie)
3. Homelessness support programs
4. Education on government programs

Housing Supply

1. Housing for vulnerable populations
2. Rural housing & promote secondary units (tie)
3. Address housing discrimination & accessible unit design (tie)

Housing Supply

1. Fund farmworker housing
2. Permit on-site farmworker housing & development efficiencies (tie)
3. Address construction costs & retrofit programs (tie)

Environmental Impact

1. Preserve agricultural land
2. Climate change resilience
3. Environmental conservation
4. Maintain agricultural uses
5. Address septic nitrates

Services

1. Transportation opportunities
2. Access to greenspace & access to support services (tie)
3. Develop near jobs
4. Fund septic system upgrades

Discussion

Following the polling exercises, participants were given the opportunity to provide input to the team. Discussion was centered around the question, “What additional housing opportunities should we consider?” Input received during this discussion has been thematically organized below reflecting the key points raised by attendees. Picture of the discussion notes can be found in **Appendix B**.

Affordability

- Expand tenant protections currently available in urban areas like San Jose, Palo Alto and Mountainview to residents in unincorporated areas
- Provide education on what housing support benefits are available to residents in unincorporated areas

Supply

- Communities like Morgan Hill need farmworker housing
- Farmworker housing needs to be close to agricultural operations as possible
- Provide opportunities for financing to support the development of farmworker housing
- Consider a program where farmworker housing can be opened to other populations when not occupied for farming operations



Environment

- The preservation of agricultural land is critical when considering where to develop new affordable housing
- Development should be focused within and around existing urbanized areas to avoid consuming essential habitats that are important to natural lands

Services

- Provide opportunities for basic shelter and safe parking to provide people experiencing homelessness with privacy, security and dignity
- Ensure services (e.g., sanitary sewers and emergency services) in rural areas are adequate to support new housing development

Next Steps

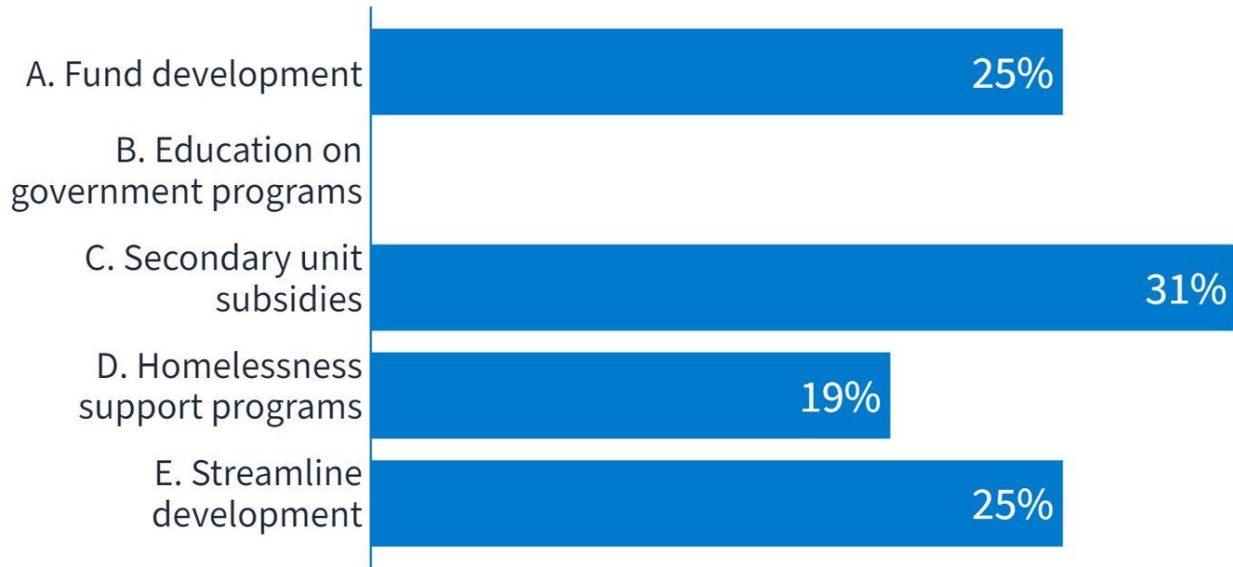
Feedback collected during this workshop will be used to inform the County's research of housing challenges and opportunities. A second community workshop will be hosted on July 21, 2022, focusing on urban housing. All inputs from both meetings will help inform the project team's development of preliminary policies for inclusion in the draft Housing Element.

The next round of community workshops will be held in September 2022 where draft policies will be shared for awareness and input. Visit sccgov.org/housing-element for event updates.

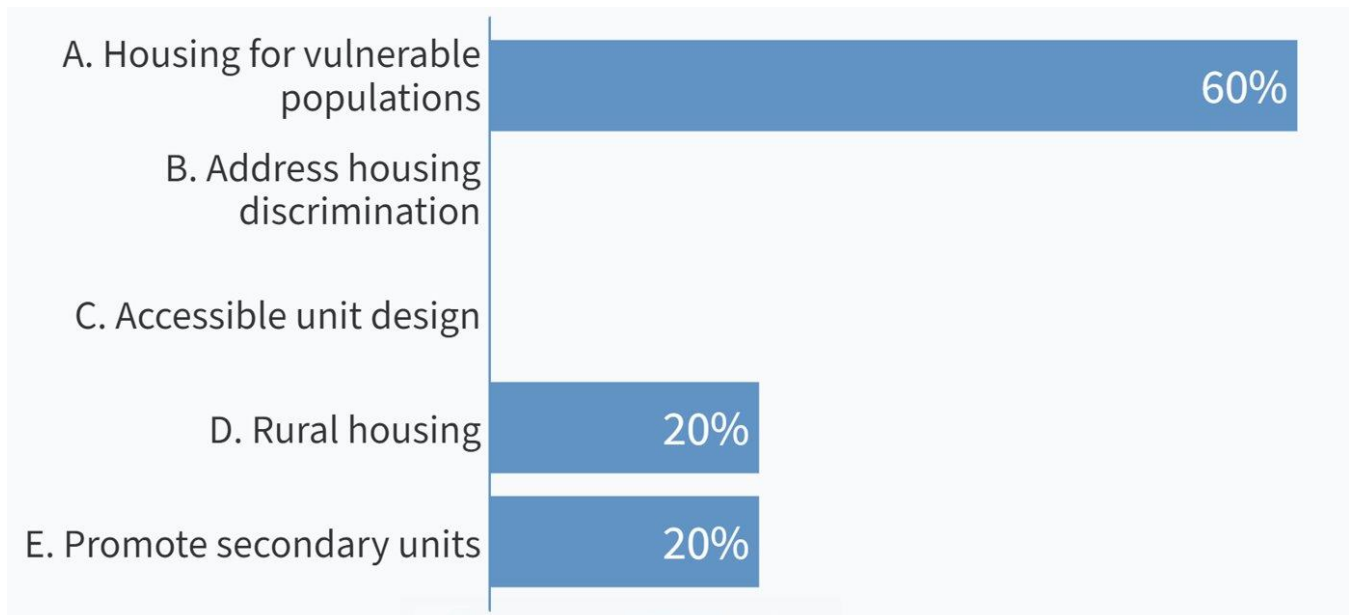


Appendix A: Polling Exercises

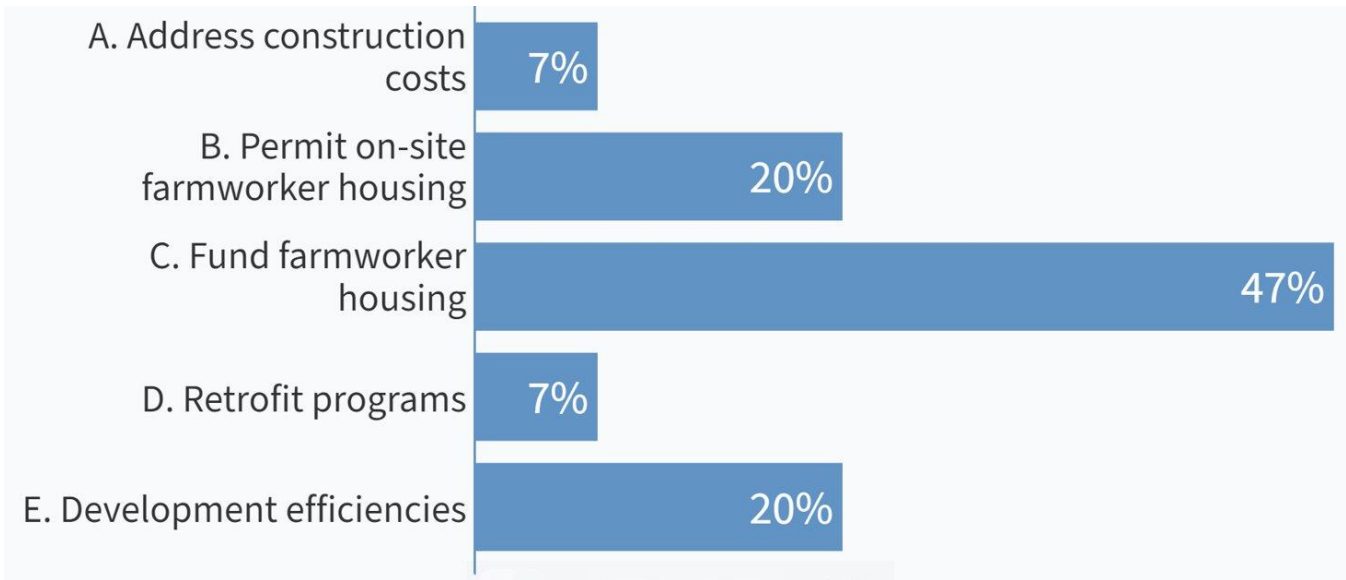
Affordable Housing: Vote for the top opportunity



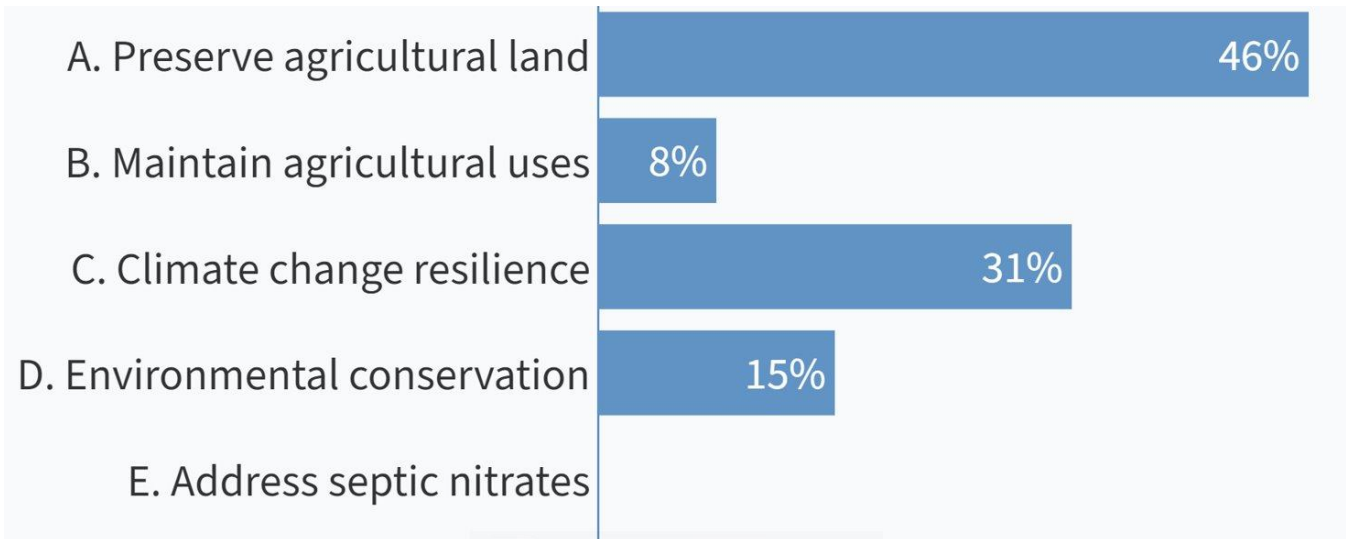
Affordable Accessibility: Vote for the top opportunity



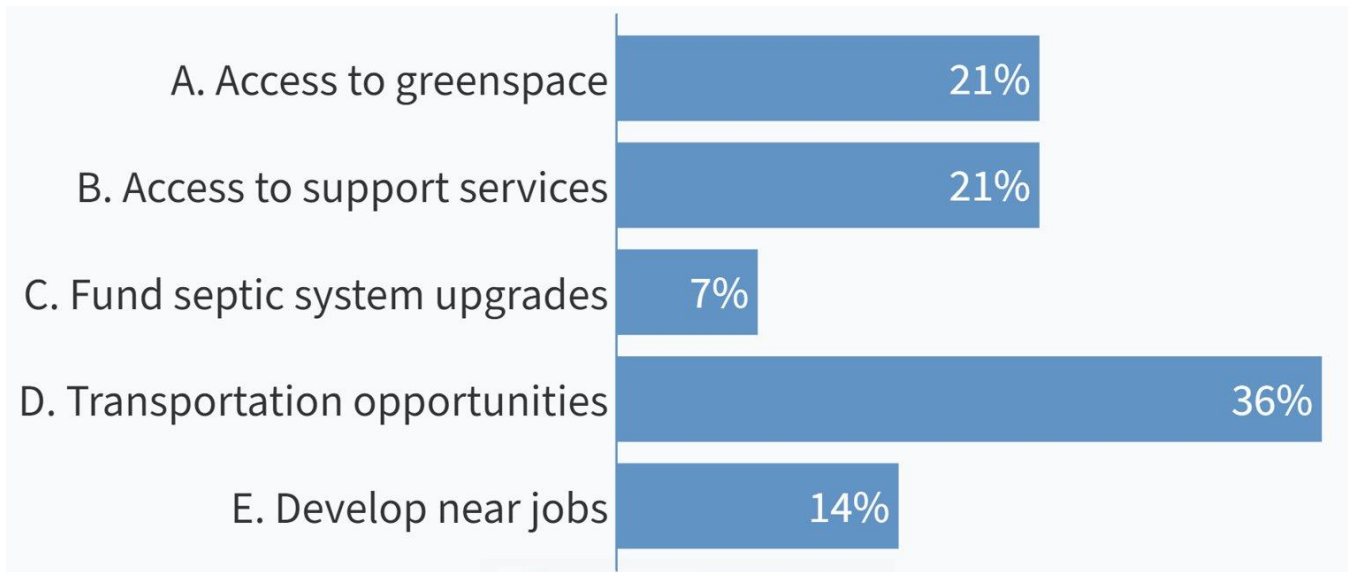
Affordable Supply: Vote for the top opportunity



Environmental Impact: Vote for the top opportunity



Services: Vote for the top opportunity



Appendix B: Discussion notes

 **What additional housing opportunities should we consider?**

Affordability	Housing affordability is top priority	Determine impact of Measure A in South County/ Gilroy	Housing cost risen in City of Gilroy dramatically	Increase tenant protection	Preserve agriculture and open space	Provide basic shelter and safe parking
Accessibility						
Supply	Farm worker housing: Affordability and proximity	Consider impact to rural services and infrastructure	Ensure adequate utilities and infrastructure: sewer, water and emergency	Midpeninsula Regional Open Space District – consider environmental impacts, specifically habitats and natural landscapes	What to do with farmer working housing that are vacant	Address sewer infrastructure
Environment						
Services	Farm worker housing needs, esp. close to work					

Use “raise hand” feature 

