

Housing Element Update: Community Workshop #2 – Urban Focus

Meeting Summary

Subject	County of Santa Clara Housing Element – Community Workshop #2 – Urban Focus
Date Time	July 21, 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 urban 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 30 members of the community attended the workshop.

Feedback Summary

The workshop focused on gathering input from attendees regarding housing opportunities and challenges in urban areas of 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. Streamline development
2. Fund development & homelessness support programs (tie)
3. Secondary unit subsidies
4. Education on government programs

Housing Supply

1. Housing for vulnerable populations
2. Address housing discrimination, building reuse (e.g., offices, warehouse), promote secondary units (tie)
3. Accessible unit design



Housing Supply

1. Address anti-development attitudes
2. Dense development
3. Address construction costs
4. Retrofit programs & development efficiencies (tie)

Environmental Impact

1. Climate change resilience
2. Limit urban sprawl
3. Environmental conservation
4. Preserve agricultural land & maintain agricultural uses (tie)

Services

1. Transportation opportunities
2. Develop near jobs
3. Distribute affordable housing
4. Access to greenspace
5. Access to support services

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. A picture of the discussion notes can be found in **Appendix B**.

Affordability

- Expand rent control to low-income tax credit and below market rate units to expand rent control
- Develop policies focused on anti-displacement initiatives

Accessibility

- Develop accessible units that adhere to universal design standards
- Require ADUs to meeting accessibility standards

Supply

- Prioritize the development of affordable and deeply affordable housing units on the County's surplus lands
- Develop housing policies that seek to rectify injustices related to economic segregation, racial segregation and historic redlining in various county communities (e.g., Burbank, Seven Trees)
- Apply Affirmatively Furthering Fair Housing policies to build housing across the county to combat patterns of segregation and to foster inclusive communities
- Apply an incentive-based strategy for developers rather than a restrictive policy to encourage affordable housing development



- Streamline the ADU process through planning and permitting. Pair streamlining initiatives with education to encourage uptake

Environment

- Prevent urban sprawl and the premature conversion of natural habitat by prioritizing development in urban areas
- Prioritize dense development in urban areas rather than expanding the footprint of development

Services

- Build within proximity of transportation options
- Develop in existing urban services areas (including farmworker housing)
- Prioritize services for people with physical and mental disabilities
- Invest in improvements in low-income neighbourhoods to improve infrastructure such as sidewalks
- Prioritize the development of mixed-use housing to ensure affordable housing residents are near amenities and resources
- Develop in proximity to established employment centers
- Leverage programs from government agencies like MTC that allow cities to receiving funding for transit oriented affordable housing developments (learn more [here](#))

Other Feedback

- Develop policies with specific language describing how the County intends to reach an intended outcome

Next Steps

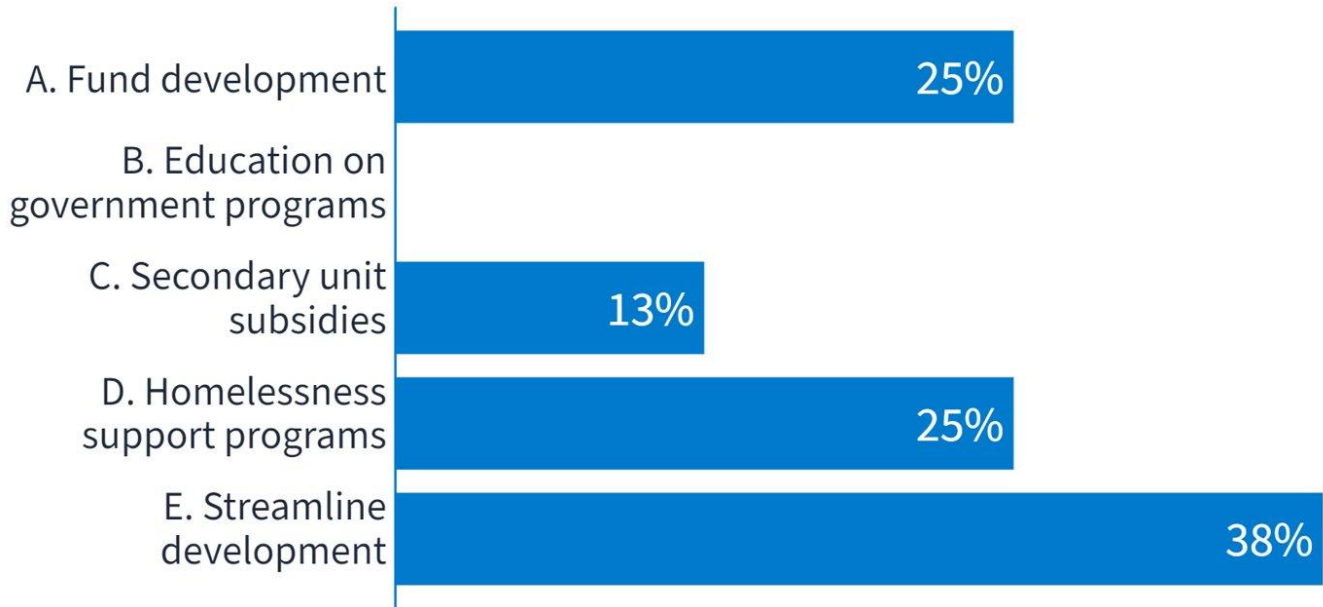
Feedback collected during this workshop will be used to inform the County's research of housing challenges and opportunities. All inputs from this workshop and the previous community workshop held on July 19th (focusing on rural areas) will help inform the project team's development of preliminary policies 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.

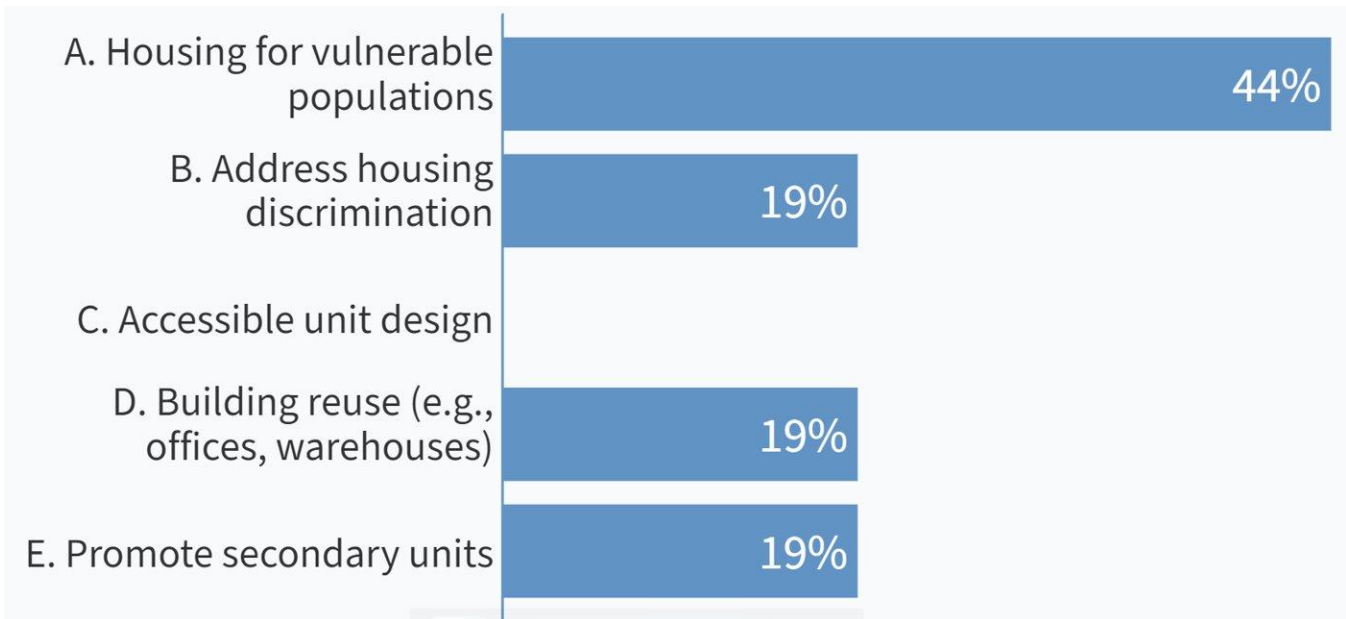


Appendix A: Polling Exercises

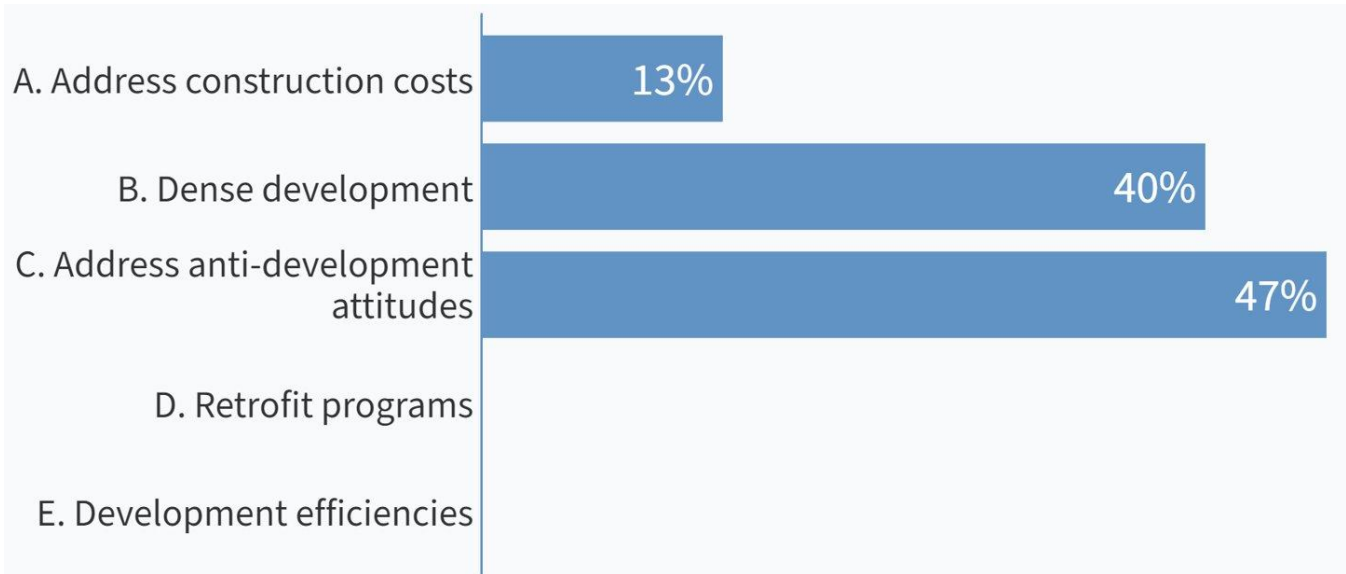
Affordable Housing: Vote for the top opportunity



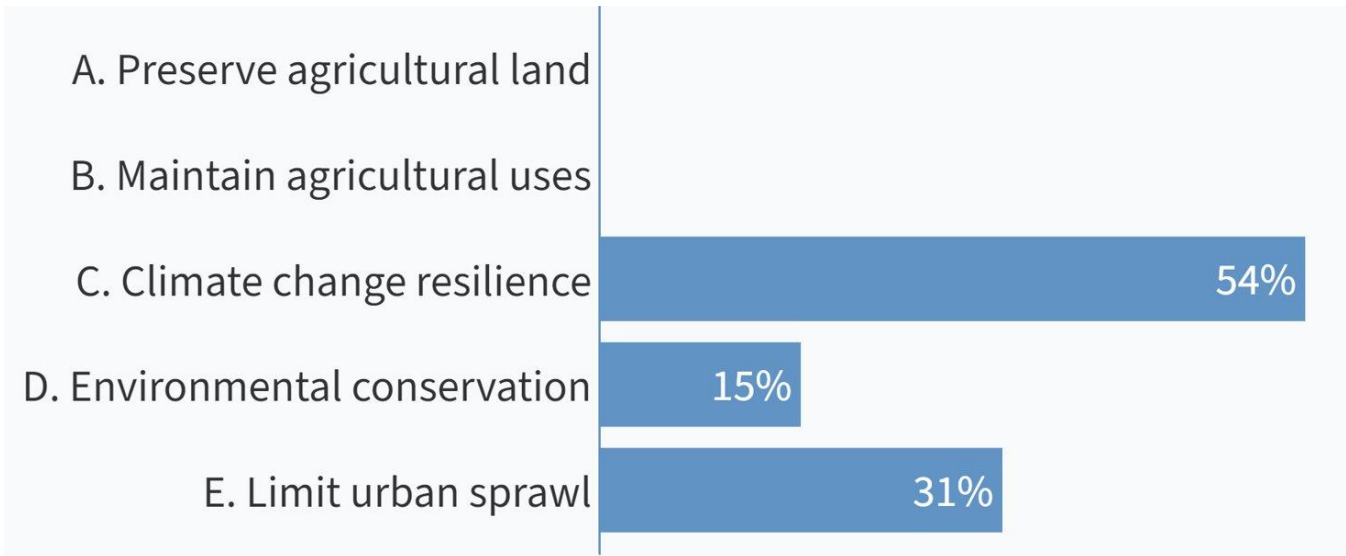
Affordable Accessibility: Vote for the top opportunity



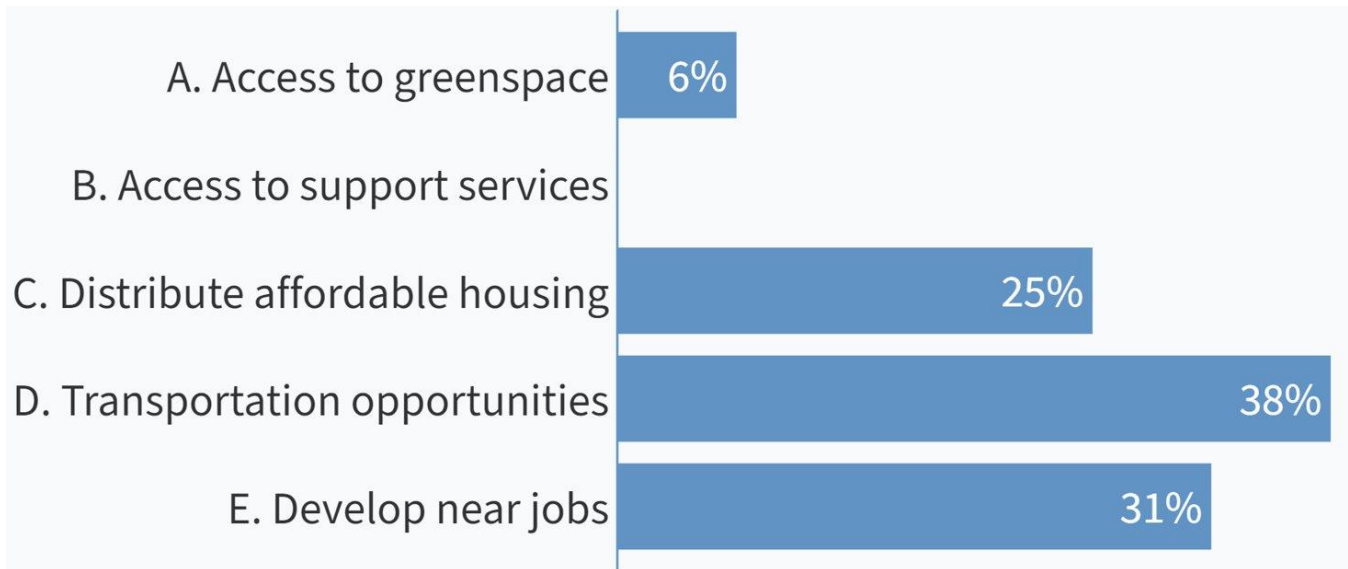
Affordable Supply: Vote for the top opportunity



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 should be near transportation and should be accessible	LAFCO supports more housing within urban land area, including farm worker housing	Curb urban sprawl	Preserve natural lands	Ensure accessibility covers all, not only physical	Use vacant lands for affordable housing	Prioritize tenant protections to align with protections in the TPO	Examine racial and economic segregation – ensure housing is invested in these communities
Accessibility								
Supply	Invest in better infrastructure in Unincorp. SCC (i.e. sidewalks)	Stay away from broad language in HEU. Be specific with outcomes	Rent control protection	Differentiate true urban pockets vs. other Unincorp. Areas. Focus on housing density in urban pockets	Maximize RHNA allocation on Stanford lands	Work with ABAG re: RHNA methodology	Clear list of options tied to TDM. Incentive based strategies	Streamline ADU process through planning and permitting
Environment								
Services	Mixed-use housing	Make ADU's accessible. Consider caregivers	Capitalize on Stanford land to address housing challenges and identify sites	Protection, preservation, and production	Capitalize on funding opportunities to address anti-displacement and PPP	Access to job centers		

Use "raise hand" feature 