

Housing Element Update: Community Workshop #3

Meeting Summary

Subject	County of Santa Clara Housing Element – Community Workshop #3
Date Time	September 7, 2022 6:00pm – 7:30pm
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 gather input from the community on the site selection process and the development of draft strategies and policy goals. Feedback from this meeting will be used to prepare the draft Housing Element Update for a thirty-day comment period prior to submission to the California Department of Housing and Community Development (HCD).

A total of 35 members of the community attended the workshop.

Feedback Summary

Part 1: Draft Policy Goals

The community workshop consisted of two presentation and two discussion segments. During the first portion of the meeting, County staff presented policy goals related to housing production, housing affordability, access to housing, fairness in housing (Affirmatively Furthering Fair Housing), homelessness and climate change. The presentation was followed by a discussion asking participants for feedback on the policy goals and any additions that should be considered.

The following is a summary of feedback received regarding the draft policy goals:

Housing Production

- Prioritize infill development in areas close to jobs and transit to reduce the overreliance on cars
- Avoid the unintended risk of stimulating development in unincorporated areas
- Distribute housing types throughout cities across the county
- Educate homeowners about the need for diverse housing types in their communities to reduce fears of affects to property values and not-in-my-backyard attitudes (NIMBY)

Housing Affordability

- Look at ways to provide more rent stabilization and shallow rent subsidies for older adults who are on fixed income
- Prioritize the development of housing for extremely low-income communities as they experience the highest housing cost burden and are at the highest risk of experiencing homelessness
- Build extremely low-income housing for seniors on fixed incomes facing pressures from rising costs and for people with disabilities and chronic illness
- Create policies to focus on the preservation of existing affordable housing



Fairness to Housing (AFFH)

- Create policies that go beyond AFFH standards to maximize inclusivity in housing

Climate Change

- Include a policy to locate affordable housing on or near public transit lines or near transit stations as a strategy to reduce community emissions
- Protect open natural space to protect food production and natural resources
- Prevention urban sprawl and preservation of farmland

General Feedback

- Add specificity to the policy goals as words like “review” and “consider” are too abstract
- Review the City of Alameda’s Housing Element as it was the first Association of Bay Area Governments Housing Element to be approved by HCD

Part 2: Initial Site Selection

For the second half of the presentation, County staff provided information on proposed site selection including site suitability criteria, considerations for urban and rural settings, and the location of initial sites in Stanford, San Jose, Gilroy and Morgan Hill. The following is a summary of feedback on initial site selection:

- Collaborate with Gilroy and Morgan Hill on density for affordable housing, including urban services
- Provide incentives to increase feasibility for developers to build extremely low-income housing in south county
- Include income brackets intended for housing development in the site selection - test feasibility with developers
- Adhere to long-standing General Plan policies to prioritize development in urban service areas to prevent sprawl and development outside of urban service areas
- Consider plan to annex the urban islands to address Regional Housing Needs Allocation numbers

Screenshots of the notes taken live during the discussion exercise can be found in **Appendix A**.

Next Steps

Feedback collected during this workshop will be used to inform the preparation of the Housing Element Update. The draft Housing Element Update will be released in the fourth quarter of 2022 for a 30-day public comment period prior to submission to HCD. Stay tuned to sccgov.org/housing-element for updates and subscribe for notice of the release of the draft HEU for event updates.



Appendix A: Live Discussion Notetaking

Draft Policy Goals

- Housing Production
- Housing Affordability
- Access to Housing
- Fairness in Housing
- Homelessness
- Climate Change

**What do you like about the proposed policy goals?
Is there anything else we should consider?**

Be more specific in policy goals	Suggest reviewing City of Alameda HEU (Approved)	Climate section: locate affordable housing on/near public transit or near transit stations	Allocate more housing for ELI (with and without disability) (x2)
Provide more rent-stabilized housing for older adults (x2)	Build above and beyond AFFH standards to be more inclusive	Maintain collaboration with agricultural/natural resources goals	Prevent sprawl and preserve farmland

Use "raise hand" feature

- Housing Production
- Housing Affordability
- Access to Housing
- Fairness in Housing
- Homelessness
- Climate Change

**What do you like about the proposed policy goals?
Is there anything else we should consider?**

Prioritize infill areas close to jobs and transit where they don't need to drive.	Rent stabilization, including shallow rent subsidies.	Prioritize ELI development as they are experiencing highest burden and highest risk of displacement	Avoid stimulating unintended development in unincorporated County
Educate homeowners on need for housing across the county			

Use "raise hand" feature



Initial Site Selection



What feedback do you have for the team on site selection?

Collaborate with Gilroy and Morgan Hill on density for affordable housing, including urban services

Provide incentives to increase feasibility for developers to build ELI housing in south county

Include income brackets intended for housing development in the site selection - test feasibility with developers

Adhere to long-standing General Plan policies to prioritize development in urban service areas to prevent sprawl and development outside of urban service areas

Consider plan to annex the urban islands to address RHNA numbers

Use "raise hand" feature

