Interpretation

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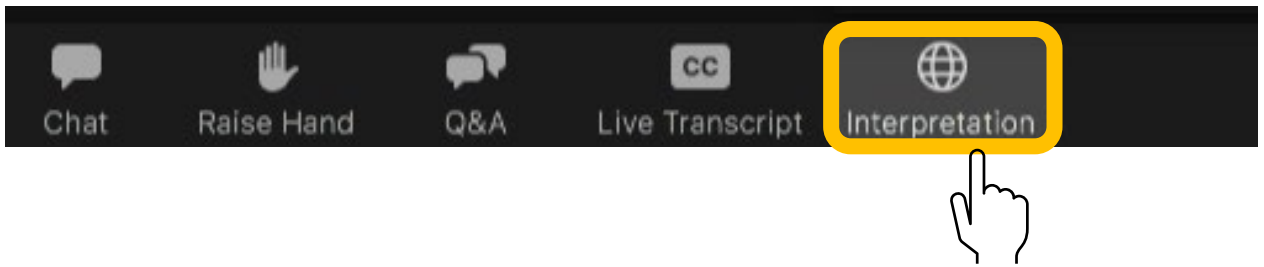


Callers by phone

*6 to mute/unmute
*9 to raise hand

County of Santa Clara
Housing Element Update 2023 – 2031

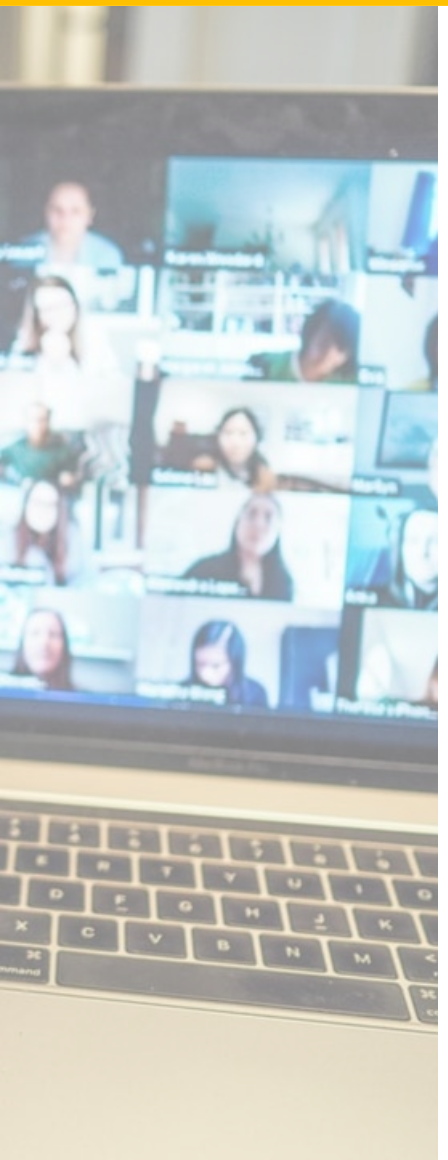
Community Workshop #3

Housing Element Strategies

September 7, 2022
6:00 p.m.

Presenters
Yosef Yip, Facilitator
Bharat Singh, County of Santa Clara, Principal Planner

Welcome



House Keeping

Mute your microphone when not speaking

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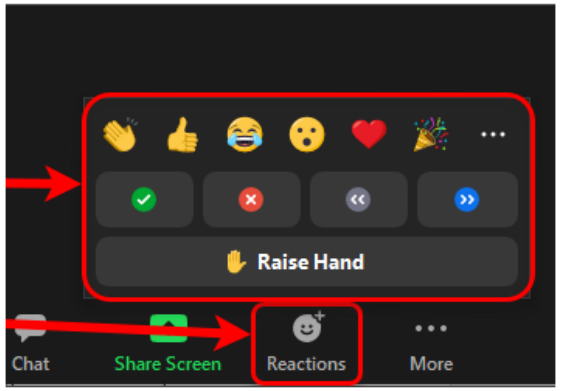
Use the Q&A feature to submit questions / comments



Press raise hand to make a comment during discussion

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Agenda

Objective: Seek input on 2023-2031 Housing Element Update ***refined*** strategies

Part 1 – Proposed strategies and policy goals	*20 min*
• Housing Element Update refresher • Engagement to date • Existing Housing Element strategies • Proposed strategies and policy goals	
Discussion	*30 min*
• What do you like about the proposed policy goals? • Is there anything else we should consider?	
Part 2 – Initial site inventory	*15 min*
Discussion	*20 min*
• What feedback do you have for the team on the initial site selection?	

Timeline

Community Workshops

Q2 2022

Phase 1

Information Gathering

Community Workshops

Q3 2022

Phase 2

Draft Policies

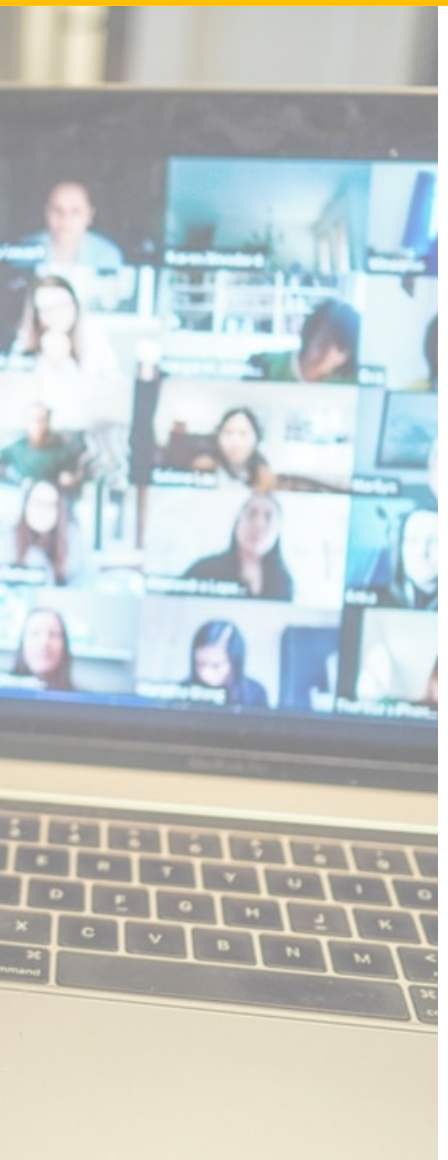
Public Release

Q4 2022

Phase 3

Draft Housing Element Release for 30-Day Public Comment

Engagement to Date



130 **online surveys** completed (ranked top housing issues)

Stakeholder Workshop #1 | July 6
- Discussed housing opportunities and challenges

Community Workshop #1 (Rural Focus) | July 19
- Discussed housing opportunities and challenges in Unincorporated Santa Clara

Community Workshop #2 (Urban Focus) | July 21
- Discussed housing opportunities and challenges in Urban Service Areas

Stakeholder Workshop (Development Focus) | Aug 2
- Discussed challenges and streamlining opportunities in the development process

Stakeholder Workshop #2 | Aug 17
- Discussed updates needed to existing Housing Element Updates to address current housing challenges

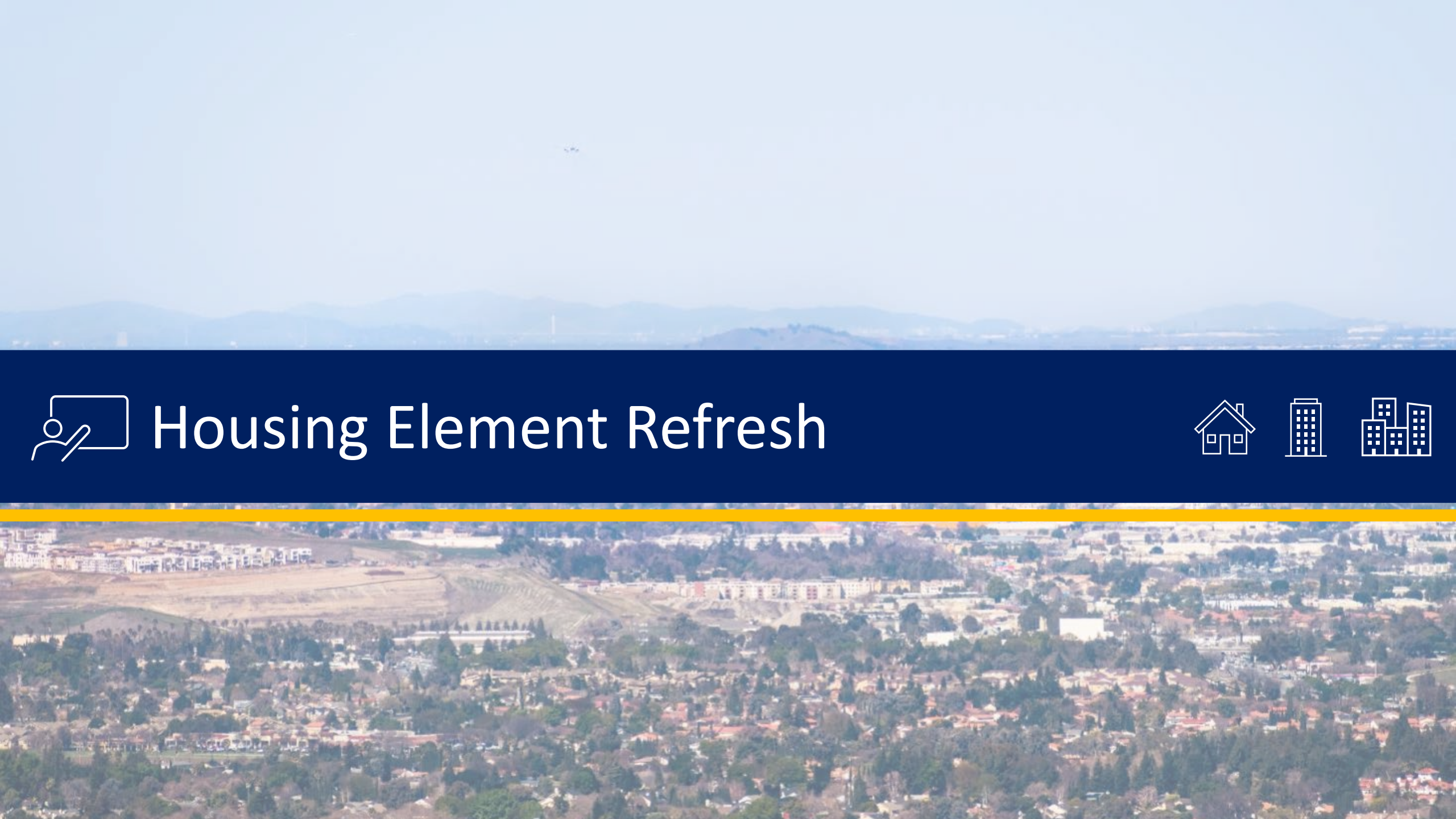
Stakeholder Workshop #3 | Aug 29
- Reviewed and provided input on refined strategies and draft policy goals

Community Workshop #3 | Sep 7
- Review and provide input on refined strategies and draft policy goals

Key Feedback Themes

- Housing Affordability
- Access to Housing
- Housing Production / Supply
- Homelessness
- Services
- Environment & Climate Change
- Equity
- Farmworker Housing

Housing Element Refresh



What is a Housing Element?

- **Mandatory** chapter of the General Plan
- Addresses the **housing needs of the unincorporated areas**
- **Required Components**
  - ✓ Review of Previous Element/Existing Housing Needs
  - ✓ Housing Needs Assessment
  - ✓ Inventory and Analysis of Adequate Sites
  - ✓ Analysis of Potential Governmental and Non-governmental Constraints
  - ✓ Quantified Objectives
  - ✓ **Housing Policies and Programs**

Existing Strategies & Challenges

Housing Element Update Strategies

Existing Strategies

1. Plan for a balanced countywide **housing supply**
2. **Promote cooperation and collaboration** on residential development
3. Provide **financial assistance** for extremely low-income housing
4. Remove unnecessary **barriers** to housing
5. Ensure support for **fair laws** and practices
6. Provide for **Special Needs** Housing
7. Reduce **homelessness** consistent with housing first principles
8. Maintain and expand the supply of **farm worker housing**
9. Conserve the **existing housing** stock

Identified Challenges

1. **Production of Housing**
2. **Housing affordability**
3. **Access to Housing**
4. **Homelessness**
5. **Climate change**

Policy Goals

Housing Production

Strategies

- Plan for a balanced countywide **housing supply**
- **Promote cooperation and collaboration** on residential development

What We've Been Hearing

- Develop housing within existing urbanized areas
- Distribute affordable housing throughout communities
- Incentivize deeply affordable housing development

Proposed Policy Goals

- **Plan for housing development within USAs** not planned for annexation during a RHNA cycle.
- Ensure housing projects contain **an equitable mix of housing type & household income levels**. *

**AFFH: Affirmatively Further Fair Housing goal (HUD)*

Housing Affordability

Strategies

- Plan for a balanced countywide **housing supply**
- Provide **financial assistance** for extremely low-income housing

What We've Been Hearing

- Streamline and incentivize affordable housing development
- Protect those at risk of losing housing
- Expand rent control & rent assistance
- Expand "Just Cause Eviction" policies & tenant right to counsel

Key Existing Policies

- **HG 7: Prioritize lowest income households** in housing assistance programs

Proposed Policy Goals

- Prioritize suitable county-owned surplus lands for affordable housing development.
- **Streamline** of affordable housing **permit process** in areas with high amenities and resources *

**AFFH: Affirmatively Further Fair Housing goal (HUD)*

Access to Housing

Strategies

- Remove unnecessary **barriers to housing**
- Maintain and **expand the supply of farm worker housing**

What We've Been Hearing

- Update the General Plan to allow greater densities
- Farmworker housing for families
- Awareness and incentives for Accessory Dwelling Units (ADUs)

Proposed Policy Goals

- Streamline regulations to encourage the development of **ADU & SB9 Units**.
- Review **Parking standards** for housing near transit
- Streamline & prioritize housing development that includes low-income units.*
- **Provide permanent farmworker housing** by prioritizing and incentivizing it outside of USAs.

**AFFH: Affirmatively Further Fair Housing goal (HUD)*

Fairness in Housing (AFFH)

Strategy

- Ensure support for **fair laws and practices**

What We've Been Hearing

- Housing solutions for people of all ages & stages
- Address housing discrimination and historical injustices
- Improve infrastructure in disinvested communities (e.g., sidewalks, transit)

Proposed Policy Goals

- **Support cities in improving opportunities** within **HUD** identified *Racially/Ethnically Concentrated Areas of Poverty* ***(R/ECAPs)*** *
- Increase **access to opportunity** for residents of historically disinvested low-income communities.* – Example: ***Burbank and Alum Rock/East Foothills***.
- Promote racial integration and reduce displacement by building **affordable housing in high opportunity areas.** *

**AFFH: Affirmatively Further Fair Housing goal (HUD)*

Homelessness

Strategy

- Reduce **homelessness** consistent with housing first principles

What We've Been Hearing

- Prioritize anti-displacement
- Promote privacy and dignity
- Create transitional housing
- Create equal opportunity housing

Key Existing Policies

- **HG 16:** Prioritize provision of transitional & permanent supportive housing
- **HG 18:** Fund organizations & programs on quick intervention to reduce chronic homelessness

Proposed Policy Goals

- **Promote racial equity** in homeless services and permanent housing supportive services. *
- Diversity sensitivity training for service providers.

**AFFH: Affirmatively Further Fair Housing goal (HUD)*

Climate Change

Strategy

- **Plan for Climate Change impacts** on Existing and Future Housing Stock

What We've Been Hearing

- Extreme weather relief (e.g., cooling centers)
- Preserve agricultural land and open space (avoid sprawl)
- Avoid fire and flood zones
- Housing stock climate change resilience

Proposed Policy Goals

- **Promote energy efficiency** in new and existing residential buildings
- **Limit development** of new housing in high climate risk areas (wildfire, floods etc.)
- Facilitate programs & assistance to **upgrade existing housing stock** against extreme weather events.
- Educate property owners in high-risk areas in methods to reduce their risk of an event.

Summary of Policy Goals

- Ensure **housing is planned for in USAs** for each RHNA cycle
- Ensure **all projects have equitable mix of housing type** & household income levels
- **Increase access to opportunity** for residents of historically **disinvested low-income communities**
- Reduce Displacement & Homelessness
- **Promote racial equity in homeless services** and permanent housing supportive services
- Encourage the **production of permanent farmworker housing**
- **Protect** existing and future **housing stock against climate change**

Discussion

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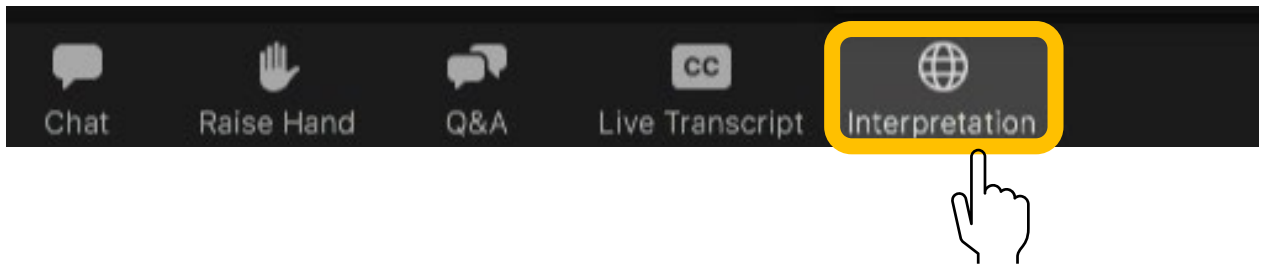

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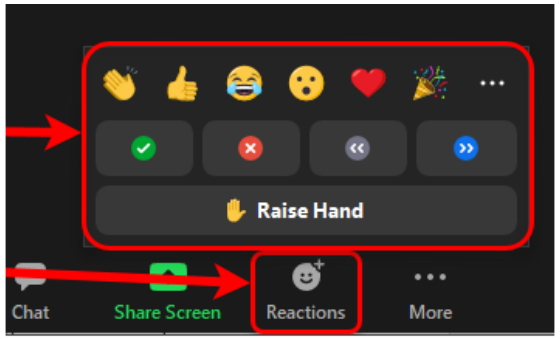

Discussion

- 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

*9

Discussion

- 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, incl uding 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

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Break

Initial Site Inventory

Regional Housing Needs Allocation

- 6th Cycle (2022 –2030) Allocation by **ABAG: 3,125 units**
- 1,128 % increase from last cycle (134% for Bay Area)
- County Appeal unsuccessful

	VERY LOW INCOME (<50% of Area Median Income)	**LOW INCOME** (50-80% of Area Median Income)	**MODERATE INCOME** (80-120% of Area Median Income)	**ABOVE MODERATE INCOME** (>120% of Area Median Income)	**TOTAL**
2015-2022	22	13	214	28	277
2023-2031	**828**	**477**	**508**	**1,312**	**3,125**

Housing Suitability Mapping/ Site Selection

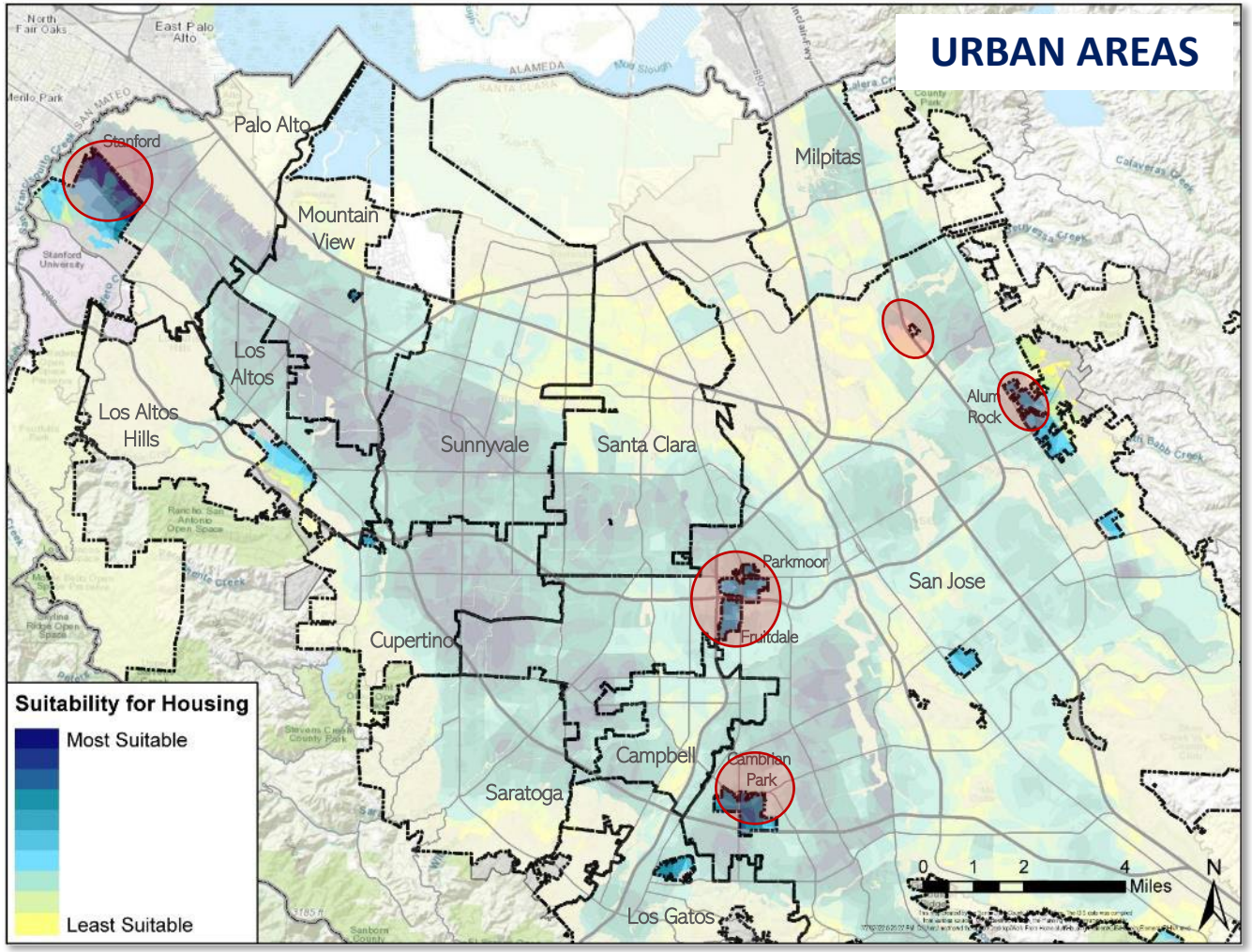
Mapping of Suitable Areas for Housing in Urban Service Areas

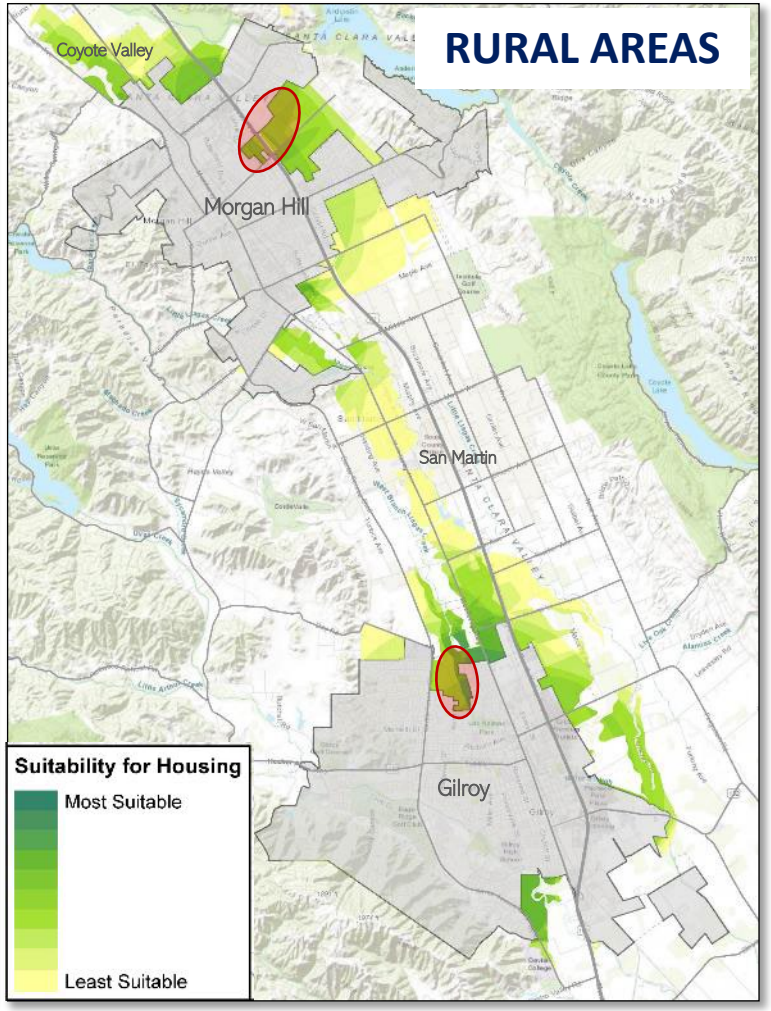
- Used **Spatial Analysis** to **identify suitable areas** for housing
- Housing suitability factors considered include -
  - Affordable Housing Development Tax Credits (CTCAC*) **proximity** categories *(near amenities and services)*
  - CTCAC/HCD **High Opportunity Areas** *(includes demographic data)*
  - **City General Plans** for Urban Service Area (USAs)
  - Areas within or close to City USAs
  - **Climate Risk and Environmental Area Mapping**
  - Environmental Justice and Social Equity factors *(Cal-Enviroscreen 4.0)*

** The California Tax Credit Allocation Committee*

Housing Suitability Mapping/ Site Selection

Mapping of Suitable Areas for Housing in Urban Service Areas





Initial Site Inventory

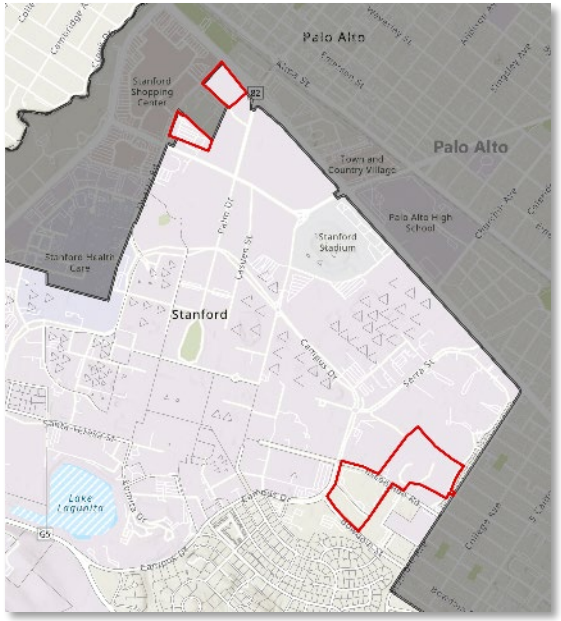
Criteria for Selecting Initial Sites

- **Status of Land** – Vacant/Underdeveloped
- Within or close to **High Opportunity Areas** & amenities
- Proximity **to Transit**
- Not in any **Climate Hazard Zone (wildfire/floods)**
- **Has potential to develop in the next 8 years**
- Cover more than RHNA allocation **to ensure target is met in the next 8 years**

Initial Site Inventory

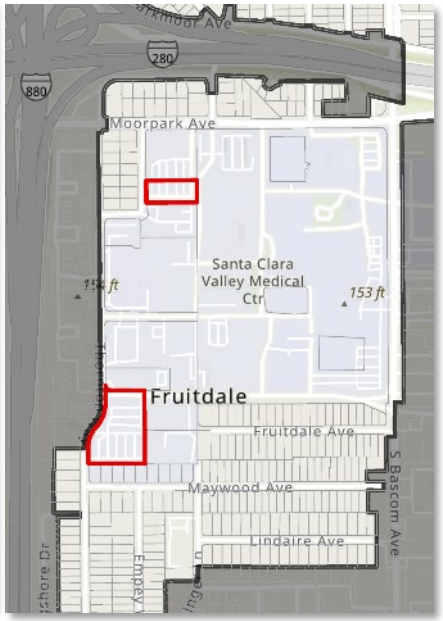
Selected 52 Parcels

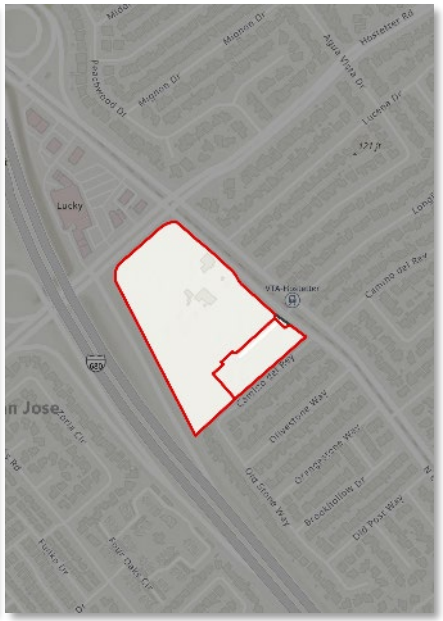
STANFORD
(3 parcels)



1,600 – 2,100 units

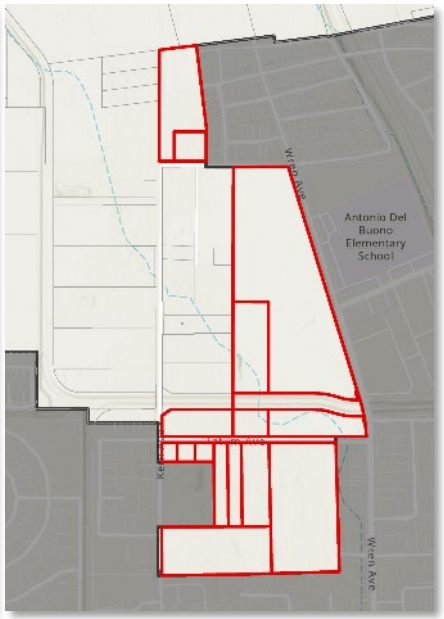
SAN JOSE
(18 parcels)





1,700 – 2,300 units

GILROY
(16 parcels)



290 – 900 units

MORGAN HILL
(14 parcels)

380 – 680 units

Initial Site Inventory

Urban vs Rural Sites

- Housing Element will prioritize building **housing within Urban Service Areas** first
- Sites within **High Opportunity Areas** will be encouraged to have maximum viable **affordable housing units/supportive housing**
- Selection of Rural sites **complementary to City General Plans**
- **Rural sites** will be **conditioned with affordable housing & farmworker housing** requirements.
- Housing Element Update **considering additional requirements** for Housing proposals in Rural areas **to limit impacts (e.g. open space dedication)**

Discussion

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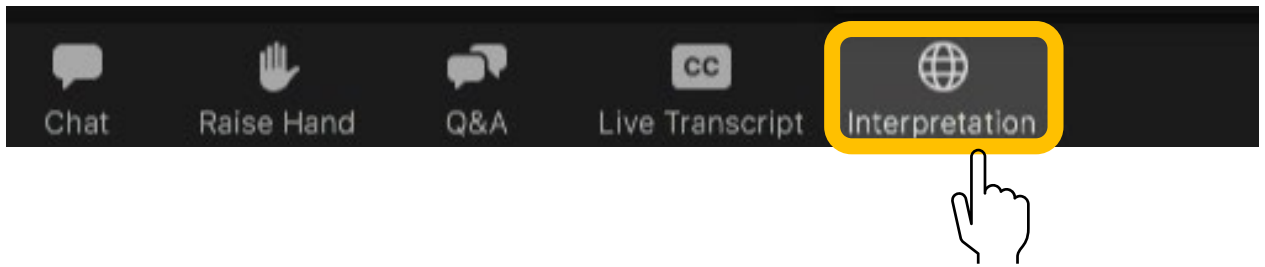

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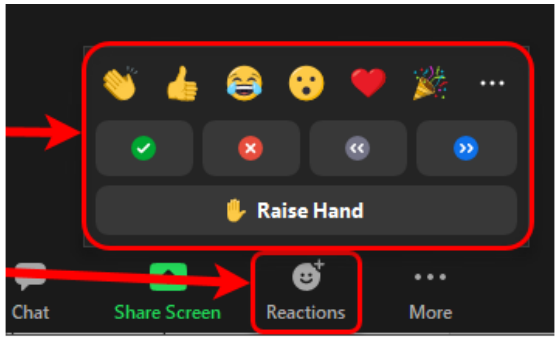

Discussion – Site Selection

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

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Use “raise hand” feature

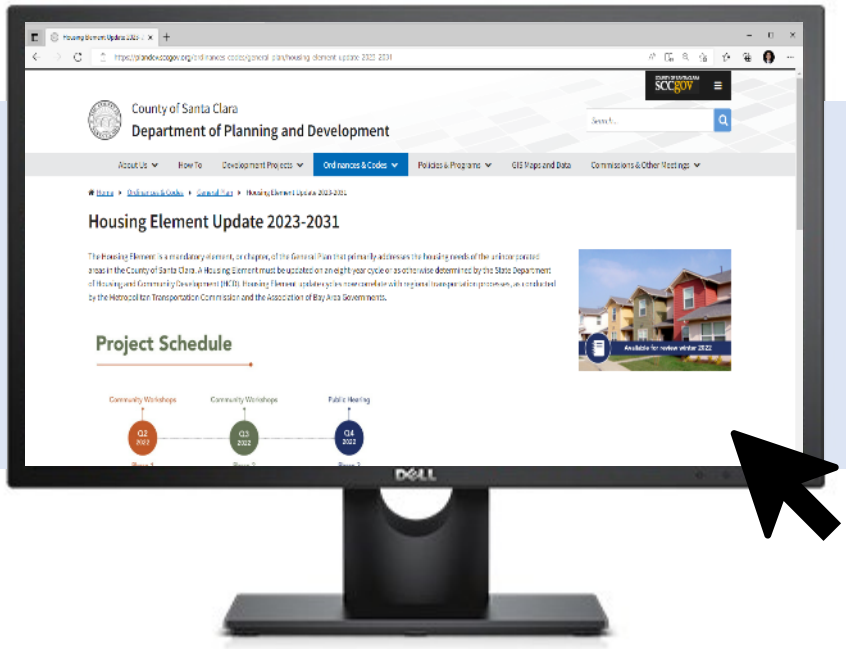
Next Steps

Your feedback will inform the draft policy development

Stay Involved

SCAN ME

sccgov.org/housing-element



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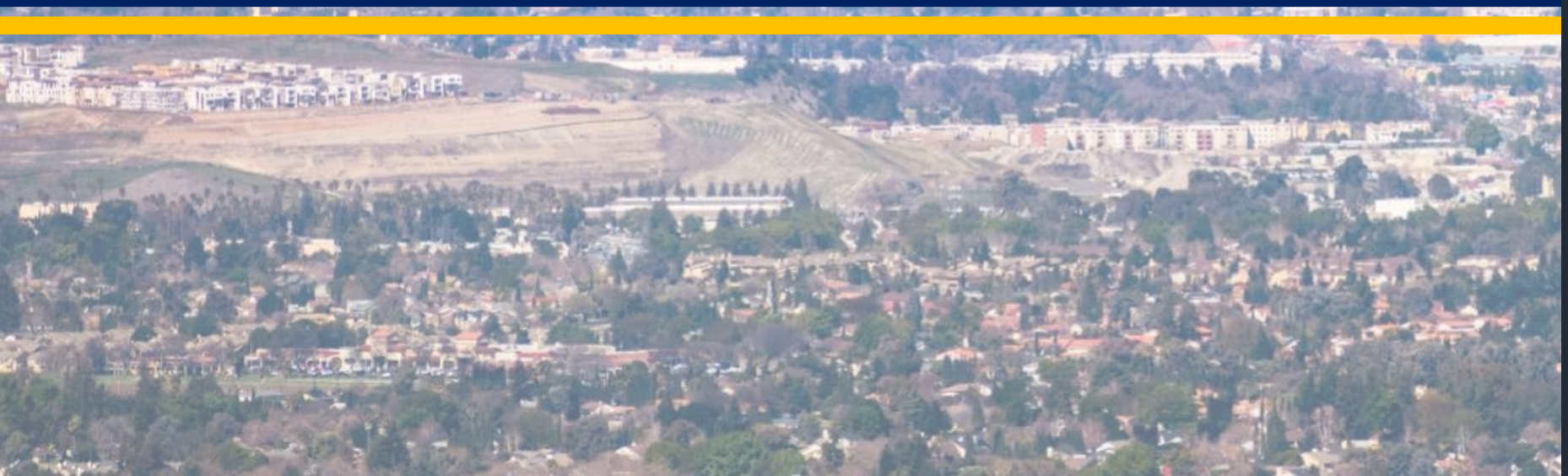

Contact us

Planning2@pln.sccgov.org