Housing Opportunities & Challenges

What should the County's priorities be for the 2023 - 2031 Housing Element Update? Together we'll identify opportunities and challenges to be addressed.

July 6, 2022

Stakeholder Workshop #1 - Breakout room discussion

Breakout Room #1

Housing Challenges

- In rural, not to many options
- Affordability of housing
- existing housing for aging population (hous rich, cash poor)
- How to make SB9, or additional unit development less impactful to area
- USA pockets and how they are incorporated
- maintain existing housing stock, rising costs
- farmworker housing with infrastructure
- protection of farmland and housing issues without infrastucture
- universal design (ADA compliant)
- Rural issues such as water and septic
- LAFCO being adverse to annexations (if city amendable)
- access to services, walkable - feasibility of new housing
- land availability within City spheres of influence (should be infill)
- high cost of construction
- challenges for farmers near housing

Housing Opportunities

- LAFCO and city services
- Stanford campus housing - student housing can relieve pressure
- Urban pockets are opportunities (consistency with annexations)
- streamlined review and approval ADUs (in rural placement association)
- convert existing units to housing - State has grant funding (office, warehouse etc.)
- Explore other USA pockets (Los Altos, Los Gatos, Morgan Hill etc.)
- New Master Plan on Aging (2021), goal housing for all ages and stages
- Northeast San Jose has available land to develop

Top Priorities

1. Land availability
2. Stanford as an Opportunity
3. Infrastructure (water and public sewer)
4. Affordability (re-use of structures, homeless)
5. Strategies for allowing aging in place, growing population

Breakout Room #2

Housing Challenges

- Affordability
- Availability of affordable housing/units
- Access to Section 8 vouchers
- Availble land in urban pockets. Under utilization
- Process barriers
- Permit process
- Access to information on affordable housing
- Water availability in South County
- Development investors outpricing local residents
- Anti-displacement policy of housing
- Preservation of community
- Access of housing close to good jobs
- Cost of building new housing

Housing Opportunities

- Permitting process more efficient
- Proactive Outreach of SB 9 and ADU
- Creating a model/ sample version of ADU to help streamline planning/building process
- Provide a financial inventives for homeowners to build ADU
- Moratorium or policy to prioritize local development
- Incentivize property owners to build along Bascom corridor
- Re-utilize historic building for housing
- Utilization of septic systems for infill properties (San Martin)
- Good development policies for urban core
- Clustering development
- Policy that allows onsite agriculture development

Top Priorities

1. INCENTIVIZE
2. STREAMLINE PERMITTING PROCESS
3. GOOD DEVELOPMENT POLICES IN URBAN CORE
4. ACCESS ON AFFORDABLE HOUSING
5. CLUSTERING DEVELOPMENT

Breakout Room #3

Housing Challenges

- stanford - favorable policies to incentivize housing
- affordability
- builtout neighborhoods
- cost of development
- resistance to development
- Large RHNA
- regulartoy constraints for timing and costs
- getting people housed
- providing services for those in need (disabilities etc.)
- access to housing for former incarcerated
- avoid concentration of housing in poverty, have it spread out
- invest in areas of poverty
- provide pubilc housing
- too low of density. increase density (out not up).
- NIMBY
- condition of housing stock (need habitable housing)
- quality of rental units
- prioritize affordable housing options in unincorporated pockets
- Righting the wrongs of redlining

Housing Opportunities

- streamlinig for CEQA and regulatory (stanford)
- favorable transportation policies (trip based policies)
- opportunities to urban forestry and greening into plans
- incorporate conservation goals into housing element policies (30 by 30)
- tenant right to counsel
- tenant opportunity to purchase act (TOPA & COPA)
- farmworker housing funding opportunties
- education about RHNA that we have to act
- supporting low-income homeowners w. resources to make home modifications (ADUs)
- subsidize ADUs to make them be affordable
- public owned land prioritize 100% deed restricted development
- incentive program bonuses for density law
- more engagment on the allocation process for RHNA
- preferential policy for displaced residences
- strengthen rent stabalization and just cause eviction
- Community plan to end homelessness (document)
- Heading Home Campaign (ending family homelessnes)
- removing barriers for affordbale units within areas of amenaties
- opening up opportunities for homeownership
- Community development corporations for funding opportunities

Top Priorities

1. INCENTIVES
2. HOMELESSNESS
3. AFFORDABILITY
4. LESSENING BARRIERS FOR COMMUNITIES TO OBTAIN HOUSING
5. REGULATORY STREAMLINING TO EXPIDITE AFFORDABLE HOUSING DEVELOPMENT

Others:
Climate resilience

production, preservation and protection for affordable housing

Breakout Room #4

Housing Challenges

- Affordability typically for renters
- Supply of housing (obstacles to get to adequate supply)
- permit timelines, restrictive zoning, parking minimums
- supply of both affordable and general housing
- safety (older housing, older building code era)
- displacement (affordability - priced out)
- Long approval process
- access to transit
- fire in east and west (mountain ranges)
- flooding issues (San Jose)
- mitigation requirements
- Lead exposure in older housing
- Access to amenities (especially rural areas)
- Proximity to grocery stores / places of work
- High Cost of Construction
- Islands of settlement getting incorporated into the County
- High cost of construction (may lead to cutting corners)
- Community influence affecting outcomes of housing development (and dense development)
- Racism, red-lining (housing discrimination)

Housing Opportunities

- Parking reform (City of San Jose) - County adoption
- Elimination of parking minimums based on prox. to transit (lowers cost of development)
- Targeted up-zoning (higher density in urban islands and near major roads and transit stops)
- streamline permitting
- streamline permit - prioritization (based on affordability)
- Agencies and cities working on active transit and trail plans (focus development on these areas where multimodal opportunities exist)
- amenities (greenspace park space)
- Generalized delay in permit process - may be able to explore with consultation
- Internal review and/or consultation process with developers
- Retrofit program (incentives for property owners)
- Reduce public hearings
- Clear wording - around design standards
- Less discretionary language in policy (leads to timeline issue and less density of development)
- Address threat of suburban sprawl - prevent development of single family in homes in open space and concentrate development in urban areas (infill)
- Collaborate with the climate action plan (Office of Sustainability) - internal coordination
- Supply of air filters to residents affected by wildfire smoke + other air quality issues
- Continue to work with partners to ensure access to shelters (cooling centers)
- education on water availability - where water comes from, how much we have, how it affects development
- new development can be more efficient in use of water (retrofits can be helpful)

Top Priorities

1. Streamlining permit process (maintaining acknowledgement of supply issues as the driver)
2. Understand barriers to getting housing built - policies in place to remove those barriers (Look to San Mateo process - meeting with developers for and non-profit) - identification of pain points).
3. Climate change (prioritizing vulnerable communities), alternate forms of transportation, development with respect for resources
4. Encouraging / Incentivizing infill development (Density bonuses, reduced review)
5. Increasing access, more broadly to affordable housing for residents of every race / income