County of Santa Clara
Housing Element Update 2023 – 2031

Stakeholder Workshop #1

Presenters
Yosef Yip, Facilitator
Bharat Singh, County of Santa Clara, Principal Planner
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July 6, 2022

Welcome

Purpose

- **Context:** Introduce the Housing Element Update to key stakeholders

- **Discussion:** Receive input on housing challenges and opportunities in the County

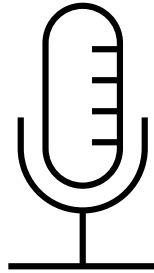- Encourage participation in the engagement process

Agenda

- Introductions

- Basics of Housing Element
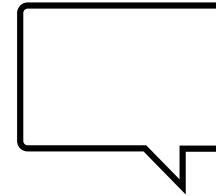
- Discussion

- Next Steps

Welcome

House Keeping

Mute your microphone when not speaking

Use the Chat or Q&A feature to submit questions / comments

Timeline

Community Workshops

Q2 2022

Phase 1

Information Gathering

Community Workshops

Q3 2022

Phase 2

Draft Policies

Public Hearing

Q4 2022

Phase 3

Introductions

Poll Everywhere

Scan Me

Join by Web

1. Go to **PollEv.com**
2. Enter **INPUT**
3. Respond to activity

What organization do you represent?

- Santa Clara DPD
- Stanford
- SV Leadership Group
- Green Foothills
- LUNA
- Rebuilding Together Silicon Valley
- Greenbelt Alliance
- SCC Public Health
- SCC Planning Commission
- SCV Open Space Authority
- OSH
- YIMBY
- BOS District 1

What is the top housing issue that should be addressed in the Housing Element?

Basics of Housing Element

What is a Housing Element?

- **Mandatory** chapter of the General Plan

- Addresses the **housing needs of the unincorporated areas** of the County

- Identifies the housing needs over an 8-year period for **various communities***:
  - Extremely Low Income: $50,550
  - Very Low Income: $84,250
  - Low Income: $131,750
  - Median Income: $168,500
  - Moderate Income: $202,200

- Includes analysis of the **resources** available to meet housing needs

- Establishes **Goals, Strategies** and **Policies** to meet the housing needs

- Updated on an **8-year cycle** as determined by the State Department of Housing and Community Development (HCD)

Based on 4 persons per household

What is a Housing Element?

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**

Demographics, Housing Trends, Existing Planning Efforts

Urban Service Areas vs Rural Area Planning

- **USA** - provide services to new development (sewer, water, emergency response).
    - *Can accommodate high intensity development*

- **Rural Areas -** do not have access to the same services (septic, well, County emergency response).
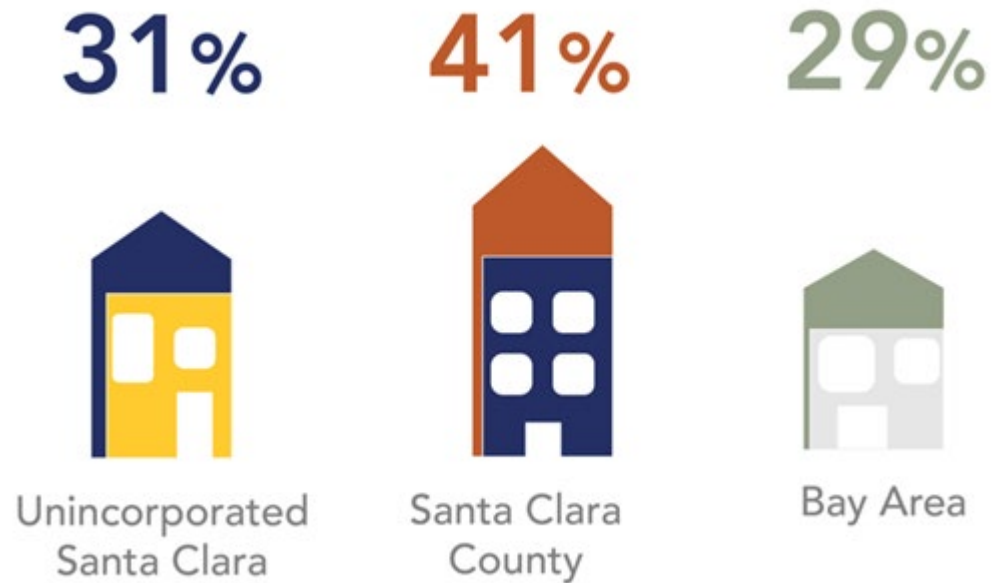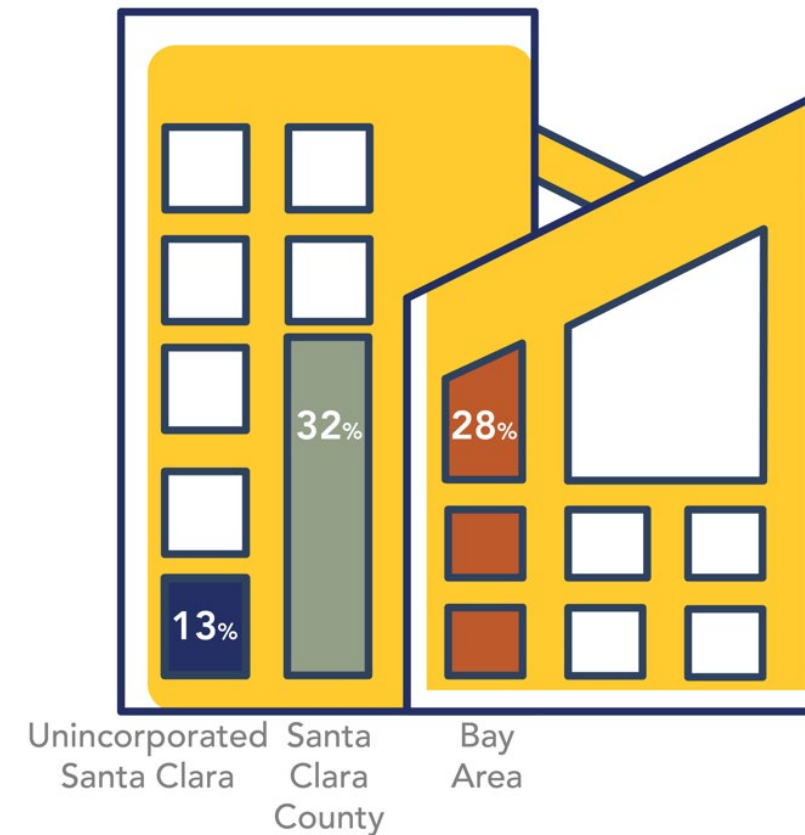   - *Cannot accommodate high intensity development*
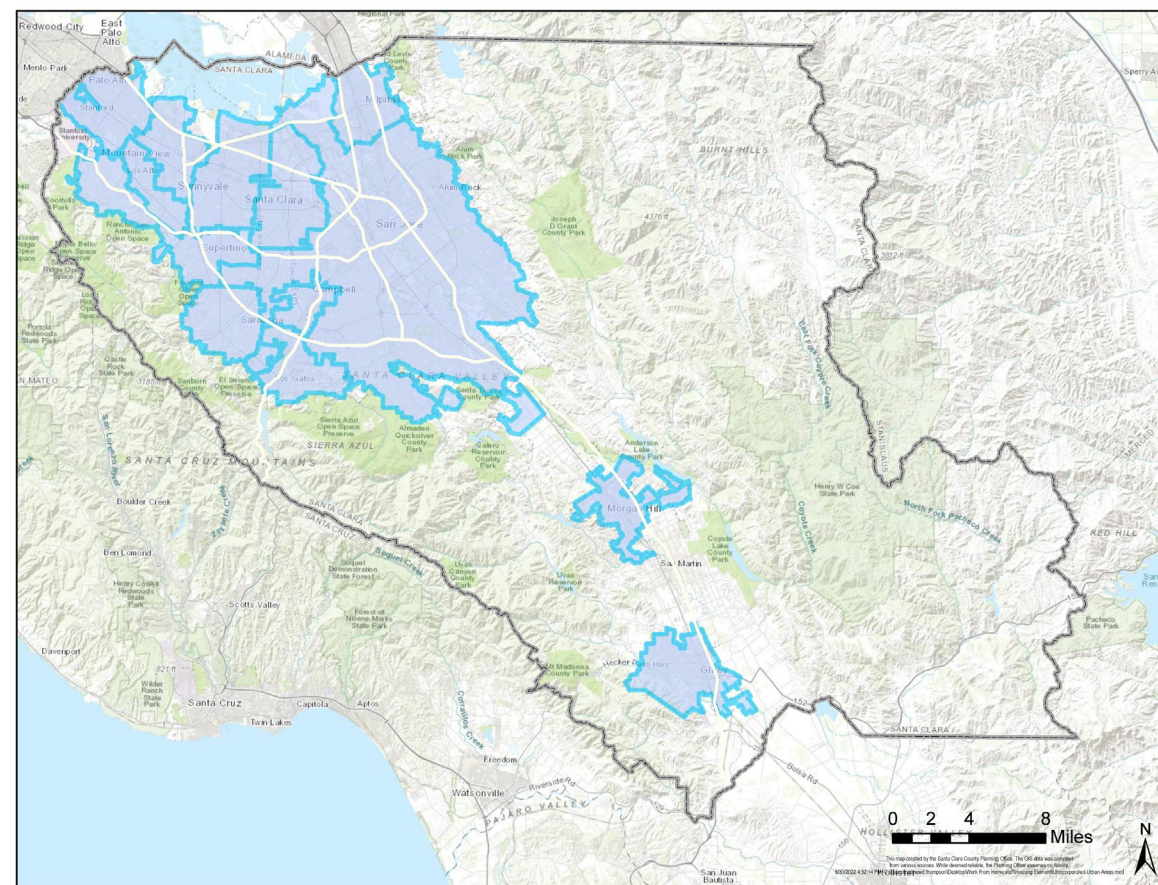
County Profile

Zillow Home Value Growth (2015 – 2020)

31% Unincorporated Santa Clara

41% Santa Clara County

29% Bay Area

Median Growth in Rent Costs (2015 – 2019)

13% Unincorporated Santa Clara

32% Santa Clara County

28% Bay Area

County Profile

Household Average Median Income
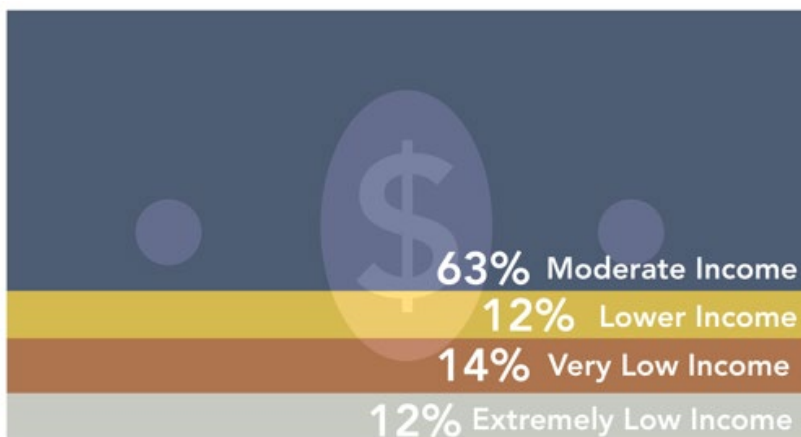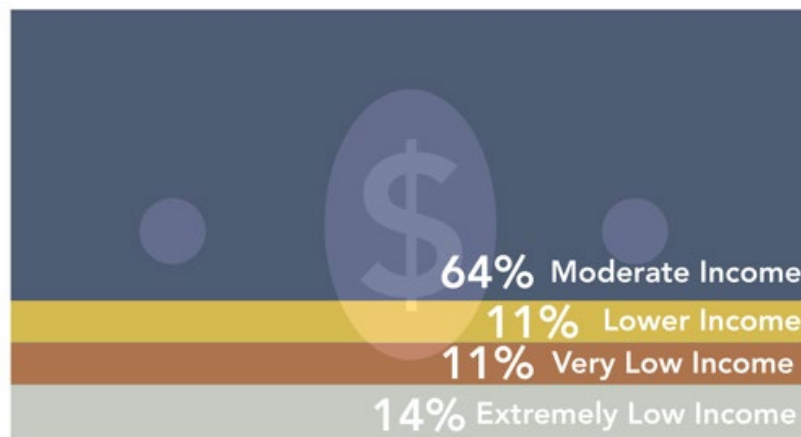
Unincorporated Santa Clara	Santa Clara County	Bay Area
63% Moderate Income	64% Moderate Income	61% Moderate Income
12% Lower Income	11% Lower Income	13% Lower Income
14% Very Low Income	11% Very Low Income	11% Very Low Income
12% Extremely Low Income	14% Extremely Low Income	15% Extremely Low Income
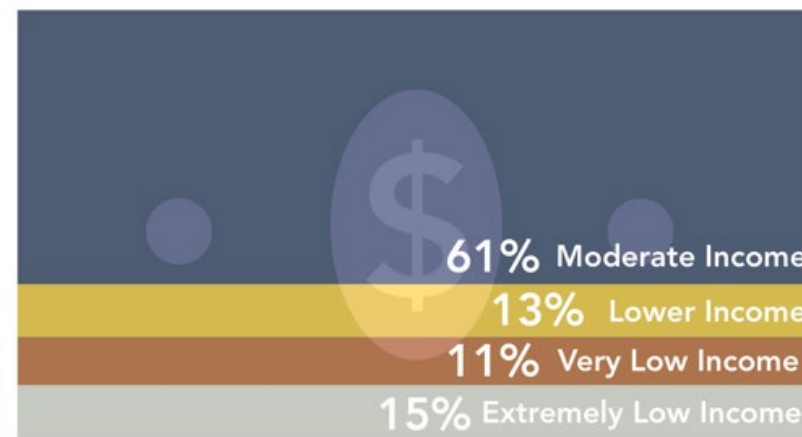
Housing element 2015-2022

Nine Strategies in the 2015-2022 County Housing Element

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

Housing element 2015-2022

Programs and Accomplishments

Measure A Housing programs
- Nov 2016 - $950 million affordable housing bond
- Provides affordable housing for vulnerable populations
- Creation and/or preservation of approximately 4,800 affordable housing units

Policies/Ordinance Updates
- Farmworker Housing streamline permitting process for small scale agricultural employee housing.
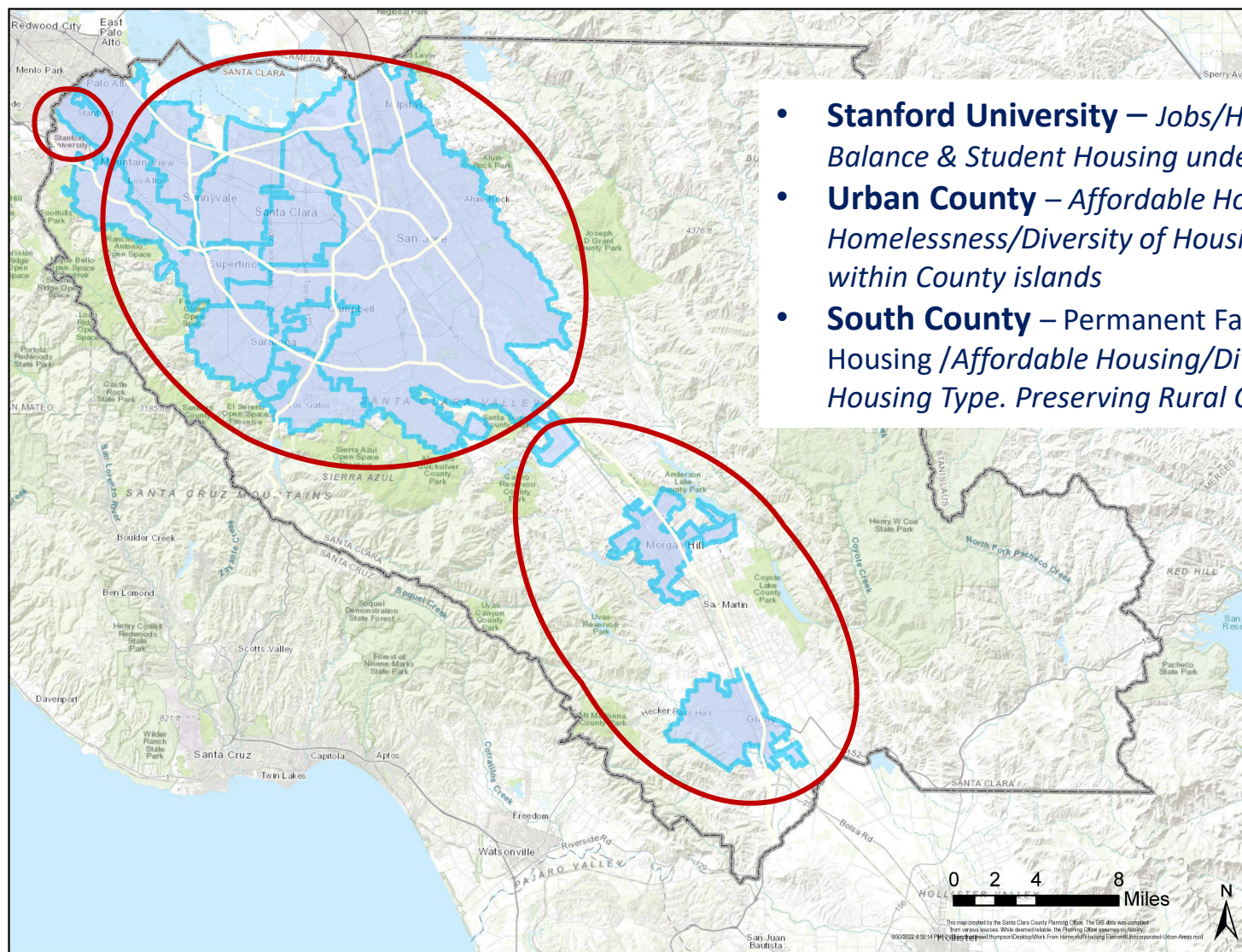
ADU Ordinance
- State Legislation to remove restrictive ADU requirements
- Allow for Junior ADUs
- Provision for movable tiny homes

Inclusionary Housing Ordinance
- 16% affordability requirement for development of 3 or more market-rate residential units.
- Affordable units can be built on-site or off-site

- **Stanford University** – *Jobs/Housing Balance & Student Housing under SCP*
- **Urban County** – *Affordable Housing/ Homelessness/Diversity of Housing Type within County islands*
- **South County** – Permanent Farmworker Housing /*Affordable Housing/Diversity of Housing Type. Preserving Rural Character*

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

- Working on alternatives

	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**

What We're Hearing

What are the most important housing related issues you would like to see addressed in the Housing Element?

Respondents to date: 43

1. Affordability of Housing

2. Access to Housing

3. Access to Services

4. Fire Safety and Climate

5. Diversity in Choices

6. Urban Sprawl

What We're Hearing

Any other Housing Issue that isn't listed in the previous question?

- Clarity and **regulatory streamlining** for housing development

- Consideration of **water resources**

- Housing for **seniors and people with disabilities**

- **Mental health and addiction** support services

- **Anti-displacement** policy

- Outreach and inclusion of **diverse communities**

- Housing for those in **encampments**

- **Airbnb** regulation

- Transportation options and **bike-friendly roads**

- Maintain **RR zoning** in unincorporated areas

Break

Rural and Urban Housing Needs

- What are the **top housing challenges** facing the County?

- What **opportunities** are available to the County to support housing needs?

Using Mural tool to solicit participant responses

Next Steps

Your feedback will inform the draft policy development

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Draft Policies

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Phase 3

UPCOMING MEETINGS

Community Workshop #1 (Rural Focus) – July 19
Community Workshop #2 (Urban Focus) – July 21

Stakeholder Meeting #1 (TODAY)
Stakeholder Meeting #2 - August 2
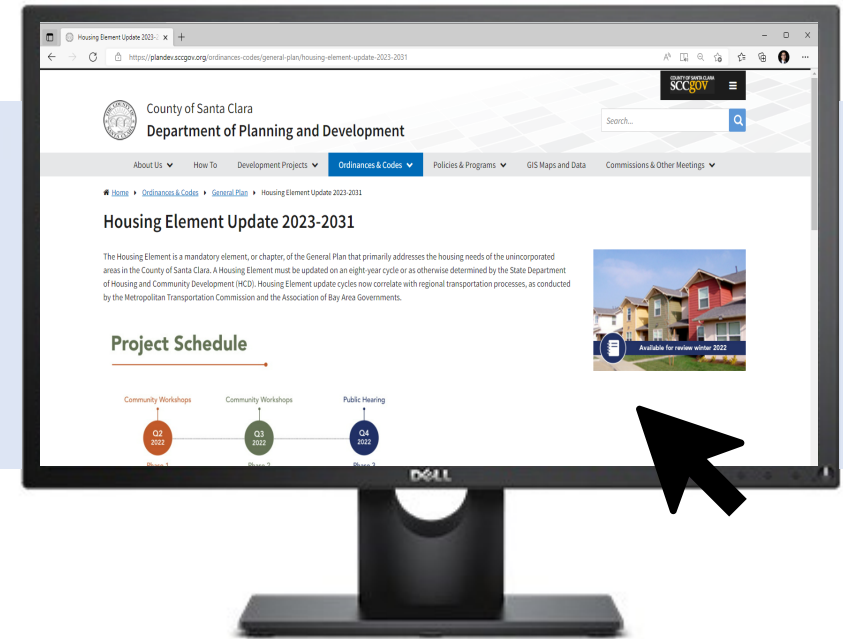- Validate the vision and goals and collect input

Stay Involved

SCAN ME

sccgov.org/housing-element

THANK YOU!

Contact us

Planning2@pln.sccgov.org