Housing Element Update: Stakeholder Workshop #3
Meeting Summary

Subject	County of Santa Clara Housing Element – Stakeholder Workshop #3
Date | Time	August 29, 2022 | 10:00am – 11:30am
Location	Virtual
Details	Visit the project website for the meeting recording and slide deck

Workshop Purpose

The County of Santa Clara (County) invited stakeholders to a third workshop in support of the 2023-2031 Housing Element Update. The meeting presented new and updated Housing Element strategies based on input from the previous Stakeholder and Community Workshops. The purpose of the meeting was to seek feedback on refined and proposed policies to address each of the broader housing challenges. Feedback received during this workshop will help confirm and validate new/updated policies for the 2023-2031 Housing Element cycle.

Attendance

Representatives from various stakeholder interest groups representing developers, advocates, county departments and other organizations were invited to attend the workshop. A total of 32 participants attended the meeting representing the following organizations, groups or county departments:

- Boys & Girls Club of Silicon Valley
- CARAS
- City of Morgan Hill
- City of Santa Clara
- County of Santa Clara Agricultural Division
- County of Santa Clara Department of Aging and Adult Services
- County of Santa Clara Department of Planning

- County of Santa Clara Department of Public Health
- County of Santa Clara Office of County Counsel
- County of Santa Clara Office of Supportive housing
- County of Santa Clara Office of Sustainability
- Eden Housing
- Gilroy Dispatch
- Gilroy Historical Society

- Law Foundation of Silicon Valley
- MidPen Housing
- Ruggeri-Jensen-Azar
- San Antonio Hills Homeowners' Association
- Santa Clara LAFCO
- Santa Clara Valley Open Space Authority
- Silicon Valley at Home (SV@Home)
- South Bay YIMBY
- Stanford University

Feedback Summary

The County of Santa Clara provided a presentation systematically outlining strategies related to six housing challenges to be addressed by the Housing Element Update:

1. Housing Production
2. Housing Affordability
3. Access to Housing
4. Fairness in Housing (Affirmatively Furthering Fair Housing)
5. Homelessness
6. Climate Change

In addition to the identified strategies, the County team provided existing policies and proposed policy goals for participant consideration. In between each of the six challenge areas, participants were asked to provide feedback to determine priorities and what additional policies should be included in the Housing Element Update. Participants were asked the following questions:

- What should the focus be under these goals?
- What is missing that we should consider?

The following is a thematic summary of feedback received about the proposed policies tied to each challenge area. A picture of the live notetaking captured during discussion can be found in **Appendix A**. The full presentation and recording can be found on the project website.

1. Challenge: Housing Production

Strategies
- Plan for a balanced countywide housing supply.   - Promote cooperation and collaboration on residential 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. Plan new housing near transit & prioritize building active transportation infrastructure in existing neighborhoods.

Participant Feedback
- Consider how development will occur within Urban Service Areas given General Plan and Local Agency Formation Commission (LAFCO) policies
- Streamline the housing approval process in addition to streamlining policies
- Include more non-government organizations (e.g., affordable housing developers) in collaboration for residential development
- In addition to planning development in proximity of existing transportation services, coordinate with the Santa Clara Valley Transit Authority (VTA) to plan for transit network expansion in growing communities where development is approved and proposed
  - Attempting to build affordable housing that does not have existing access to transit can act as a barrier to project financing
- Collaborate with VTA to expand services to South County
- Ensure the financial feasibility of desired development
- Create specific policies and programs to ensure robust affordable housing development for low-income populations on Stanford lands, especially near transit. These policies/program can be in the form of land dedication, zoning overlays, rezoning, specific percentage of affordable housing dedications, and/or funding structures to make development viable

2. **Challenge: Housing Affordability**

Strategies
• Plan for a balanced countywide housing supply. • Provide financial assistance for extremely low-income housing.
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.

Participant Feedback
- Prioritize tenant protections for tenants already in affordable units with policies such as a Tenant Protection Ordinance and Fair Chance at Housing Ordinance
- Supportive programs and services are needed in proximity to extremely low-income housing like case management services
- Prioritize extremely low-income housing to boost opportunities for extremely low-income populations
- Reduced regulation on affordable housing to incentivize development (i.e. higher height, higher floor area ratio)
- Avoid development in Morgan Hill and Gilroy areas outside Urban Service Areas (USAs) as it may set a dangerous precedent for overdevelopment

3. **Access to Housing**

Strategies
• Remove unnecessary barriers to housing. • Maintain and expand the supply of farm worker housing.
Proposed Policy Goals
• Streamline & prioritize housing development that includes low-income units. • Provide permanent farmworker housing by prioritizing and incentivizing it outside of USAs.

Participant Feedback
- Prioritize agricultural workers' housing through streamlined approvals
- Consider subsidy programs to encourage low-income ADU development
- Collaborate with Water Districts to create policies and ordinances to support farmworker housing due to the reliance on existing wells and septic systems
- Provide farmworker housing that accommodates both families and single occupants

4. **Challenge: Fairness in Housing (AFFH)**

Strategies
• Ensure support for fair laws and practices.
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.   o Example: Burbank and Alum Rock/East Foothills.   • Promote racial/ethnic integration and reduce displacement by increasing the supply of affordable housing in high opportunity areas, areas with ongoing and risk of displacement.

Participant Feedback
- Offer fair housing and housing law workshops to areas with concentrated areas of poverty to provide education and awareness to residents for where to access resources
- Create a rent registry that serves as a database of rent costs in unincorporated Santa Clara County to determine which communities may be more at risk of displacement
- Create policies to support formally incarcerated persons and undocumented immigrants

5. **Challenge: Homeless**

Strategies
• Reduce homelessness consistent with housing first principles.
Proposed Policy Goals
• Promote racial equity in homeless services and permanent housing supportive services.   • Diversity sensitivity training for service providers.

Participant Feedback
- Consider a case management approach as a key protective measure to address chronic homelessness
- Support housing for reentry clients (those returning to housing after experiencing homelessness, addiction treatment or incarceration)
- Integrate policies from the Community Plan to End Homelessness

6. **Challenge: Climate Change**

Strategies
• Plan for Climate Change impacts on Existing and Future Housing Stock.
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.

Participant Feedback
- Promote energy efficiency in new and existing residential buildings in order to reduce energy costs, provide quality and resiliency housing, improve building comfort, and reduce greenhouse gas emissions
- Incorporate air conditioning or other measures in new housing to help adapt to extreme heat
- Create local energy and green building standards for new residential construction, renovations, and existing buildings
- Address climate justice, prioritize low-income and Black, Indigenous and People of Color (BIPOC) communities for upgrades, risk reduction, adaptions etc.
- Provide community services/trainings and workshops to communities that focus on climate vulnerabilities and where to seek services and resources
- Consider streamline permitting for Electric Vehicles, solar and other green energy initiatives

Next Steps

Feedback collected during this meeting will inform refinements to the draft policies for the Housing Element Update.

Further engagement will occur at the third Community Workshop scheduled for September 7th, 2022.

Appendix A: Discussion Notetaking

Housing Production

🎯 **Strategies**
- Plan for a balanced countywide **housing supply**
- **Promote cooperation and collaboration** on residential 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**. *

- Plan new housing near transit & prioritize building active transportation infrastructure in existing neighborhoods.

*AFFH: Affirmatively Further Fair Housing goal (HUD)

💬 **What should the focus be under these goals? What is missing that we should consider?**

Consider how development will occur within USAs given General Plan and LAFCO policies	Streamline housing approval process	Include more non-gov org in collaboration
Collaborate with VTA re: active transportation (esp. future plans in unincorporated areas)	Ensure the financial feasibility of desired development	Create specific policies and programs to ensure robust affordable housing development for low-incomes on Stanford lands, esp. near transit. These policies/program can be in the form of land dedication, zoning overlays, rezoning, specific % of affordable housing dedications, and/or funding structures to make development viable

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Housing Affordability

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

🎯 **Key Existing Policies**

- **HG 6:** Local funds to target households under **30% of county AMI** & special needs populations.
- **HG 7: Prioritize ELI 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)

💬 **What should the focus be under these goals? What is missing that we should consider?**

Ag workers' housing streamlining and approvals	Prioritize tenant protection in collab with OSH	ELI: Add program services, like case management services/hub
Prioritize ELI housing	Reduced regulation on affordable housing (i.e. higher height, higher FAR)	.

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Access to Housing

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

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)

What should the focus be under these goals? What is missing that we should consider?

Consider subsidy programs to encourage lower-income ADU developments	RE: Farm worker housing. Collab. with Water District policies/ ordinances	In addition to ADUs, consider streamline permitting for EVs, solar etc.
Provide farmworker housing that accommodates families and single occupants	.	.

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Fairness in Housing (AFFH)

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

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/ethnic integration and reduce displacement by increasing the supply of **affordable housing in high opportunity areas**, areas with ongoing and risk of displacement*

AFFH: Affirmatively Further Fair Housing goal (HUD)

What should the focus be under these goals? What is missing that we should consider?

Offer fair housing and housing law workshops that have concentrated areas of poverty. Bring awareness, education and where to seek resources	Rent registry	Policy to support formally incarcerated and undocumented immigrants
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Homelessness

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

Key Existing Policies
- **HG 16:** Prioritize provision of transitional & permanent supportive housing
- **HG 17:** Needs of the chronic homeless to be met with 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)

What should the focus be under these goals? What is missing that we should consider?

- Consider Case Management approach. Support chronic homeless housing participants
- Support housing for reentry clients
- Integrate policies from the Community Plan to End Homelessness
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Climate Change

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

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.

What should the focus be under these goals? What is missing that we should consider?

- Promote energy efficiency in new and existing residential buildings in order to reduce energy costs, provide quality and resiliency housing, improve building comfort, and reduce greenhouse gas emissions
- Incorporate AC or other measures in new housing to help adapt to extreme heat
- Create local energy and green building standards for new residential construction, renovations, and existing buildings
- Address climate justice, prioritize low-income and BIPOC communities for upgrades, risk reduction, adaptions etc.
- Provide community services/trainings and workshops to communities that focus on climate vulnerabilities and where to seek services and resources
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