



County of Santa Clara
Housing Element Update 2023 – 2031



Stakeholder Workshop #3

Refined Housing Element Strategies

August 29, 2022
10:00 a.m.

Presenters

Yosef Yip, Facilitator

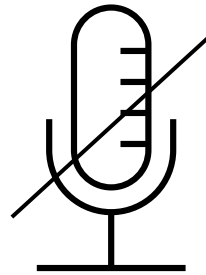
Bharat Singh, County of Santa Clara, Principal Planner



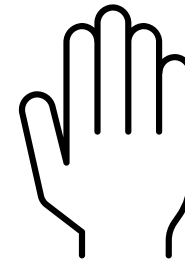
Welcome



House Keeping



Mute your
microphone when
not speaking



Use the “raise
hand” feature
during breakout
discussions



Welcome



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

Agenda

Presentation & Discussion

- Housing Element Update refresher
- Existing Housing Strategies
- Updated/New Strategies and Policies
 - *Discussion questions:*
What should the focus be under the goals?
What is missing that we should consider?



Timeline



Community Workshops



Phase 1

Information
Gathering

Community Workshops



Phase 2

Draft Policies



Public Release



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

- 29 attendees
- Discussed housing opportunities and challenges



Community Workshop #1 (Rural Focus) | July 19

- 32 attendees
- Discussed housing opportunities and challenges in Unincorporated Santa Clara



Community Workshop #2 (Urban Focus) | July 21

- 30 attendees
- Discussed housing opportunities and challenges in Urban Service Areas



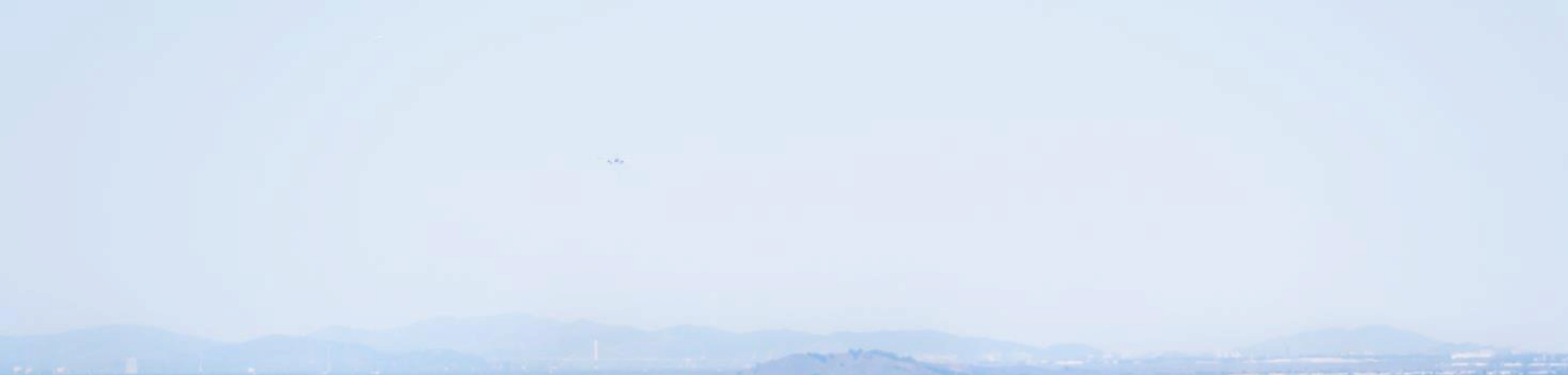
Stakeholder Workshop (Development Focus) | Aug 2

- 29 attendees
- Discussed challenges and streamlining opportunities in the development process

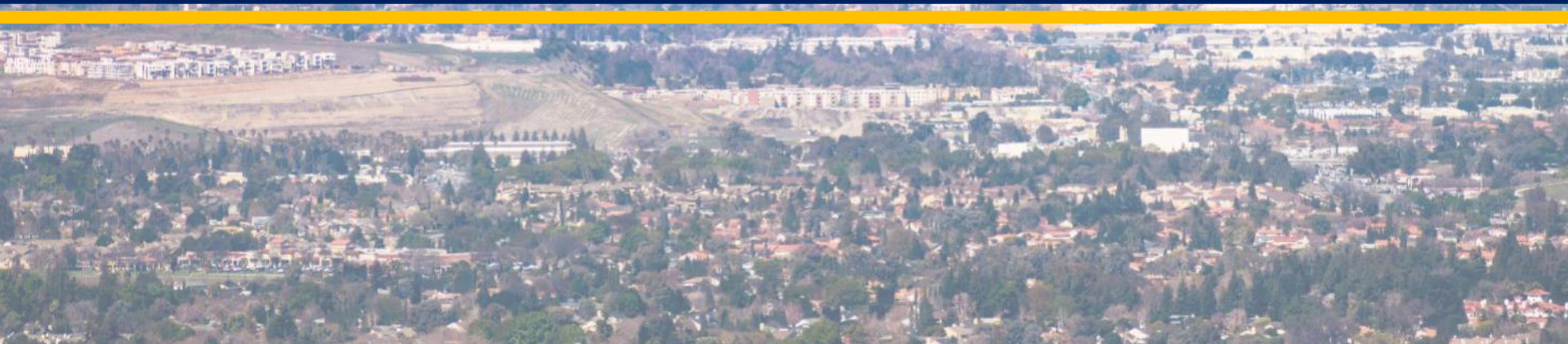


Stakeholder Workshop #2 | Aug 17

- Over 30 attendees
- Discussed updates needed to existing Housing Element Updates to address current housing challenges



Housing Element Basics

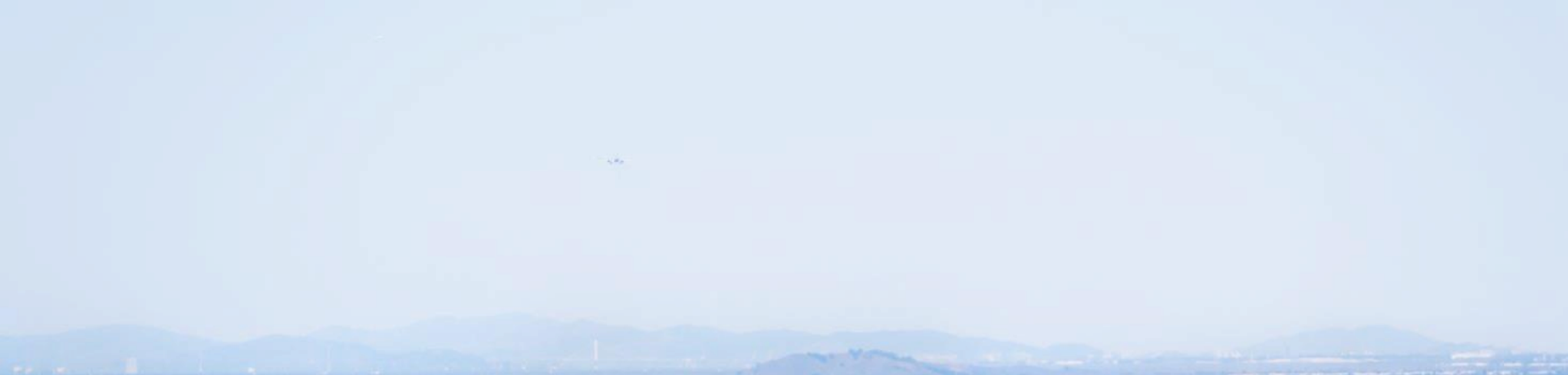




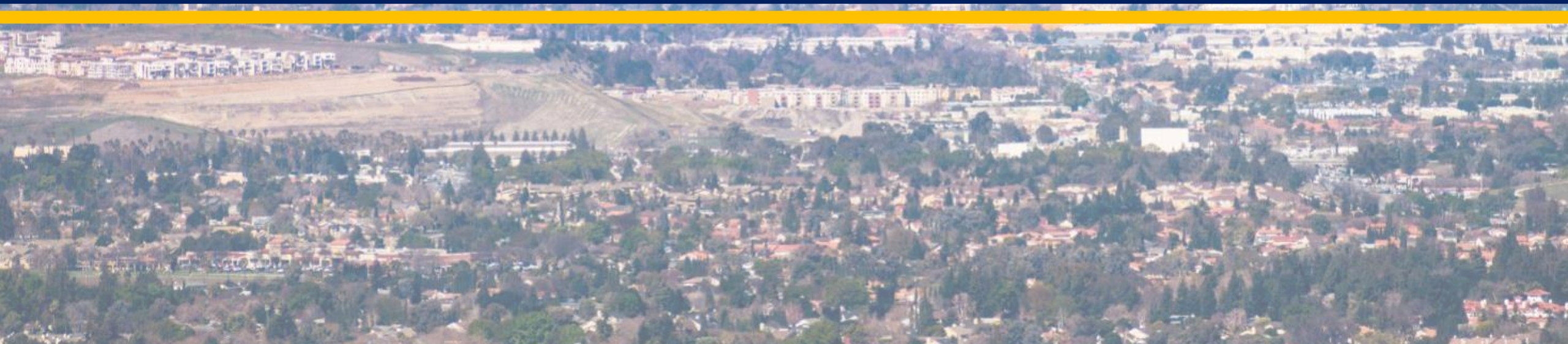
What is a Housing Element?



- **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

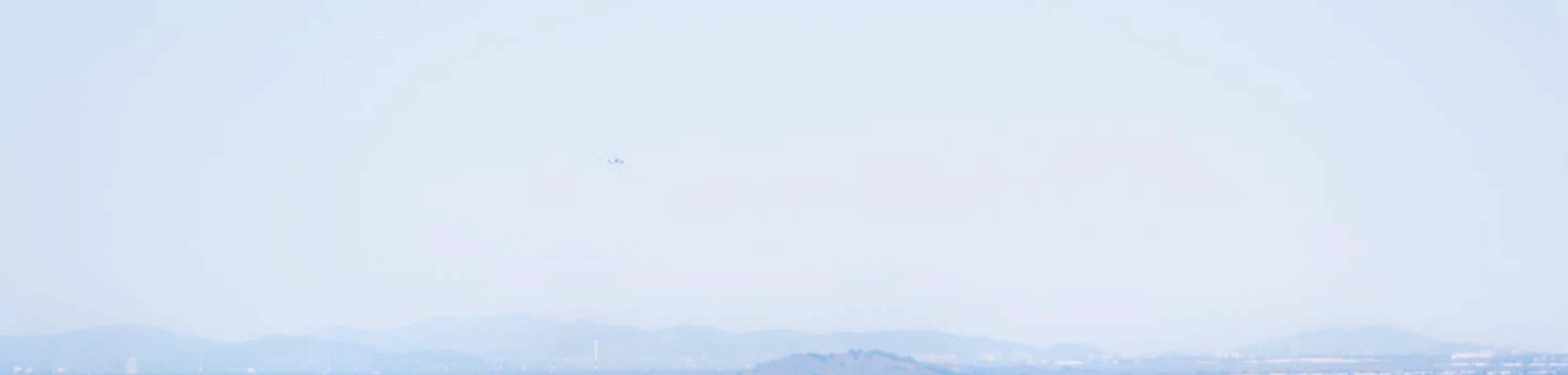


Existing Strategies

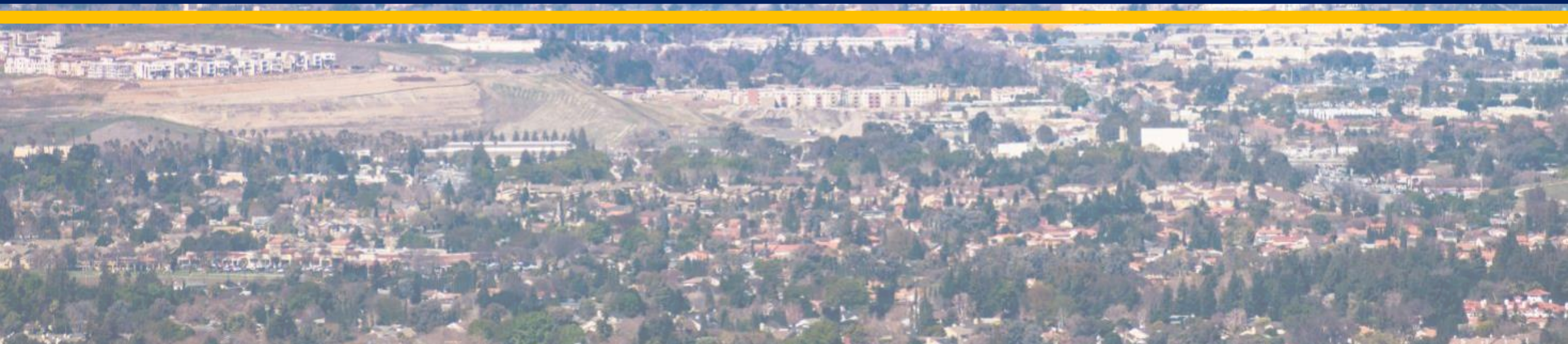
1. Plan for a balanced countywide **housing supply**
2. **Promote cooperation and collaboration** on residential development
3. Provide **financial assistance** for extremely low-income housing
4. Remove unnecessary **barriers** to housing
5. Ensure support for **fair laws** and practices
6. Provide 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

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.



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

*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



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 *



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)	

*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**



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.



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



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



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](#)



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, adaptations etc.

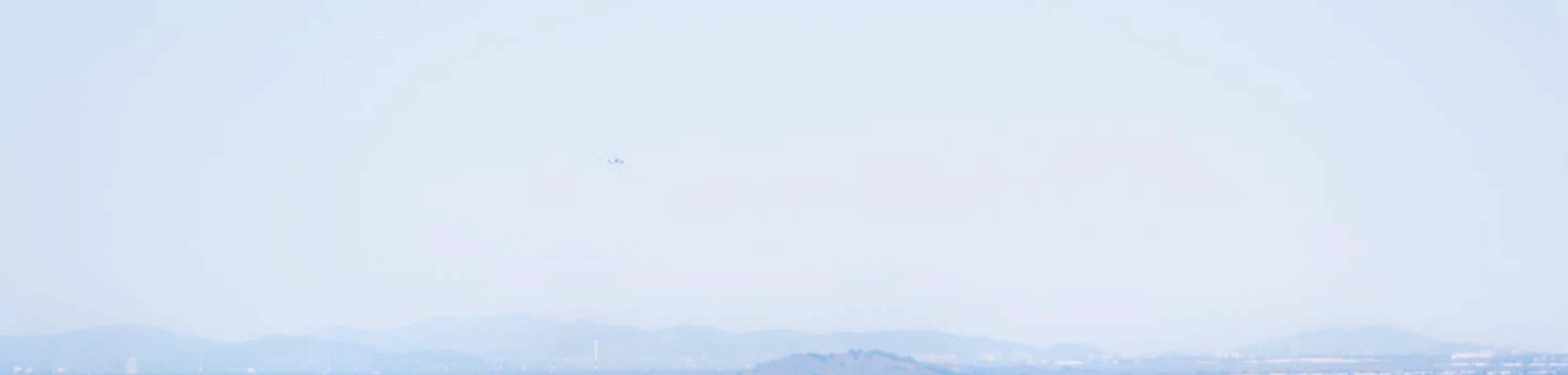
Provide community services/trainings and workshops to communities that focus on climate vulnerabilities and where to seek services and resources



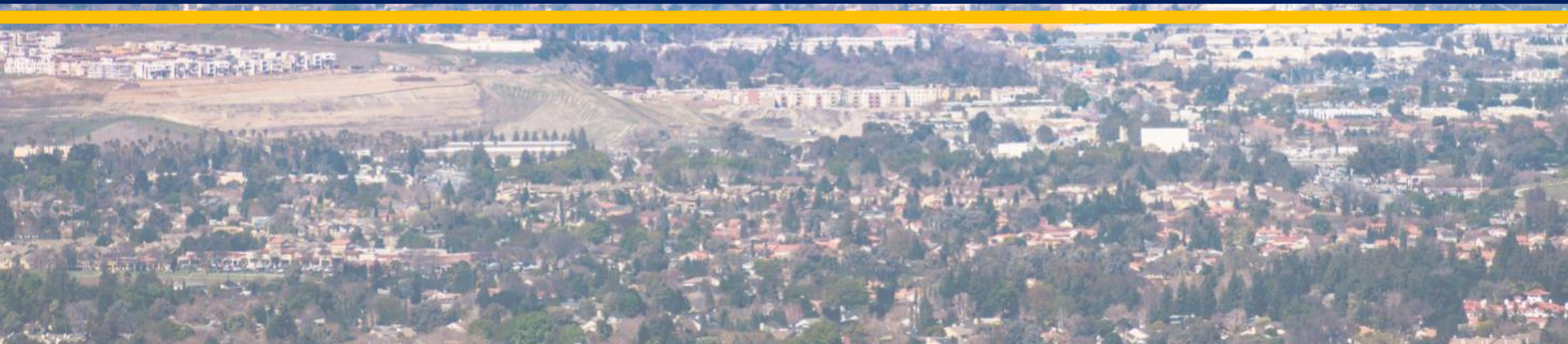
Summary of Policy Focus



- 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**



Questions & Comments





Next Steps



 **Your feedback will inform the draft policy development**



UPCOMING MEETINGS

Community Workshop #3 – September 7 (Strategies & Policies)

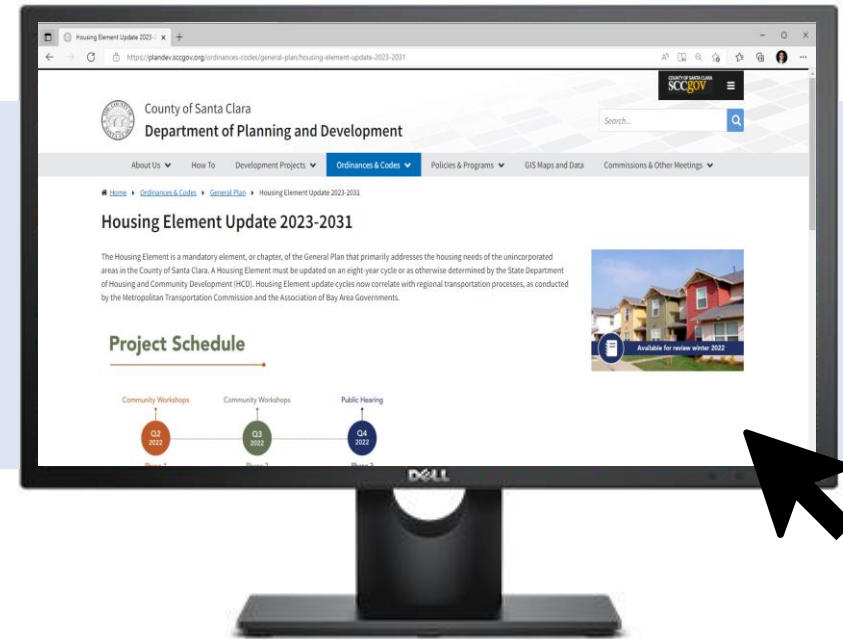


Stay Involved



SCAN ME

sccgov.org/housing-element





THANK YOU!



Contact us

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