



County of Santa Clara
Housing Element Update 2023 – 2031



Stakeholder Workshop

Housing Development

Presenters

Yosef Yip, Facilitator

Bharat Singh, County of Santa Clara, Principal Planner

Leza Mikhail, County of Santa Clara, Deputy Director of Planning & Development

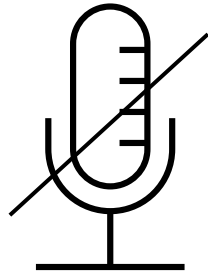
August 2, 2022
10:00 a.m.



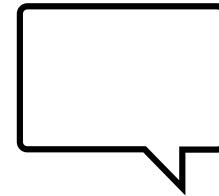
Welcome



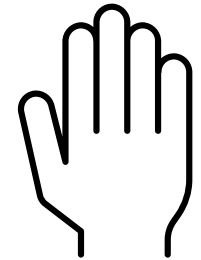
House Keeping



Mute your
microphone when
not speaking



Use the chat feature
to submit comments



Use the “raise
hand” feature
during discussion



Welcome



Meeting objective: Understanding the challenges in unincorporate County to build more housing

Agenda

Presentation:

- Housing Element Update refresher
- Governmental and non-governmental challenges
- What we've been hearing
- Site selection

Discussion:

- Development constraints (Governmental and non-governmental challenges)
- What are others doing well?
- Development incentives



Timeline





Housing Element Basics





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



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



Constraints to Development of Housing

Non-government Factors Influencing Housing Production

- **Housing Market and National Economy**
 - *Pandemic related systemic changes*
 - Remote Work
 - Impact on retail & service jobs
 - *Inflation*
- **Land Cost**
 - *Limited availability of land*
 - *Land fragmentation & remediation challenges*
- **Construction and Labor Cost**
 - *Inflation & supply chain issues*
- **Availability of Financing**
 - *Rise in interest rates*
- **Climate Change**
 - *High Fire areas*
 - *Flood zones & low lying areas*
 - *Upgrades for extreme weather events*



Constraints to Development of Housing

Government Factors Influencing Housing Production

(from 2015-2022 Housing Element)

- **Land Use Control**
 - *Deference to cities for planning in USAs*
 - *Limiting Development Standards*
 - *Low Density*
 - *Parking Requirements*
 - *Building Site Approval (BSA)*
 - *Policies to preserve farmland and open space*
- **Infrastructure requirements**
- **Building codes and enforcement**
 - *ADA requirement*
 - *Reach Codes*
- **Agriculture Housing Regulations**
- **Special Needs/Transitional Housing**
- **Permitting Process and Timelines**
- **Fees and Exactions**
- **Constraints on County-Owned Lands**



What We're Hearing - Stakeholders



Stakeholder Meeting #1



July 6th, 2022



29 Participants



Participating Organizations

- Burbank Community Association
- County of Santa Clara Department of Aging and Adult Services
- County of Santa Clara Office of Supportive Housing
- County of Santa Clara Parks and Recreation Department
- County of Santa Clara Public Health Department
- Green Foothills
- Greenbelt Alliance
- Latinos United for a New America
- Midpeninsula Regional Open Space District
- Milligan Land Company
- Rebuilding Together Silicon Valley
- San Antonio Hills Homeowners Association
- San Martin Neighbourhood Association
- Silicon Valley At Home
- Silicon Valley Leadership Group
- Silicon Valley Open Space Authority
- South Bay YIMBY
- Stanford University





What We're Hearing



Development-related input received so far:

Create incentive-based development policies rather than restrictive policies

Address permit wait times

Minimize development requirements: parking requirements, traffic policies

Create funding for farmworker housing creation

Streamline the development application process and reduce red tape

Change development requirements to a menu where developers can select which criteria to meet



Discussion – 30 Mins





Discussion



What constraints have you encountered in the development process?

What would simplify or streamline this process? (governmental and non-governmental challenges)

Early coordination and communication with local jurisdiction re: streamline development process

Coordination with LAFCO

Early communication: Policy interpretation and regulatory

Consideration: geological and natural boundaries

Infrastructure agreements between County and City (i.e. sidewalk, sewer, and storm)

RE: Unhoused communities. Rely services near population development sites

Early communication: Timeframe, approval process and who has final approval

Clarity on approval authority

Sites? Areas of development unclear. LAFCO is challenge

Flexible about what affordable housing typology looks like

Permitting time and cost

Subsize mitigation fees

County to revise General Plan to allow residential development and revise density

RE: farmworker housing. Lack of infrastructure and public utilities. i.e. sewer and water. Guided by infrastructure

Price of infrastructure should not be covered by developers

County Islands – getting city and county on the same page re: infrastructure improvements (i.e. sidewalks to schools)

Consider: Housing for undocumented and unhoused population. Including services to get people back to baseline



Discussion



What are other jurisdictions doing well? (e.g., policies or initiatives to be considered)

Gilroy is open to early conversations with housing developers and advocates

Gilroy HEU: looking at policies to incentivize ADU, microunits, farmworker units, large family housing units

Reduce round of reviews for developer plans

Challenge: LAFCO procedure (potential EIR processes)

RE: LAFCO. Vacant land vs Vacant Lane available

Dialogue with jurisdiction (esp. LAFCO) to define vacant land

[TEXT]

[TEXT]

[TEXT]



Discussion



What types of incentives should the County consider?

Relook at General Plan,
consider areas for higher
density designation and
rezoning

Definition of vacant land
available for
development

Streamline process

Density bonuses

Facilitate the incentives
for developers on newly
selected sites

Developer surveys re:
market interest and
site selections

Look at Caltrain stations
for potential sites (San
Martin station)

[TEXT]

[TEXT]



Housing Suitability Mapping/ Site Selection



Objective: *Determine areas in the County most suitable for housing projects*

Factors considered

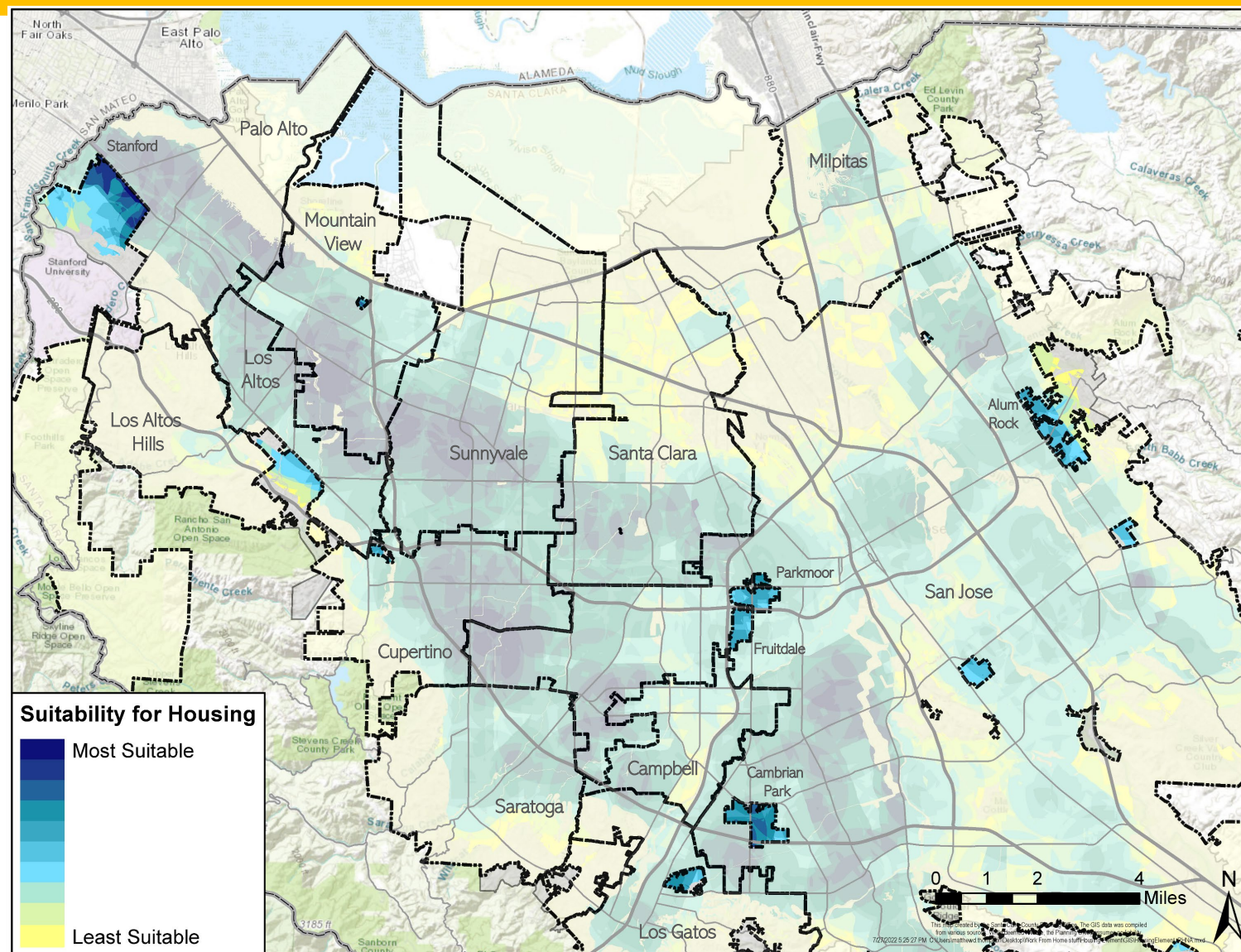
- CTCAC* spatial proximity conditions
- Areas within or close to City Urban Service Areas
- Climate Risk and Environmental/Habitat Concerns Mapping
- Prime Farmland
- City General Plans for USAs
- Access to infrastructure
- Environmental Justice and Social Equity factors (Cal-Enviroscreen 4.0)



Housing Suitability Mapping/ Site Selection



Mapping of Suitable Areas for Housing in Urban Service Areas

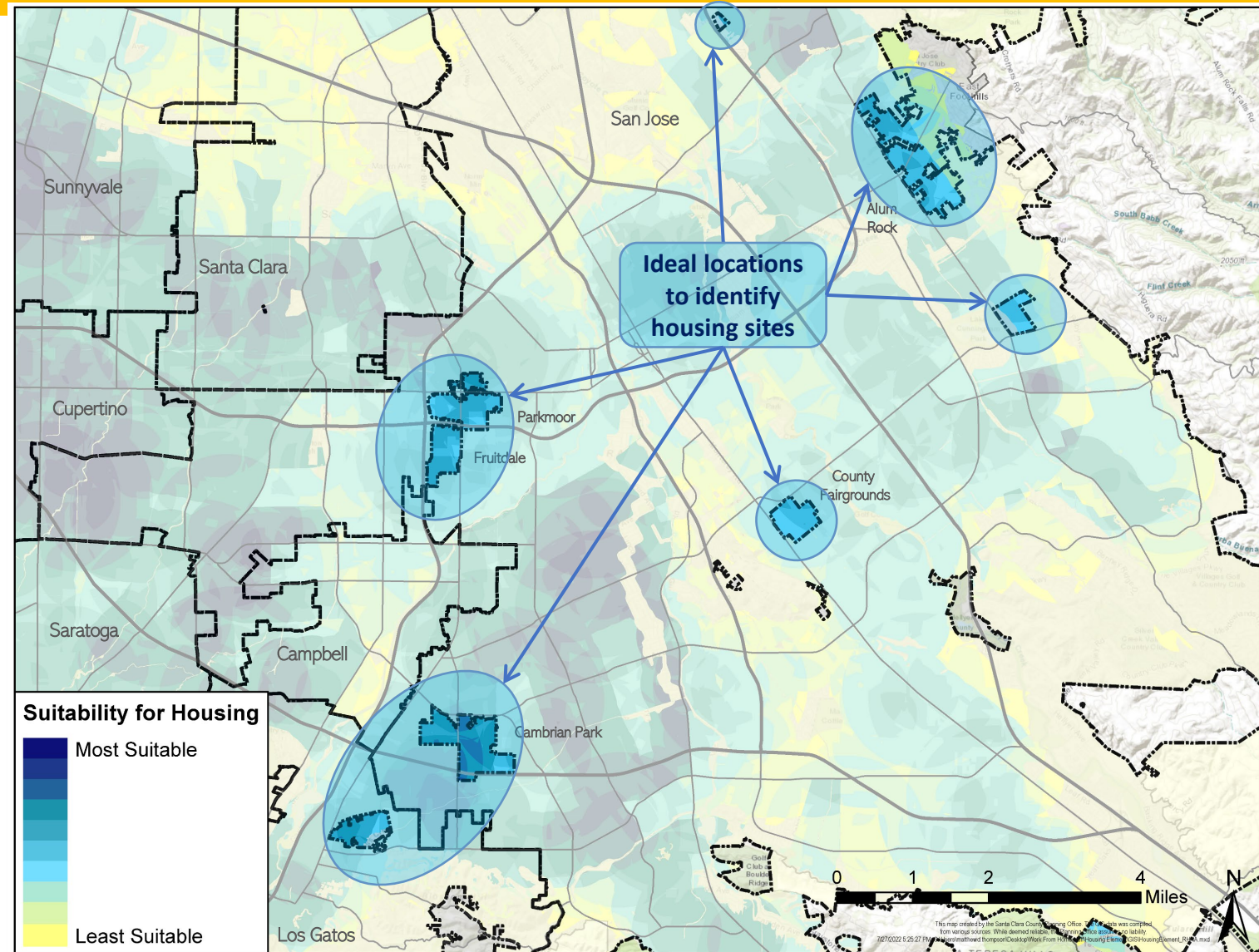




Housing Suitability Mapping/ Site Selection



Mapping of Suitable Areas for Housing in Urban Service Areas

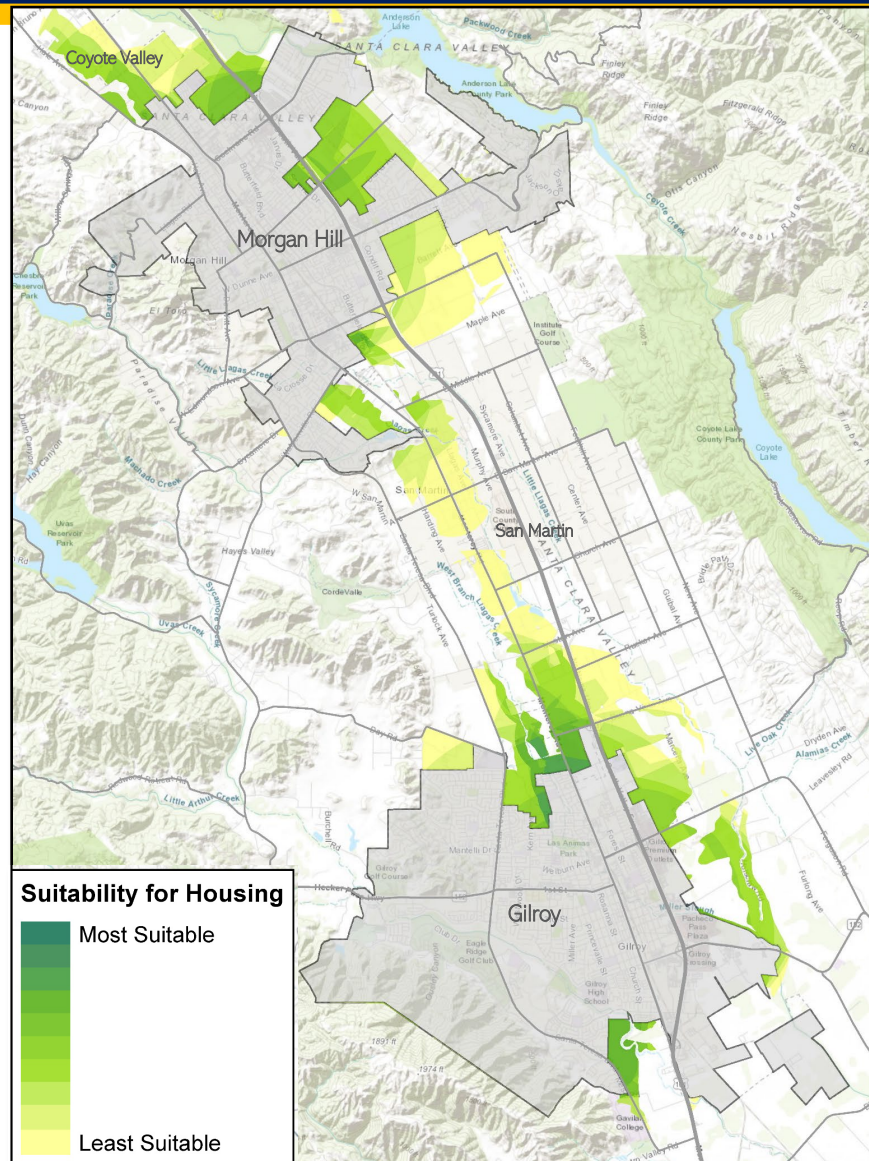




Housing Suitability Mapping/ Site Selection



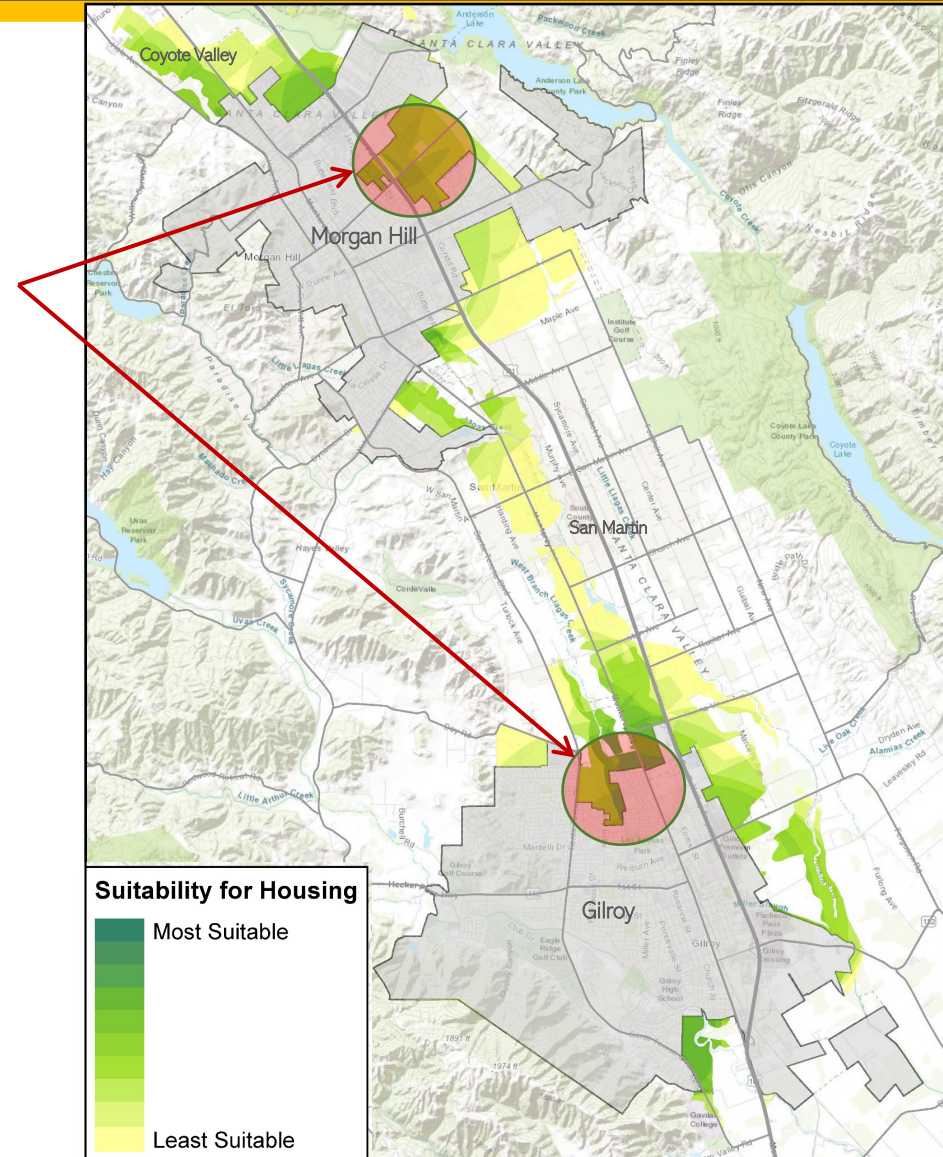
Mapping of Suitable Areas for Housing in Rural County





Mapping of Suitable Areas for Housing in Rural County

Areas suitable
affordable/farmworker
preferred housing sites





Questions

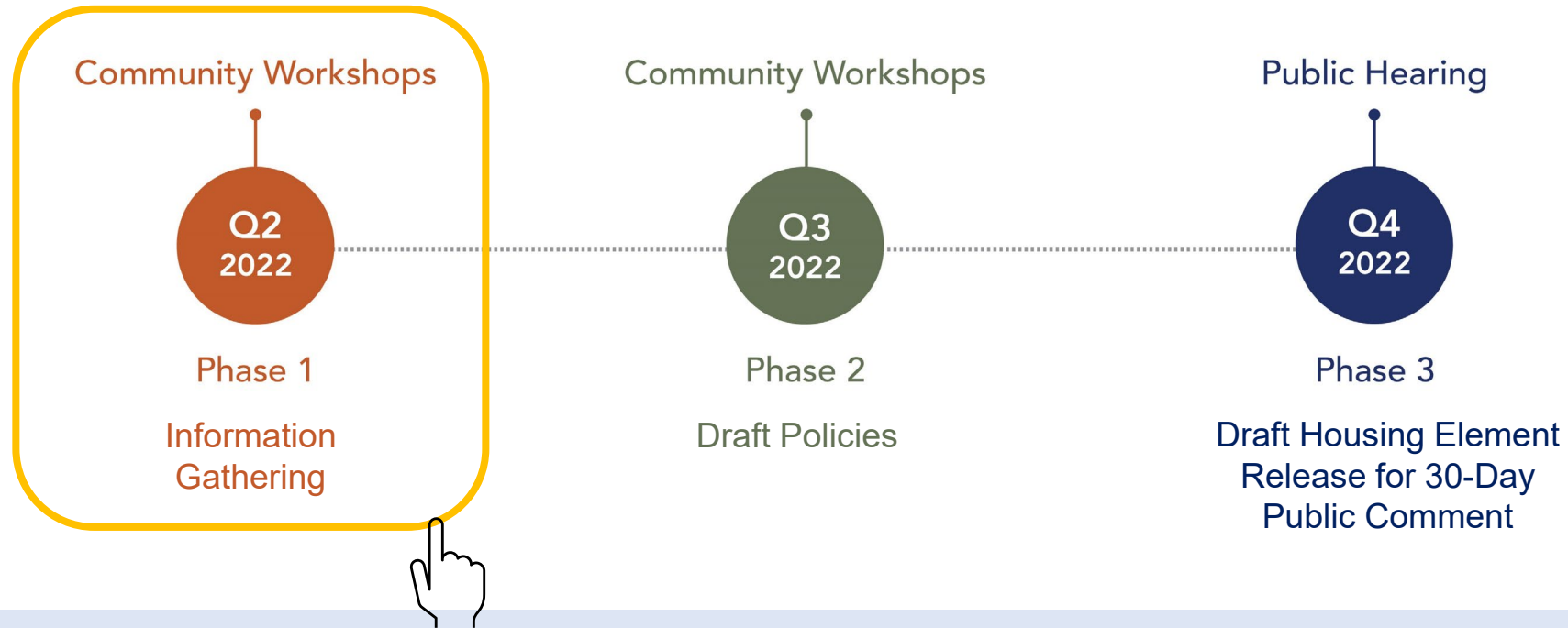




Next Steps



Your feedback will inform the draft policy development



UPCOMING MEETINGS

Stakeholder Workshop #2 – August 17 (Strategies)
Stakeholder Workshop #3 – August 29 (Policies)

Community Workshop #3 – September 6 (Strategies & Policies)

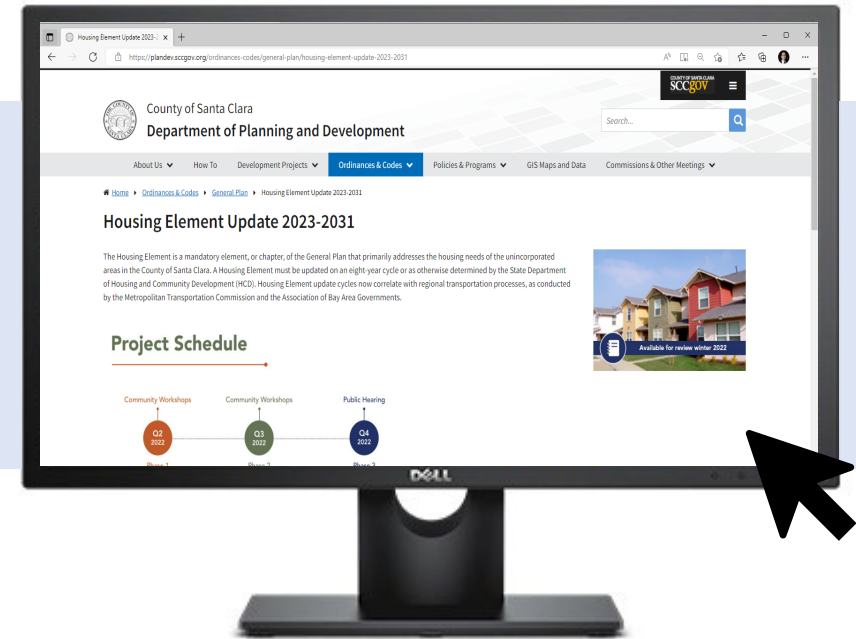


Stay Involved



SCAN ME

sccgov.org/housing-element



An aerial photograph of a city, likely San Jose, California, showing a dense residential area with many houses and trees in the foreground. In the middle ground, there are some larger buildings and open fields. In the background, a range of mountains is visible under a clear blue sky. A dark blue horizontal band is overlaid across the middle of the image, containing the text 'THANK YOU!'.

THANK YOU!



Contact us

Planning2@pln.sccgov.org