County of Santa Clara
Housing Element Update 2023 – 2031

Stakeholder Workshop #2
Housing Element Strategies

August 17, 2022

10:00 a.m.

<u>Presenters</u>
Yosef Yip, Facilitator
Bharat Singh, County of Santa Clara, Principal Planner
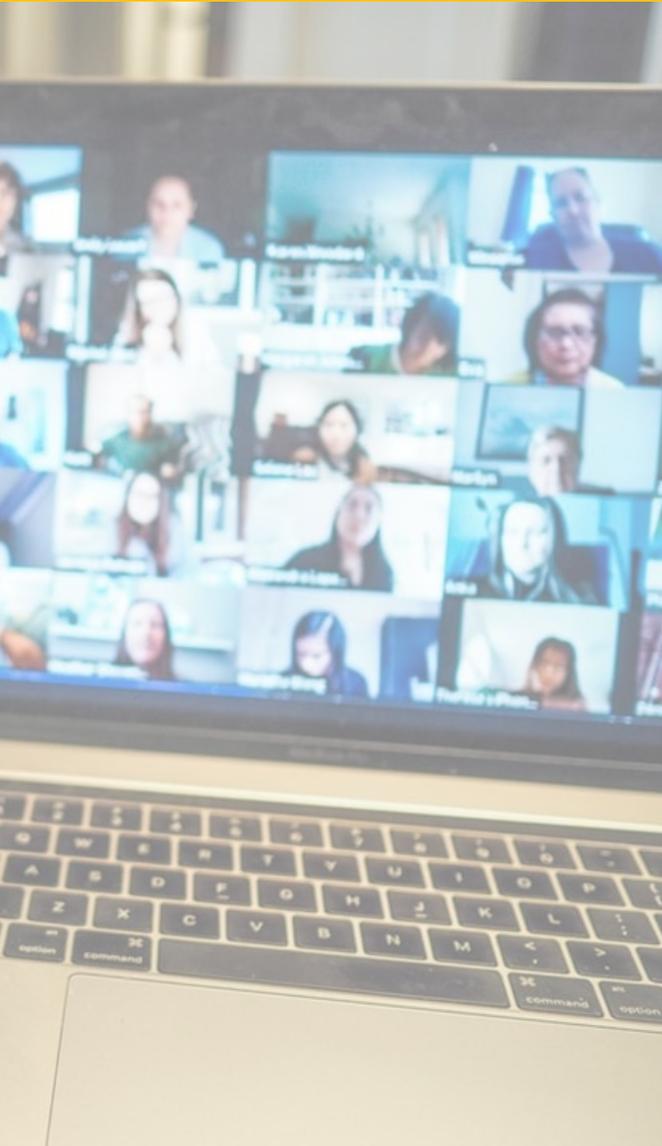
House Keeping
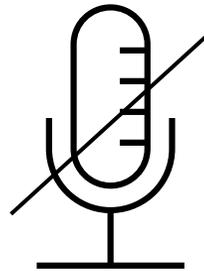
Mute your microphone when not speaking

Use the "raise hand" feature during breakout discussions

Welcome
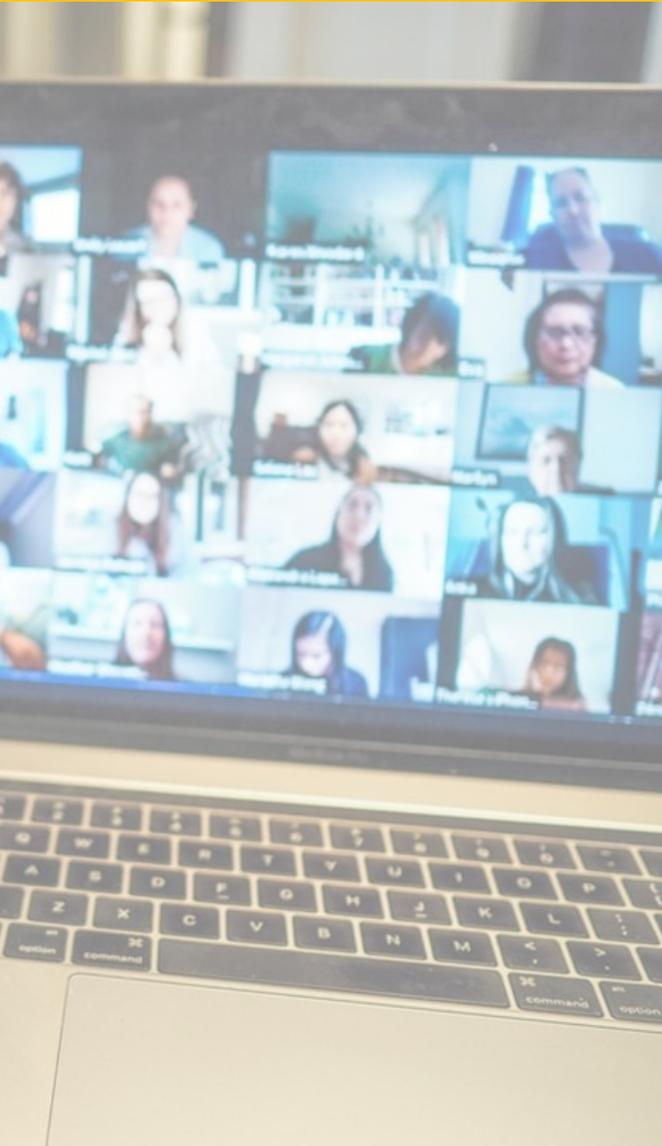
Meeting objective: Seek input on 2023-2031 Housing Element Update *draft* strategies

Agenda

1. Presentation
- Housing Element Update refresher
- Existing Housing Strategies

2. Discussion
- How should existing strategies be updated?
- What do we need to consider when developing new strategies/policies related to:
  Housing Production, Housing Affordability, Access to Housing, Homelessness, Climate Change

Timeline

Community Workshops

Community Workshops

Public Hearing

Q2 2022

Q3 2022

Q4 2022

Phase 1

Phase 2

Phase 3

Information Gathering

Draft Policies

Draft Housing Element Release for 30-Day Public Comment

Engagement to Date

Garnered public participation and solicited input from you

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

Housing Element Basics
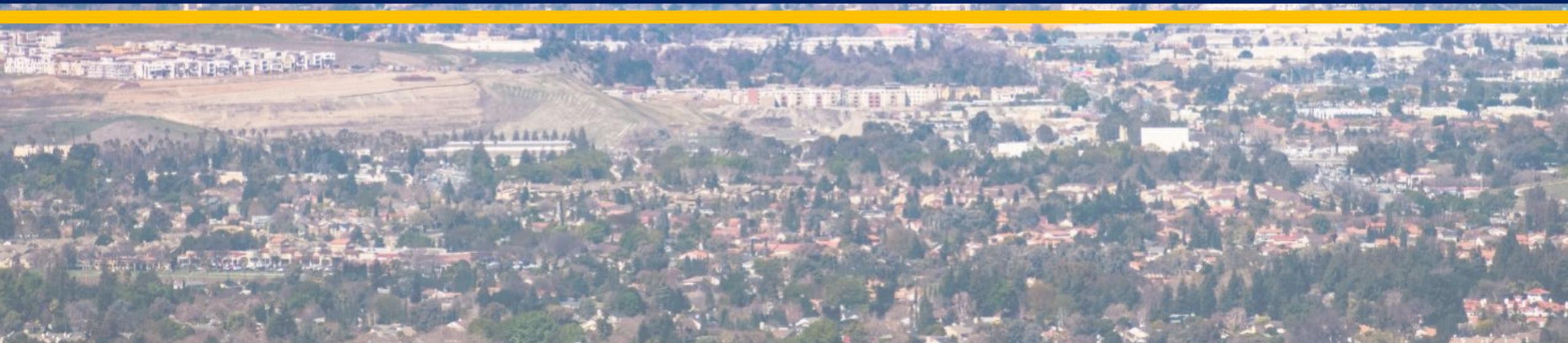
What is a Housing Element?

- **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
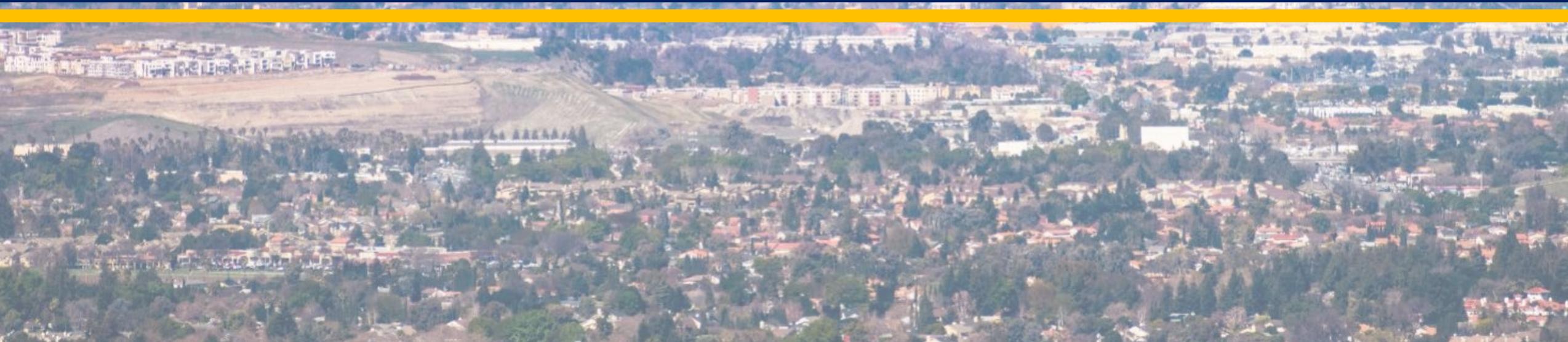
Housing Element Update Strategies

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**

Housing Element Update Strategies

Existing Strategies

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Identified Challenges

1. **Production of Housing**

2. **Housing affordability**

3. **Access to Housing**

4. **Homelessness**

5. **Climate change**

Challenge #1: Housing Production

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

Key Policies

- **HG 1:** *Plan for supply & diversity of housing in all urbanized areas of the county*

- **HG 2:** *Urban densities to be built within cities & USAs, not in rural areas*

- **HG 4:** *County & cities work cooperatively to ensure a balanced housing supply*

What we've done

- County approved over 3,000 units in last 8 years

- Utilized surplus county-owned land in cities to build housing

What we've heard

- **Challenges in building housing in areas designated as 'Rural'**

- Create mixed-income communities

- Enhance transportation options/infrastructure & build where transportation exists

Challenge #2: Housing Affordability

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

Key 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*

What we've done

- Created **Office of Supportive Housing (OSH)** to administer affordable housing funds through several programs
- 16% affordability requirement for new housing

What we've heard

- Waive fees and requirements for affordable housing
  (infrastructure improvements, fees and exactions)

- Apply an incentive-based strategy to encourage development

- Consider site-specific development incentives

Challenge #3: Access to Housing

Strategies:
- Remove unnecessary **barriers to housing**
- Ensure support for **fair laws and practices**
- Provide for **Special Needs Housing**

Key Policies

- **HG 11:** *Fair housing services to be available in all parts of the county*
- **HG 12:** *Recognize & protect tenants & landlord rights and provide mediation opportunities*
- **HG 13/14:** *Prioritize provision of affordable housing for a variety of special needs households*

What we've done

- **Office of Supportive Housing (OSH)** administers several programs that facilitate access to housing

What we've heard

- Strengthen rent stabilization & just cause eviction
- Create a tenant right to counsel
- Develop policies focused on anti-displacement initiatives
- Apply Affirmatively Furthering Fair Housing policies
- Develop accessible units with universal design standards

Challenge #4: Homelessness

Strategies:
- Reduce **homelessness** consistent with housing first principles

Key Policies

- **HG 16:** *Prioritize provision of transitional & permanent supportive housing for the homeless*

- **HG 17:** *The needs of the chronic homeless to be met with transitional and permanent supportive housing*

- **HG 18 :** *Fund organizations & programs on quick intervention to reduce chronic homelessness*

What we've done

- **Office of Supportive Housing (OSH)** administers several programs that facilitate access to housing

What we've heard

- Create a community plan to end homelessness

- Provide basic shelter with privacy, security and dignity for people experiencing homelessness

Challenge #5: Climate Change

Strategies:
- None

Challenges for Housing

- *Retrofitting existing housing for extreme weather events (extreme heat/cold events, storms etc.)*

- *Minimizing locational risks for siting new housing (Wildfire, floods, sea level rise)*

- *Investments in resilient infrastructure to protect existing housing stock*

- *Retrofitting old and new housing for better energy efficiency*

- *Electrification of Appliances (reduction of fossil fuel dependent appliances)*

☑ **What we've done**

- **Office of Sustainability** has several plans such as the *County **Climate Action Plan** & the **Sustainability Master Plan*** that direct policies to address some of these concerns.

Breakout Discussion – 30 Mins
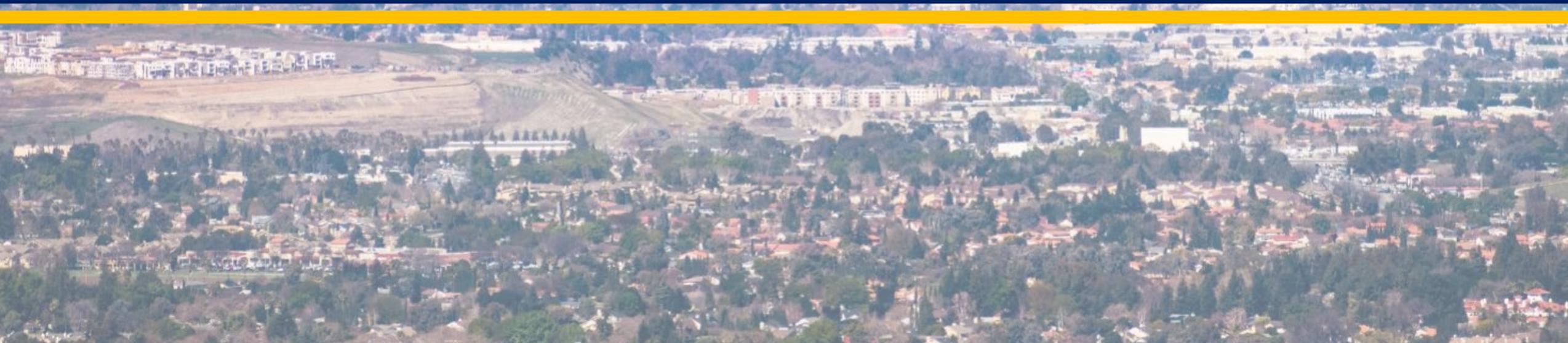
1. **How should these strategies be updated?**

2. **What do we need to consider when developing new strategies/policies related to _____?**

   a) Housing Production

   b) Housing Affordability

   c) Access to Housing

   d) Homelessness

   e) Climate Change

Using Mural tool to solicit participant responses

Housing Sites
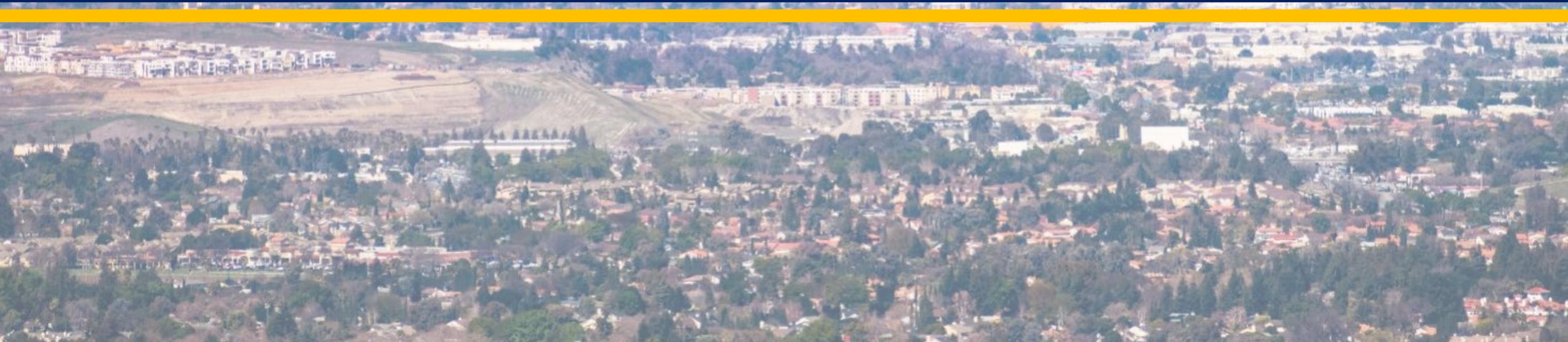
Regional Housing Needs Allocation

- 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**

Housing Suitability Mapping/ Site Selection

Mapping of Suitable Areas for Housing in Urban Service Areas
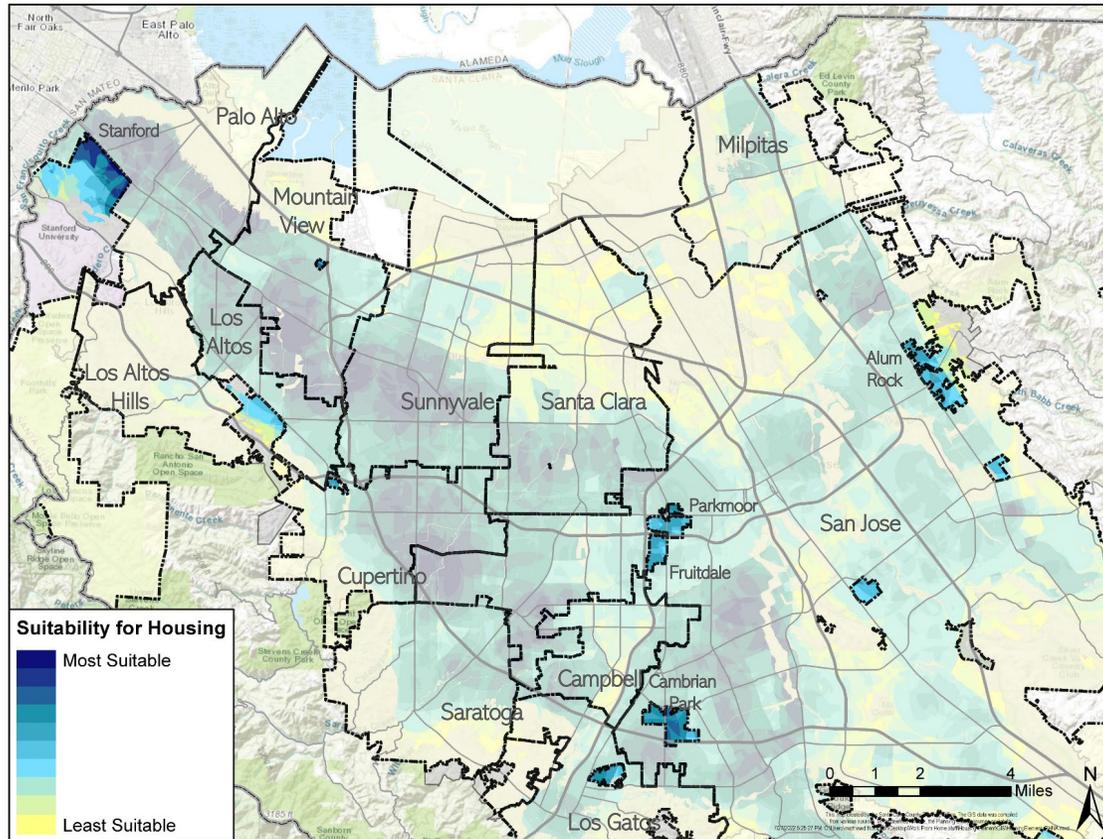
URBAN AREAS
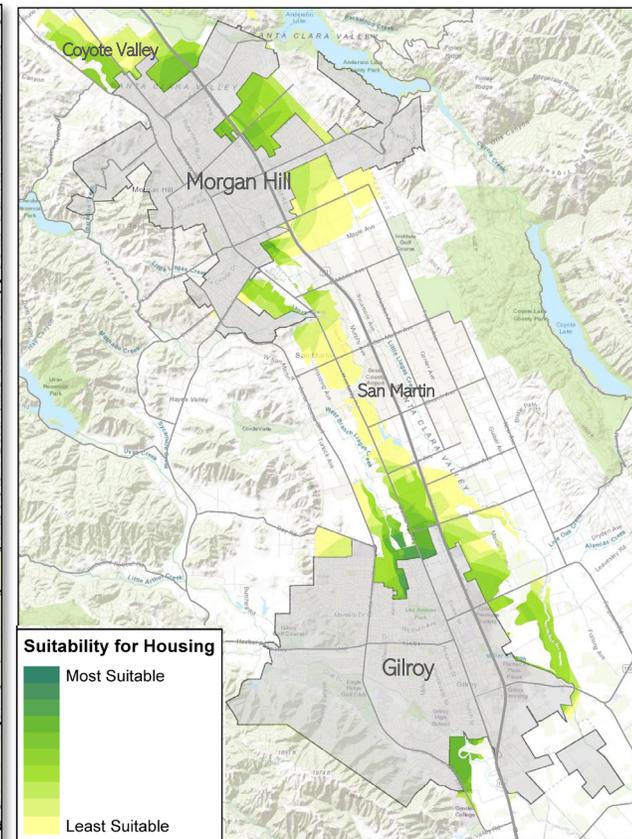
RURAL AREAS

# Housing Site Selection

Selected 52 Parcels

STANFORD	SAN JOSE	GILROY	MORGAN HILL
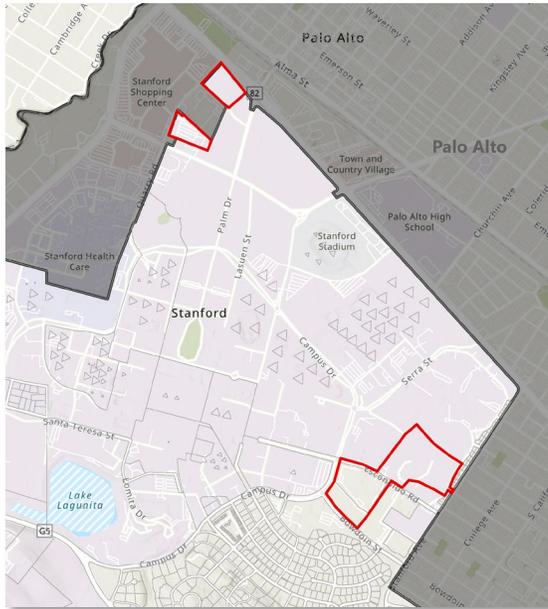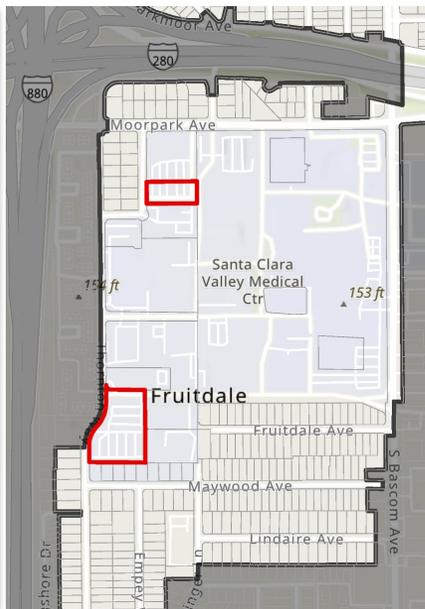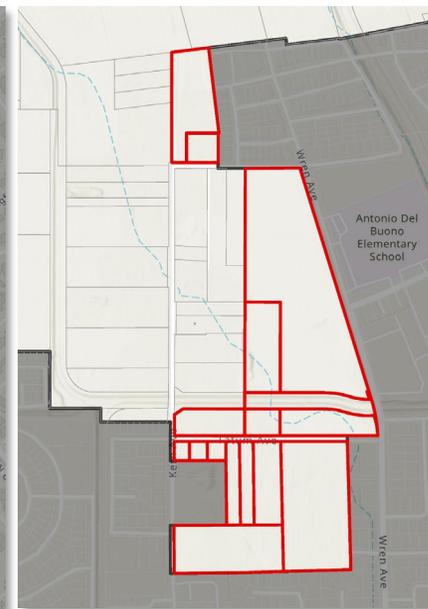
1,600 – 2,100 units	1,700 – 2,300 units	290 – 900 units	380 – 680 units

Questions
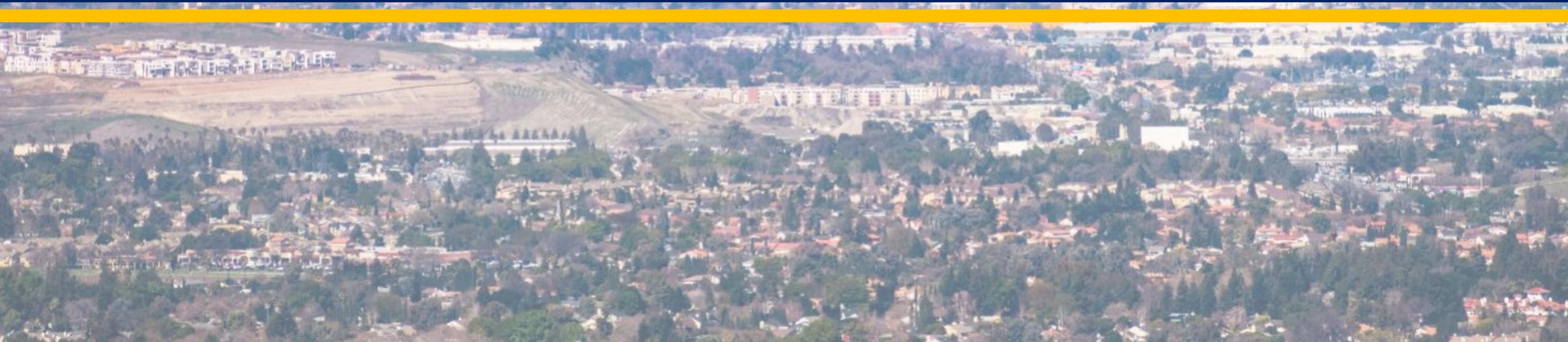
Next Steps

Your feedback will inform the draft policy development

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UPCOMING MEETINGS

Stakeholder Workshop #2 – TODAY

Stakeholder Workshop #3 – August 29 (Policies)

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

Stay Involved

SCAN ME

sccgov.org/housing-element
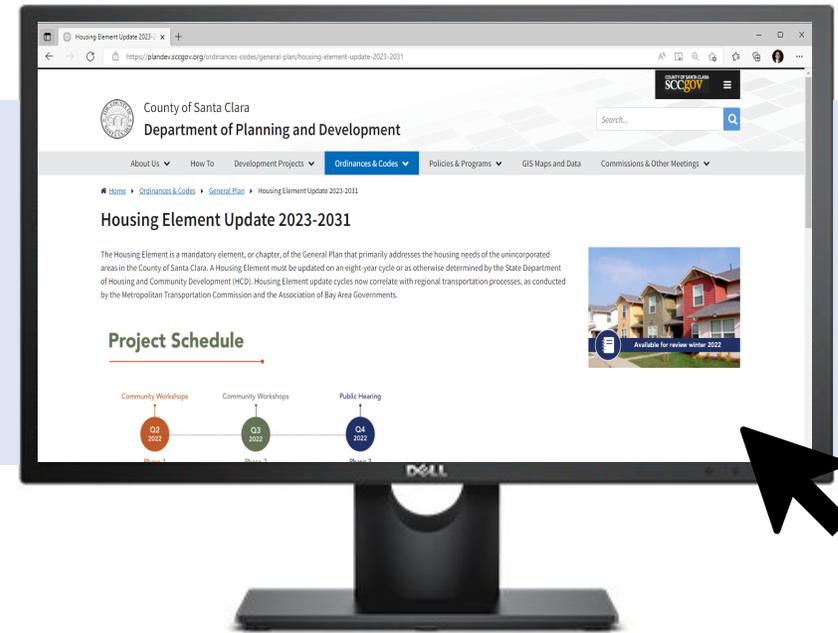
THANK YOU!

Contact us

Planning2@pln.sccgov.org