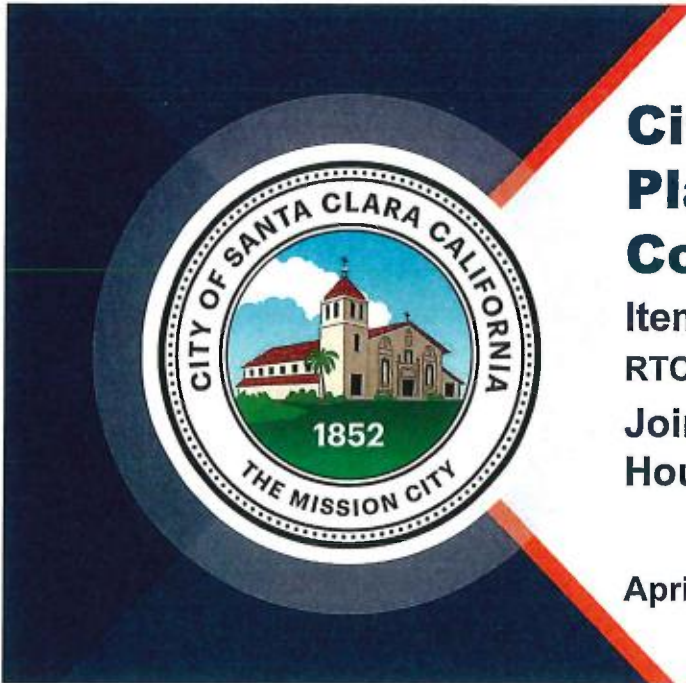


04-19-22



City Council & Planning Commission

Item # 2

RTC 22-260

Joint Study Session
Housing Element Update

April 19, 2022



Housing Element

Study Session Goals

1. Review and Update
2. Overview of State's new AFFH requirements and AFH component of Housing Element



AFFH = Affirmatively Furthering Fair Housing
AFH = Assessment of Fair Housing



Housing Element

Part 1 – Review and Update

- City's Final RHNA
- Strategies for Meeting RHNA
- New State Housing Laws

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Housing Element

Regional Housing Needs Allocation (RHNA) Process

- HCD determined Bay Area's RHNA
 - 441,176 housing units (6th Cycle: 2023-2031)
 - 187,990 housing units (5th Cycle: 2015-2023)
- ABAG developed RHNA Plan
 - Distributes share of need throughout Bay Area
 - Approved by HCD January 12, 2022

HCD = California Department of Housing & Community Development
ABAG = Association of Bay Area Governments



December
2021

FINAL REGIONAL HOUSING NEEDS
ALLOCATION (RHNA) PLAN:
San Francisco Bay Area, 2023-2031



Housing Element

Final RHNA (6th Cycle: 2023-2031)

- Bay Area: 441,176 units (~2.5 x 5th Cycle)
- Santa Clara County: 129,579 units (29.4% of Bay Area)

City of Santa Clara (Allocations by Income Level)	
Extremely and Very Low Income (0-50% AMI)	2,872 units
Low Income (50-80% AMI)	1,653 units
Moderate Income (80-120% AMI)	1,981 units
Above Moderate/Market Rate (>120% AMI)	5,126 units
Total	11,632 units (9% of County)



Housing Element

No Net Loss Law

- HCD recommends 15 to 30 percent RHNA buffer to ensure sufficient capacity to produce unmet RHNA at all income levels throughout 8-year Housing Element cycle
 - Santa Clara buffer: between 13,377 and 15,122 units at start of 6th Cycle
 - $11,632 + 15\% = 13,377$ to $11,632 + 30\% = 15,122$
 - Annual Progress Reports (APRs) to HCD due by April 1st



Housing Element

Strategies for Meeting Housing Needs

- Long Range Plans (Specific Plans, Precise Plans, Focus Areas)
- Other sites with existing capacity (ex. Agrihood, Gateway Crossing)
- Accessory Dwelling Units (ADUs)
- Zoning Code Update
- Affordable Housing Ordinance
- Housing Plan (goals, policies, implementation actions)

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Housing Element

New State Housing Law – AB 215 (2021)

- Approved September 28, 2021
- Timelines for review of Housing Element Updates
 - 30-day public comment period for first draft
 - 10-days to consider and incorporate public comments
 - 90-day HCD review (previously 60 days) for first draft
 - 60-day HCD review for subsequent draft(s)

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Housing Element

Key Update Milestones

- 2022 Draft Housing Element
 - April: Joint City Council / Planning Commission Study Session
 - May: Stakeholders Meeting(s), Pop-up Meetings, Community Survey
 - June: Public Review Draft, Stakeholders and Community Meetings
 - July: Joint Study Session and submit Final Draft to HCD
 - Nov.: City Council Study Session and Planning Commission Hearing
 - Dec.: City Council Adoption Hearing
- 2023 Submit Adopted Housing Element to HCD by January 31

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Housing Element

New State Housing Law – AB 686 (2018) AFFH

- Housing Element must include:
 - a program that promotes and affirmatively furthers fair housing opportunities throughout the community for all persons
 - a detailed assessment of fair housing (AFH)
- Added to/expands previous requirements for public outreach, site inventory analysis, identification/prioritization of contributing factors, and requirements for goals, policies, and actions

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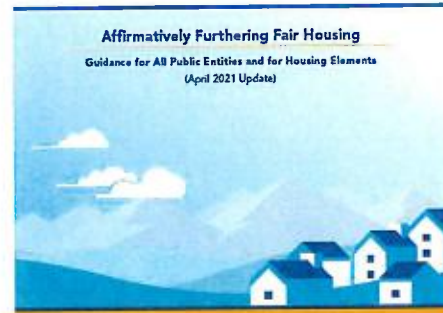
Housing Element

Part 2 – Review

- New State AFFH Requirements



California Department of Housing
and Community Development



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Housing Element

Affirmatively Furthering Fair Housing (AFFH)

AFFH means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics such as race, national origin, and others.

...extends to all public agency's activities and programs relating to housing and community development.

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Housing Element

AFFH = Housing choices near opportunity



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Housing Element

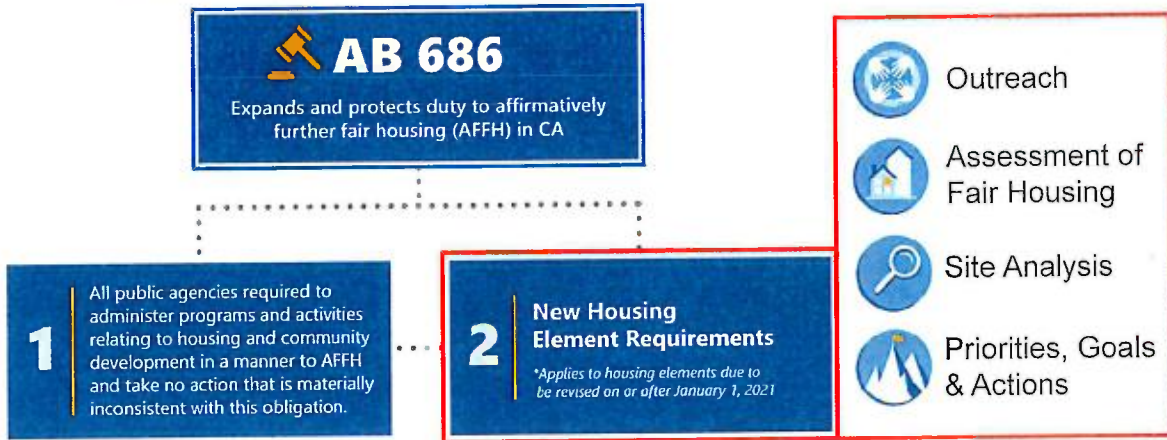
AFFH Legislative Origins

- Fair Housing Act (1968)
 - HUD Assessment of Fair Housing
- California Assembly Bill 686 (2018)
 - Housing Element Assessment of Fair Housing
- HCD Guidance on AFFH (2021)
- Attorney General Housing Strike Force (2021)

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Housing Element



Housing Element

AFFH is key to Housing Element Certification

- Housing Element Adopted and HCD Certified (few examples)
 - Duarte
 - San Gabriel
 - Sacramento
- Housing Element Adopted not HCD Certified (many examples)
 - SCAG (HE due 10/15/21): 99 adopted HE --> 7 certified
 - SACOG (HE due 5/15/21): 26 adopted HE --> 17 certified



Example AFFH Analysis / Strategies

Fair Housing Issues (High, Medium, Low)	Causes/Contributing Factors	Meaningful Actions
Displacement of residents	<ul style="list-style-type: none"> • Changing labor market, insufficient income • Loss of small businesses • Rising rents/cost of living • Redevelopment • Lack of ELI and VLI housing choices 	<ul style="list-style-type: none"> • Update Affordable Housing Ordinance to require deeper affordability • Explore funding for legal assistance for tenants facing illegal evictions • Continue to support tenant and landlord education and dispute resolution

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Housing Element

Discussion

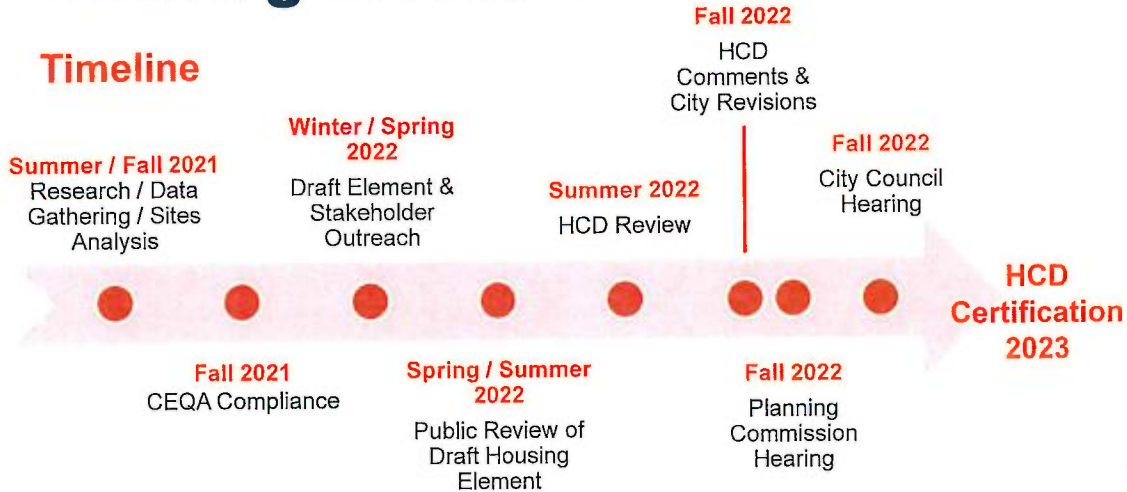
- What key Housing Issues you are hearing from your constituents?
- How do we increase access to opportunity near housing?
- Do any potential solutions resonate with you?
 - Update City Affordable Housing Ordinance to require deeper affordability?
 - Anti-displacement/Relocation Assistance Policy?
 - Promote ADU production?

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Housing Element

Timeline



City Council and Planning Commission

Item #2

RTC 22-260

Joint Study Session
Housing Element

April 19, 2022

04-19-22

ITEM #2

Melissa Meslo

From: Public Comment
Sent: Tuesday, April 19, 2022 5:25 PM
To: Nora Pimentel
Cc: Melissa Meslo
Subject: FW: PUBLIC COMMENT - APRIL 19, 2022, JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING; AGENDA ITEM#: 22-260: STUDY SESSION: HOUSING ELEMENT UPDATE
Attachments: santaclarapubliccomment1.docx

This email was received in the Public comment email box, it will become part of the public record.

Thank you

From: dvierra@ymail.com <dvierra@ymail.com>
Sent: Tuesday, April 19, 2022 3:56 PM
To: Public Comment <PublicComment@santaclaraca.gov>
Subject: PUBLIC COMMENT - APRIL 19, 2022, JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING; AGENDA ITEM#: 22-260: STUDY SESSION: HOUSING ELEMENT UPDATE

I wish to have the attached comments made part of agenda item#: 22-260 at the joint city council and planning commission meeting this evening (April 19, 2022).

My comments essentially consist of four questions addressed to city staff that relate to the Housing Element update. I wish to have staff respond to these questions this evening if possible.

Please contact me with any questions or if I can help in any way. If you also could confirm receipt of these comments, it would be greatly appreciated.

Thank you!

Regards,

Dave Vierra



DAVID A. VIERRA
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COMMERCIAL - RESIDENTIAL REAL ESTATE SERVICES
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prohibited. Moreover, any such inadvertent disclosure shall not compromise or waive the broker-client privilege as to this communication or otherwise. If you have received this communication in error, please contact David A. Vierra at his email address (dvierra@ymail.com), or by telephone at (916) 966-1333. Thank you.



DAVID A. VIERRA
BROKER

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April 19, 2022

Mayor Lisa M. Gillmor
Santa Clara City Council
City of Santa Clara Planning Commission
CITY OF SANTA CLARA
1500 Warburton Avenue
Santa Clara, California 95050
Delivered via email: publiccomment@santaclaraca.gov

**RE: PUBLIC COMMENT – APRIL 19, 2022, JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING;
AGENDA ITEM#: 22-260: STUDY SESSION: HOUSING ELEMENT UPDATE**

Dear Mayor Gillmor, Councilmembers and Members of the Planning Commission:

My name is David Vierra and my family and I own property located at 2050 Lafayette Street in Santa Clara. Our family also owns several contiguous parcels surrounding 2050 Lafayette Street which total approximately 3.0-acres.

As the staff presents an update this evening on the status of the Housing Element update to the Santa Clara General Plan, I would appreciate a response from the staff to the following questions regarding the Housing Element update:

- Are you still in the process of identifying new housing sites to be included in the Site Inventory of your Housing Element update?
- In Action #7 of your Housing Plan, you claim that the city will be able to “accommodate its RHNA of 4,093 units” and meet your “Quantified Objectives” in Section #8.12 of the 2015-2023 Housing Element planning period. Is that currently still your understanding?
- Are legal non-conforming housing units counted in the Housing Element update or elsewhere in your housing inventory or Site Inventory?
- If they are not counted in your housing/sites inventory, would the loss of legal non-conforming housing units to conforming-use redevelopment not impact this Housing Element since those units are not counted and/or factored into your ability to meet your RHNA goals?

My family and I greatly appreciate and respect the challenging job that you all have in planning for the current and future needs of the City of Santa Clara.

Thank you for your time and consideration.

Please do not hesitate to contact me with any questions or if I can be of any assistance.

Regards,

A handwritten signature in black ink, appearing to read "David Vierra". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

DAVID A. VIERRA
(916) 966-1333
DVIERRA@YMAIL.COM