

# AFFORDABLE SILICON VALLEY VIBRANT **sv@home** POLICY ADVOCACY EQUITABLE May 2017 HOMES

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Since publishing the Housing Roadmap last May, Santa Clara County partners have made significant progress towards our shared housing goals. We at SV@Home are humbled to have played a role in convening, organizing, educating, and advocating together with such committed local partners. This Housing Roadmap Update highlights several of the successes we've achieved TOGETHER.

Let's celebrate our progress and continue to press forward for #HousingForAll!

*In memory of Greg Fowler, a strong advocate for affordable housing in our community.*

## Looking back

Looking back on the past year, we are excited at the progress we've made.

### **Thousands of new homes planned**

North County has a large imbalance between jobs and housing, so it's good news that Palo Alto, Mountain View, and Sunnyvale took action to increase housing supply. Palo Alto approved Comprehensive Plan amendments and Sunnyvale completed the Lawrence Station Plan, together enabling the development of more than 7,000 new homes. Mountain View is poised to include as many as 10,000 new homes in the North Bayshore Precise Plan and signaled support for an additional 5,000 units in the East Whisman Plan area.

### **Measure A adds \$950 million for affordable housing**

Backed by strong leadership from the County of Santa Clara, voters approved Measure A on the November ballot, a \$950 million bond for affordable housing, with 67.88% of the vote. Measure A funds will create new homes for vulnerable populations, including the chronically homeless, worker housing, and first-time homebuyer assistance.

### **New housing impact fees adopted and studied**

The cities of Mountain View, Sunnyvale, Cupertino, and San José have existing Housing Impact Fee (HIF) ordinances. Now joining these cities is Palo Alto – City leaders adopted a new HIF ordinance for rental housing in March. And, with support from the Silicon Valley Community Foundation, nexus studies to consider HIF ordinances in Milpitas, Santa Clara, Campbell, Saratoga, and Santa Clara County were completed.

### **The Valley Transportation Authority and San José adopt progressive affordability requirements**

San José amended its General Plan to allow affordable housing to move forward by right in Urban Villages and set a goal of 25% affordability in each Village. The VTA approved a housing policy that sets a 20% per-project affordability requirement and a 35% system-wide goal for Authority-owned property.

### **San José adopts "1½ acre rule"**

San José approved a new rule that allows 100% affordable housing to be built by right on small, remnant parcels that have certain non-residential zoning designations, making it easier for affordable housing developers to acquire land.

### **Flexible second unit ordinances adopted**

In an effort to increase the viability of second units, several cities adopted ordinances that go beyond legal requirements, including Palo Alto, Sunnyvale, and Mountain View, where lot size restrictions were eliminated or reduced, associated development fees were reduced, and design and regulatory hurdles relaxed.

### **New regional task force announced**

Looking to proactively approach the regional housing crisis, the Metropolitan Transportation Commission/ Association of Bay Area Governments created CASA, a new nine-county Bay Area housing task force which will launch this Summer.

The CORE Companies  
Presidio El Camino in Santa Clara  
Photographer: Keith Sutter



*SV@Home works to promote affordable housing for those who live on our streets to those who work for our leading employers.*

## Looking forward

A lot of work is ahead of us, but we are ready! Here are the priorities planned for the upcoming year.

### Support efforts to add housing capacity

SV@Home will continue to advocate for housing to offset the County's jobs-housing imbalance. In addition to Mountain View's North Bayshore and East Whisman Plans, Santa Clara and Milpitas will begin a review of their General Plans and Sunnyvale is considering its Land Use and Transportation Element, focusing on seven mixed-use Village Centers.

### Lead regional conversations

In partnership with the San Francisco Foundation, TMG Partners, and MTC, SV@Home will co-lead CASA in a year-long process to identify a comprehensive regional approach to addressing the region's chronic housing affordability challenges - focusing on supply, affordability, and preservation/anti-displacement. SV@Home will also co-lead the RHNA Subregion Task Force, with a goal of reaching agreement during the year. Additionally, SV@Home will participate in an initiative to develop regional messaging around housing led by the Silicon Valley Community Foundation.

### Advocate for housing impact fees

Now that nexus studies are completed, SV@Home will work with Santa Clara, Saratoga, Milpitas, Santa Clara County, and Campbell to adopt progressive, yet feasible residential and non-residential Housing Impact Fees. Additionally, we will work to protect San José's residential HIF from new efforts to reduce its effectiveness, and advocate for the City to study a Commercial Linkage Fee.



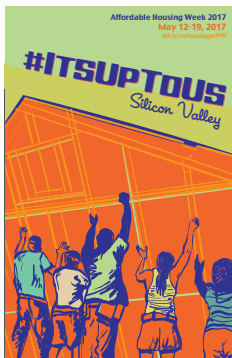
MidPen Housing Corporation's Donner Lofts in Downtown San José  
Photographer: Craig Cozart

### Assist in Measure A implementation

It was a huge win when voters approved Measure A in November. Now comes the task of carrying out the will of Santa Clara County voters. SV@Home will work with the County and development partners to assist in program implementation, including partnering with Destination: Home on the Housing Ready Communities Campaign. Additionally, SV@Home will actively support State legislation and regional funding solutions to provide the needed leverage for local funds.

### Increase flexibility for second units

While many cities have adopted second unit ordinances, more needs to be done to increase flexibility and help homeowners develop these new homes. In addition to working with cities to improve their second unit ordinances and processes, SV@Home will monitor San José's efforts as it reviews the potential for amnesty for illegal garage conversions.



AHW 2017 Poster designed by Adrian Avila

### SV@HOME ROADMAP STRATEGIES

- Promote the development of housing for all.
- Generate new resources for affordable housing.
- Increase the land available for affordable housing.
- Incentivize the production and preservation of affordable housing.
- Implement creative and regional solutions to increase affordable housing.

SV@Home represents a broad range of interests, from leading employers who drive the Bay Area economy, to labor and service organizations, to local government agencies, to nonprofit and for-profit developers who provide housing and services to those most in need.

SV@Home wants to thank our many partners who worked alongside us this past year, including elected officials who were willing to make the tough decisions and be open to creativity and flexibility, city staff who do the hard work of developing and implementing policy and programs, the development community and nonprofit sector that lend their voices and knowledge, our regional partners who seek to work across city and county lines, and community members who volunteer their time to speak up for housing for all. We also want to highlight our members who support the work of SV@Home. We can't do it without them!

## FOUNDING MEMBERS

### Corporate Partner Founder

Google  
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Knight Foundation  
Silicon Valley Community Foundation  
The Sobrato Family Foundation  
Enterprise Community Partners

### Gold Founder

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### Silver Founder

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Rebuilding Together Silicon Valley  
Sacred Heart Community Service  
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Satellite Affordable Housing Associates  
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CA Housing Consortium  
Cities Association of Santa Clara County  
Council of Community Housing Organizations  
East Bay Housing Organizations  
Housing California  
Housing Leadership Council of San Mateo County  
Non-Profit Housing Association of Northern CA  
Silicon Valley Council of Nonprofits  
SPUR San Jose

thank  
you