

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!

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Eden Housing

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AFFORDABLE SILICON VALLEY
VIBRANT sv@home POLICY
ADVOCACY EQUITABLE
HOMES

May 2018

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Housing affordability for all. That was our vision and rallying cry when SV@Home opened its doors three years ago, and it continues to be our guiding principle today. Responding to today's housing challenge requires that partners from all sectors step up, speak up, and act.

Think big. Be bold. Act with purpose.

Roadmap successes

The worsening housing crisis has spurred action this past year with the approval of an historic state bill package, the creation of CASA – a regional effort to identify solutions and act now, the approval of Plan Bay Area 2040 with its vision for better housing, jobs, and transportation in the region, and many actions taken by Santa Clara County and local cities to increase affordable housing opportunities.

Looking back on the past year, we are excited at the progress we’ve made with our many local, regional, and State partners. Some highlights:

Mountain View gains 9,850 new homes

Mountain View leaders unanimously approved 9,850 new homes in North Bayshore, a 650-acre area that is home to Google and other technology firms. Of that total, 2,000 will be affordable, doubling the number of affordable homes in the city.

Cities approve specific plans & general plan updates to increase County’s housing capacity

The Sunnyvale city council approved the “Residential Plus” alternative to the El Camino Real Specific Plan, adding 6,900 new homes along the El Camino Real corridor (for an overall capacity of 8,500 units). Mountain View council members supported an alternative to build up to 9,700 new homes in the East Whisman precise planning area. San José officials approved the Stevens Creek, Santana Row/Valley Fair, and Winchester Urban Village Plans. The Palo Alto city council adopted Our Palo Alto 2030, which includes a preferred scenario of 3,454 to 4,420 new housing units.

San José sets goal for 25,000 homes

San José Mayor Sam Liccardo announced a bold 15-point housing plan with an ambitious goal of 25,000 homes – including 10,000 affordable – in five years.

Palo Alto leaders adopt Housing Strategy

Palo Alto leaders unanimously approved a Housing Work Plan that includes more than a dozen initiatives to spur housing development including zoning changes, increased affordability requirements, and additional density.

Cities adopt inclusionary and linkage fee ordinances

Following the passage of AB 1505, the cities of Mountain View and Santa Clara voted to increase their inclusionary housing requirements on new ownership and rental housing development to 15%, joining Campbell, San José, and Cupertino. The cities of Palo Alto and Santa Clara also voted to adopt new housing impact fees, including commercial linkage fees. San José’s city council included the study and consideration of a commercial linkage fee as one of its 2018 priorities.

County funds first Measure A developments

The County awarded \$44.8 million to six affordable housing projects in Cupertino, Gilroy, Morgan Hill, and San José, adding 352 new affordable units, including a significant number of permanent, supportive homes for the chronically homeless.

Permitting of Accessory Dwelling Units increase

The number of new accessory dwelling units (ADUs) permitted increased by an estimated 70% in a 12-month period as cities like Palo Alto and Sunnyvale approved new reforms to their ADU laws, including reductions in minimum lot size requirements and elimination of parking requirements.

Looking forward

A lot of work is ahead of us, but we are ready! SV@Home will undertake the following priorities in the upcoming year:

Advocate for increased funding and legislative solutions

Work with key partners to achieve voter approval of the **Veterans & Affordable Housing Bond Act** of 2018. Actively support state legislation and regional funding solutions to provide the needed leverage for Measure A and other local funds. Support lawmakers in efforts to craft new legislation that increases density and affordability in key areas, makes ADUs more affordable and easier to build, and strengthens surplus public land laws.

Lead efforts to add housing capacity

Make a big push for housing to offset the County’s poor jobs-housing fit by planning and advocating for more than 10,000 new homes and at least 20% affordability as part of the following plans: East Whisman, El Camino, and Terra Bella in Mountain View; Vallco in Cupertino; Tasman East and El Camino in Santa Clara; Diridon Station, North San José, and Urban Villages in San José; North Ventura and the Stanford Expansion in Palo Alto; Moffett Field in Sunnyvale; and the Milpitas General Plan.

Support efforts to adopt progressive policies

Support and advocate for policies and actions needed to implement the plan for 25,000 new homes in San José. Support actions included in Palo Alto’s Housing Work Plan and work in San José and other cities to gain approval for commercial linkage fees. Help Santa Clara, Milpitas, Los Altos, and other cities develop strong inclusionary zoning ordinances with a minimum 15% affordability requirement and advocate for streamlined development approvals and other policy solutions.



First Community Housing employed modular components to accelerate the building process for the Second Street Studios (shown here under construction). The project is one of the first to receive funding from Measure A and will provide 135 permanent, supportive homes for previously homeless individuals. Photo: Jeffrey Peters

Lead regional conversations

Co-Lead the nine-county regional effort called CASA – the Committee to House the Bay Area – toward a compact agreement that includes a comprehensive regional approach to addressing the region’s chronic housing affordability challenges, focusing on supply, affordability, and preservation/protection/anti-displacement.

Assist in Measure A implementation

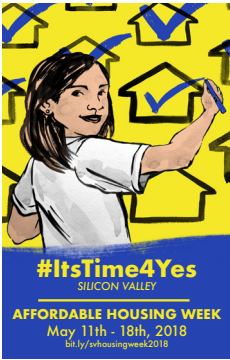
Work with the County and Destination: Home on the Housing Ready Communities campaign. Actively support state legislation and regional funding solutions to provide the needed leverage for Measure A funds.

Advocate for innovative solutions for the “Missing Middle”

Encourage cities to adopt missing middle strategies, including accessory dwelling units, micro-units, prefabricated construction, and approvals of townhomes, tri-plexes, and stacked flats in transitional, single-family neighborhoods.



Charities Housing completed the first phase of the Met with 71 family homes (shown here). Construction is nearing completion on the Met South, which will provide an additional 31 affordable studios and one-, two-, and three-bedroom units. Photo: Jeffrey Peters



AHW 2018 Poster designed by Tiffany Lin

SV@HOME ROADMAP STRATEGIES

SV@Home is the voice for affordable housing in Silicon Valley.

We believe that our communities thrive when all families have a place to call home,

and that all people deserve safe, stable and affordable housing

located near transportation, jobs, and services.