



## **WORKING GROUP: INCREASE HOUSING SUPPLY**

### **INITIATIVE: LAND USE**

Implement a series of land use policies that allow for increasing the production of both affordable and market rate housing while remaining sensitive to local jurisdiction policy priorities.

#### **The Situation**

According to the 2000 Census, tens of thousands of households across all income ranges in Santa Clara County experienced severe housing needs. For example, more than 40,300 renter households paid more than 50 percent of their income on rent. In addition to overpaying for housing expenses, many persons experienced overcrowded housing and living in substandard conditions. Over the next 20 years, through growth in the County, new households will be formed in Silicon Valley which further exacerbates the need for both affordable and market-rate housing. In total, it is estimated that Silicon Valley will need over 90,000 new apartments, condominiums, and detached homes over the next 20 years to meet future housing needs.

To address this problem, local jurisdictions must adopt land use policies to promote the production of housing as well as provide financial resources.

#### **Progress to Date**

To address the critical need to increase the supply of housing, many jurisdictions have adopted land use policies designed to facilitate the production of housing according to their policy priorities.

The City of San Jose, for example, has embraced “smart growth” strategies and allowed significantly higher densities near transit stations and infill properties, which in turn encourages developers to build housing in these areas. To accomplish this, the City of San Jose changed the City’s general plan along light rail corridors and prepared specific plans in large tracts of land around the City. Other cities, such as Sunnyvale, Mountain View, Milpitas, and Campbell, have also allowed increases in housing densities at similarly strategic locations.

Cities in Silicon Valley have also adopted policies that ensure a diversity of housing affordability for their communities. Inclusionary zoning ordinances are in effect in ten cities in Santa Clara County. Importantly, these cities adopted ordinances that are tailored to their policy priorities. Some cities provide developers with more flexibility than others to comply with inclusionary requirements. To date, almost 3,000 affordable units have been developed in Santa Clara County as a result of inclusionary housing policies.



## **WORKING GROUP: INCREASE HOUSING SUPPLY**

### **INITIATIVE: LAND USE**

#### **Proposed Strategies**

1. Expand planning for higher densities to all parts of the County. A Countywide Housing Initiative should be launched, beginning with a city by city housing opportunity study to identify potential sites for high density housing in areas such as downtowns, infill areas, and along major existing or planned transportation corridors. Identified areas should be brought before jurisdictions for changes to general plans and zoning codes.
2. Adopt by-right zoning for affordable housing developments, where developments that meet pre-designated zoning and development standards are approved at the staff level.
3. Support zoning for a diversity of housing types, including mixed-use development, a variety of attached and detached rental and owner housing types, high density housing, and transit-oriented developments.
4. Improve existing inclusionary housing ordinances to allow for flexible mechanisms to meet compliance requirements and to target lower income levels, including extremely low income households.
5. Consider adoption of strong, flexible inclusionary housing policies in cities that have not yet adopted these ordinances.
6. Consider expansion of the City of San Jose's inclusionary housing policy citywide.
7. Promote the adoption of local policies to increase the development of second units.