



HOUSING POSITION PAPER

The Cities Association of Santa Clara County (CASCC) is an association of the fifteen cities of the County that works collectively to discuss and find solutions on issues at a regional level.

CASCC recognizes the need for increased housing opportunities for all income category levels, especially for people earning below the area median income. We fully **endorse** local and regional efforts to encourage the production of more housing, preserve and increase subsidized below market rate housing at moderate- and below-income levels, and provide resources and protection to minimize the impact on current residents in rapidly changing neighborhoods. CASCC wants to ensure that their member cities' voices are heard to influence the details of legislation related to housing that are being crafted. CASCC further encourages MTC, ABAG and the State Legislature to collaborate and engage with all cities on proposals to solve this housing deficit; this will allow CASCC to collectively formulate workable solutions to help address the Bay Area's housing needs.

It is the consensus of CASCC that:

- ◆ **We support** legislation that will provide voters statewide with the opportunity to apply a 55 percent threshold for revenue generating ballot measures for investments in affordable housing, and housing production, preservation and protection.
- ◆ **We support** legislation that will return e-commerce/internet sales tax revenue to the point of sale – not the point of distribution as currently mandated – to provide cities that have a significant residential base with a commensurate fiscal stimulus for new housing.
- ◆ **We support** allocation of funds from the Governor, the State Legislature and other sources that will benefit California cities, including a substantial increase in state funding for affordable and workforce housing and to address the growing homelessness crisis in our state.
- ◆ **We support** accessory dwelling units (ADUs) to be considered as part of a jurisdiction's Regional Housing Needs Allocation (RHNA).
- ◆ **We support** incentives for cities to increase the production of new accessory dwelling units and to streamline the entitlement of those ADUs.
- ◆ **We support** equitable distribution of housing among all cities and counties regardless of population.
- ◆ **We support** removing barriers to planning complete communities, ensuring that adequate resources are available for new schools and parks to serve our growing population.
- ◆ **We support** additional transportation investments to expand the Bay Area transit network that provide connections from job centers to existing housing, as well as planned future housing.

- ◆ **We support** establishing tenant protections as cities deem appropriate for their residents.
- ◆ **We support** “affirmatively furthering fair housing”.
- ◆ **We support** maintaining local control of the entitlement process. We urge the State to recognize that cities control entitlements, while developers build. Cities should therefore primarily be measured by entitlements when calculating RHNA attainment, and not penalized when funding is inadequate to build affordable housing.
- ◆ **We support** the creation of policies and emergency relief efforts to keep people in their homes during a publicly declared emergency.
We support ABAG, an elected body, to serve as the governance structure that administers new affordable housing funds and monitors housing production rather than establishing yet another agency to take on that role.
- ◆ **We oppose** a one-size-fits-all approach to housing densities and land-use decision-making.
- ◆ **We oppose** any diversion of existing revenue sources from cities.

Cities in Santa Clara County are actively addressing the housing shortageⁱ:

- ✓ All 15 cities have State-approved plans for new housing growth.
- ✓ Permits for 30,000 new residential homes have been approved since 2015, which represents over 50% of the state’s housing goal for Santa Clara County of 58,836 new homes by 2023.
- ✓ Over 6,000 new residential units were approved in Santa Clara County in 2018.
- ✓ Santa Clara County voters increased local taxes to support \$950 million in affordable housing funds. As of 2018, \$234 million has been invested for 1,437 new multi-family units and 484 rehabilitated units.

Finally, CASCC is available and ready to continue to be a partner and leader in finding workable solutions to solve this housing crisis.

ⁱ Information based on data available in 2019.