



# Santa Clara County

## Spring 2017 Public Engagement: Comments from Santa Clara County

Santa Clara County Open House -- Monday, May 22, 2017

Marriott Hotel – San Jose Ballroom, 301 South Market, San Jose

6:30 p.m. to 8:30 p.m.

### ACTION PLAN STATION FEEDBACK

The **Action Plan Station** described proposed actions outlined in Draft Plan Bay Area 2040 to specifically address housing, economic development and resiliency. On three accompanying boards, participants were asked their ideas and encouraged to post their feedback. Below are the comments submitted at the boards for Housing, Economic Development and Resiliency.

#### Housing

- 1 How can larger cities like San Jose combat in-lieu fees/loopholes to keep small towns from segregating our region by socioeconomic status?!
- 2 Tie all grants for transportation (i.e., OBAG) with mandates the RHNA and housing elements (approval of housing) is met/documented.
- 3 Tax vacant lands to generate revenue for affordable housing and transit, while encouraging investment.
- 4 Regional government panel for cities that do not meet their new housing approval numbers required to satisfy their adopted housing element.
- 5 North of 101 - lots of jobs, but not enough housing. There are plenty of places where blocks can be broken up and density added.
- 6 Affordable housing is a climate, environment, and quality of life issue.
- 7 Does the Plan count trails/river parkways as open space, parkland transportation, or all of the above? (They're vital for getting people onto bikes, but they need connected on-street facilities to work for transportation, as well as recreation.)
- 8 Affordable housing as a percent of new developments, not just as a request on the part of the city council (Santa Clara city); nexus study in progress.
- 9 Prefer affordable housing in regular developments so nobody has to live in or next door to a "housing project."
- 10 Do more public outreach. Come and talk at the local level. We need to educate citizens.
- 11 We need more dense development!
- 12 Support a universal income.
- 13 Minimum heights along El Camino/Grand Boulevard. The whole road (San Jose to San Francisco) should be lined with 20-story buildings!

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- 14 Enforce existing laws/rules requiring developments to include a certain percentage of low-income and mid-income affordable housing and not let developers buy that rule out.
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- 15 Educate the public on how real estate and housing markets work. The high price reflects what people are willing to pay - goes up when supply is too low relative to demand.
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- 16 Take density and DV/AC decisions out of local control. The local city councils are not looking out for me - they're looking out for their own property values. And they are lowering my quality of life!
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### *Economic Development*

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- 17 Affordable housing co-ops.
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- 18 San Jose's "Housing First" policy is goofy. More people are in a "gig" economy and working from home. "Employment" lands are an obsolete anachronism.
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- 19 Tax credit for people who work within five miles from home or bike to work or walk to work. Reward them for helping to relieve traffic congestion.
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- 20 +1 for Fix it First
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- 21 Design and engineering works closely with manufacturing and prototype shops. This is also a source of transportation needs and congestion.
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### *Resiliency*

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- 22 I see these actions as high priority.
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- 23 Reduce and mitigate near-roadway air pollution to improve health.
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- 24 Urban agriculture and increased food access for low-income residents.
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- 25 Each development has more sustainability features!
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- 26 Agree with "acute failure" (in housing) assessment. Why are NIMBY local councils getting no pushback?
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- 27 Plan Bay Area should include the statement "Housing bonds and impact fees will not resolve the Bay Area's affordability crisis." Policies affecting new supply **MUST** be part of the solution.
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- 28 Important to emphasize "ecological services" to mitigate problems of climate change, especially for disadvantaged communities.
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- 29 Lobby in Sacramento to have some state support (money) to help meet 80% greenhouse gas reduction goals by 2050.
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- 30 Community building.
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- 31 Build more dams.
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- 32 I second the idea to build more dams for water.
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- 33 Continue to connect with local government, water providers, water districts, and ABAG (for data assistance).
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- 34 For the love of God, no more local control. We need to be like LA, Boston, NYC, DC.
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- 35 Regarding expanding natural infrastructure, preserve Coyote Valley as open space agriculture. It is a material flood plain and should not be built out.
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### **ACTIVITY STATION FEEDBACK**

*The **Activity Station** offered participants seven prompts to share additional ideas for how to address housing, economic development and resiliency. Below are the comments received at the Santa Clara County open house.*

#### *The best way to create more housing in the Bay Area is...*

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- 1 I worry more about job creation (sustainable) before worrying about housing.
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- 2 Stop letting NIMBYs and local councils control land use.
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- 3 Reform CEQA.
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- 4 Educate citizens and underserved folks about the situation, possible solutions at the local level. Ask for their participation.
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*To keep the region's economy growing, we should...*

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- 5 Question the assumption that the economy must grow.
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- 6 Move away from corporate campuses to high-rise company buildings located in downtowns near transit.
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7 Create a central infrastructure bank for transit improvements/infill and bike-ped projects.

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8 Institute a universal income.

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*To prevent displacement, I recommend...*

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- 9 Why displace residents? Have the companies with money change/move so residents don't have to be displaced.
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*To solve the Bay Area housing crisis, I recommend that we...*


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10 Create affordable housing.

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11 Enforce housing growth commitments at the regional or state level.

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12 Ditch in-lieu fees!

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13 Need to focus on infill development.

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14 Enforce existing development rules/laws to make developers include a certain percentage of affordable housing units and not allow them to "buy out" that requirement.

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*We can create a more resilient Bay Area by...*


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15 Getting minority groups more involved with community issues.

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16 Informing residents of the changes occurring. The outreach program should be improved!

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17 Creating public transit I'm comfortable putting my 12-year-old on by himself.

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18 Building adaptive capacity...which starts with trust; a cooperation emerging from spaces for honest and deep dialogue with ethnically, racially and economically diverse communities addressing pressing issues from such as housing, food access, and clean air and water.

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*We need a transportation system that...*


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19 Treats people both with and without cars in a safe, equitable manner.

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20 Is convenient, fast, connected, frequent service schedules, affordable.

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21 Uses successful, efficient systems used in other countries (Europe, as an example) as a model - with more frequency of travel and connected systems.

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22 Connects every city to job centers by transit, and provides safe facilities for walking and biking.

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23 Connects every city to job centers by transit, and provides safe facilities for walking and biking.

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24 Is a true high-speed rail line. What is being created is not aligned to other countries. Make it RIGHT!

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25 Has connected (and safe!) bicycle routes.

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26 Has 10-minute headways from Diridon to DeAnza College. All. Day. Long.

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27 Serves first mile and last mile needs - perhaps by cities partnering and taking more responsibility by bringing partnerships with business, especially high-tech, to make it happen.

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*With the Action Plan in mind, I commit to...*

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- 28 Staying informed; attending more meetings.
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**FEEDBACK VIA WRITTEN COMMENT FORMS**

*Some participants submitted additional comments via a comment form available at the open houses.*

*Below are comments received at the Santa Clara County Open House.*

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- 1 Would like improved Transbay public transit (across San Mateo Bridge, Dumbarton Bridge or Highway 237) - connection of the different bus/transit companies - AC Transit, Samtrans, etc.
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**FEEDBACK VIA WRITTEN COMMENT FORMS**

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- 2 The format, while personable, is lacking the overall vision. With separate topic stations, the attendee is mostly left trying to put all the pieces together. In the transportation topic area, one set of boards sets the context, the next set of boards displays projects; nothing is provided "in between" the two sets of boards.
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- 3 We need a way to enforce commitments to allow more housing. Only 1% more housing growth than job growth is not enough, and wealthier cities will find a way out of allowing that.
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- 4 I support more transit, but Fix It First is our priority. Second is not spending money accommodating cars that pollute and endanger us. First stop doing bad things, then start with transit. P.S. Express lanes are a waste. Transit is a better investment.
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- 5 I suggest increasing public education on planning, real estate, development and housing economics so there is a deeper understanding of what is driving housing demand, increasing housing prices, congestion, gentrification, etc. Local governments appreciate the technical guidance, data, and resources (such as informational materials that can help tell the story and lead to more informed decision making. We don't have time to research and prepare these materials, but we would all benefit from the economies of scale that MTC-ABAG has.
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- 6 As a policy analyst for Santa Clara County District 2, I would really love to see more concrete/detailed and feasible recommendations in your Action Plan. For example, how do we address the fact that little towns are refusing to build affordable housing, opting instead to pay in-lieu fees to larger cities and negatively contributing to the proliferation of socioeconomic segregation? It shouldn't be possible for cities to regulate the wealth of incoming residents. It's unjust. But then how do you get these towns on board to vote for its repeal or at least a compromise? It's easier when a team is thinking about how to resolve this. As one single analyst covering five policy areas for only one supervisor, it's much harder. Thanks for all your hard work!
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