

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2016

A RESOLUTION OF THE CITY OF MOUNTAIN VIEW ADOPTING THE
RESOLUTION OF THE HOUSING TASK FORCE
OF THE COUNTY OF SANTA CLARA
FINDING THAT THE PROBLEM OF HOMELESSNESS IN SANTA CLARA COUNTY
CONSTITUTES A CRISIS AND URGING JURISDICTIONS WITHIN
THE COUNTY TO CONSIDER POLICY OPTIONS FOR FUNDING
AFFORDABLE HOUSING FOR THE PURPOSE OF HOUSING THE HOMELESS

WHEREAS, the Santa Clara County Board of Supervisors created the Housing Task Force for the purpose of identifying solutions to the immediate housing needs of homeless families and individuals across Santa Clara County; and

WHEREAS, the Housing Task Force adopted the resolution attached hereto as Exhibit A, and sent a letter to the City of Mountain View dated December 10, 2015, asking the City to adopt the resolution; and

WHEREAS, the Housing Task Force resolution declares homelessness in Santa Clara County is a crisis and recommends that cities consider measures to generate affordable housing funds to produce affordable housing, adopt the Community Plan to End Homelessness in Santa Clara County: 2015-2020, and take other steps to address homelessness; and

WHEREAS, the City of Mountain View has considered and/or is implementing the measures recommended in the Housing Task Force's resolution, including the following:

- Adoption of a Below-Market-Rate Housing (Inclusionary) Ordinance and Rental Housing and Housing Impact fees that are assessed on new market-rate residential rental and commercial development;
- Reservation of boomerang funds for affordable housing activities;
- Approval of use of surplus land for affordable housing;
- Approval of developments with efficiency studios (micro units);

- Adoption of a General Plan Amendment requirement for mobile home park conversions, in addition to a Zoning Amendment requirement;
- Consideration of a ballot measure in 2011 for an affordable housing parcel tax in 2011; and
- Consideration of a resolution supporting the Community Plan to End Homelessness in Santa Clara County: 2015-2020;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View that:

1. The City Council does hereby adopt the Santa Clara County Housing Task Force Resolution attached hereto as Exhibit A, incorporated herein by this reference, finding that homelessness is a crisis and supporting the measures in the resolution for addressing homelessness in Santa Clara County.
2. This resolution shall take effect immediately.

RA/3/RESO
893-02-23-16r-E-1

Exhibit: A. Santa Clara County Housing Task Force Resolution

**RESOLUTION OF THE HOUSING TASK FORCE
OF THE COUNTY OF SANTA CLARA
FINDING THAT THE PROBLEM OF HOMELESSNESS IN SANTA CLARA
COUNTY CONSTITUTES A CRISIS AND URGING JURISDICTIONS WITHIN
THE COUNTY TO CONSIDER POLICY OPTIONS FOR FUNDING
AFFORDABLE HOUSING FOR THE PURPOSE OF HOUSING THE
HOMELESS**

WHEREAS, the Santa Clara County Board of Supervisors, at the recommendation of Supervisor Dave Cortese, created the Housing Task Force for the purpose of identifying solutions to the immediate housing needs of homeless families and individuals across Santa Clara County; and

WHEREAS, the 2015 Santa Clara County Point-In-Time Homeless Census & Survey found that there are 6,556 homeless persons living within the County, and that 63% of them have been homeless for one year or more; and

WHEREAS, the U.S. Department of Housing and Urban Development's 2014 Annual Homeless Assessment Report found that, among the 48 Major City Continuums of Care in the United States, Santa Clara County has the third largest number of chronically homeless persons, the fourth largest number of homeless individuals, the fourth largest number of unaccompanied homeless youth and the fifth largest number of homeless veterans; and

WHEREAS, the Homeless Census & Survey found that 39% of homeless individuals within the County suffer from psychiatric or emotional conditions, 38% struggle with drug or alcohol abuse, 30% have a physical disability, 25% suffer from post-traumatic stress disorder, 22% have chronic health problems, and 63% have been homeless for one year or more; and

WHEREAS, according to research published in the New England Journal of Medicine, the average life expectancy for individuals experiencing homelessness is 25 years less than those in stable housing; and

WHEREAS, the 2015 Home Not Found study revealed that, of the 511 homeless people within the study's survey population who died between 2007 and 2012, 54% of them died outside of a hospital or other institutional setting, which means that they died "quite possibly on the street;" and

WHEREAS, the Home Not Found study also demonstrated that the cost of providing services to homeless residents, including services in the health care and criminal justice systems, averaged \$520 million per year over the six-year study period, or \$3.1 billion over the entire period; and

WHEREAS, in addition to impacting the lives of homeless residents, homelessness also poses challenges for residents and businesses located near homeless encampments; and

WHEREAS, in August 2015, the San Jose Mercury News reported that the average monthly rent in Santa Clara County had reached \$2,552, making it one of the most expensive rental markets in the nation; and

WHEREAS, the 2014-2020 Regional Housing Needs Allocation identifies the need for 9,542 new Low Income units and 16,158 Very Low Income units within Santa Clara County; and

WHEREAS, Destination: Home's Community Plan to End Homelessness in Santa Clara County relies upon the "Housing First" model, which "centers on providing people experiencing homelessness with housing as quickly as possible;" and

WHEREAS, the Affordable Housing Funding Landscape & Best Practices white paper found that due to the dissolution of redevelopment agencies in California and cuts to federal programs, affordable housing funding in Santa Clara County decreased from \$126 million in 2008 to \$47 million in 2013; and

WHEREAS, the Homeless Census & Survey found that 93% of homeless people surveyed answered "Yes" when asked if they would want affordable permanent housing, were it available.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING TASK FORCE OF THE COUNTY OF SANTA CLARA:

1. The problem of homelessness in Santa Clara County constitutes a crisis. It imposes unacceptable costs, both in terms of public resources and human suffering, and requires an urgent response from public officials across Santa Clara County.
2. The solution to the problem of homelessness is to provide homeless individuals with permanent affordable housing or supportive housing. Construction of an adequate supply of affordable housing will require the creation of new local funding sources. These funding efforts will be most successful if implemented consistently across all of the County's fifteen cities.
3. In the interest of promoting a consistent approach to affordable housing funding in Santa Clara County, the Housing Task Force recommends that all cities in the County (and other jurisdictions, where applicable) conduct their own analysis of the following measures for funding affordable housing, and formally consider whether to adopt them:
 - a. Inclusionary Zoning – Inclusionary zoning requires that developers include a percentage of below market rate units for low to moderate income households in new market-rate, for-sale residential developments.
 - b. Affordable Housing Impact Fees – Impact fees are charged to developers to mitigate the projected impacts of new market-rate developments on the need for affordable housing. The first step for jurisdictions considering an impact fee is

often to conduct a nexus study to quantify the impact of new development on housing need. There are two types of impact fees:

- i. Residential Impact Fees are assessed on new rental or for-sale housing development.
 - ii. Commercial Linkage Fees are assessed on new commercial or industrial development.
- c. Ballot Initiatives – Local jurisdictions have the ability to place tax measures on the ballot for voter approval. As jurisdictions consider whether to place tax measures on the ballot for the 2016 election cycle, they should consider including funding for affordable housing within their measures.
- d. Surplus Land – The County, Cities, and other jurisdictions have the ability to prioritize surplus land owned by the jurisdiction for affordable housing development, thereby facilitating affordability by reducing or eliminating land costs.
- e. Zoning Actions – Cities can take various zoning actions to encourage production of both deed-restricted affordable housing and “naturally” affordable housing, including:
- i. Adoption of a second unit ordinance that enables homeowners to build secondary residential structures on existing lots.
 - ii. Allowing the construction of micro-units of 200-400 square feet that are relatively more affordable than other market rate units.
 - iii. Protecting naturally affordable existing housing, such as mobile home parks. Cities can govern the conversion of mobile home parks through policy, ordinance, or their general plans. In the event parks do convert, cities can adopt replacement housing provisions that would require that displaced inhabitants be fairly compensated, that replacement housing be made available to displaced residents and that an affordable housing component be required as part of the development plan for the converted site.
 - iv. Incentivizing affordable housing by offering zoning benefits, such as increased density or height or decreased parking requirements, to make the production of affordable housing more economically viable.
- f. Boomerang Funds – Boomerang funds are former Redevelopment Agency funds that return to the County, cities and other local jurisdictions. Cities should consider whether to commit 20% of their ongoing boomerang funds to affordable

housing, to partially make up for the affordable housing funding lost with the dissolution of redevelopment agencies.

- g. Adopt Community Plan to End Homelessness. All cities within the County that have not yet enacted the regional Community Plan to End Homelessness should formally adopt the Plan.
- h. If the above measures are not sufficient to end homelessness, even when fully implemented, and no new permanent source of funding for affordable housing is forthcoming from the State, local jurisdictions could consider additional measures that may be needed to solve the problem, such as a ballot measure solely dedicated to establishing a permanent source of funding for affordable housing.

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4. The Housing Task Force requests that all cities in Santa Clara County, the Santa Clara County Cities Association, other involved governmental jurisdictions, and other organizations participating in the work of the Task Force bring this resolution before their governing boards for adoption, thereby joining together to acknowledge the crisis of homelessness and pursue consideration of the above strategies, with the goal of ending homelessness in Santa Clara County.

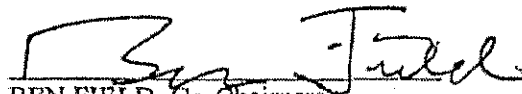
PASSED AND ADOPTED by the Housing Task Force of the County of Santa Clara, State of California, on October 9, 2015, by the following vote:

AYES: BAKER, BEALL, CHAVEZ, FIELD, GUERRA, HARASZ, MAHOOD, ROCHA, WALKER, WASSERMAN, ZWICK

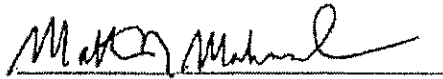
NOES: NONE

ABSENT: NONE

ABSTAIN: NONE



BEN FIELD, Co-Chairperson
Housing Task Force of the County of Santa Clara



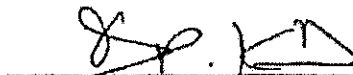
MATT MAHOOD, Co-Chairperson
Housing Task Force of the County of Santa Clara

ATTEST:



MEGAN DOYLE
Clerk of the Board of Supervisors

APPROVED AS TO FORM AND LEGALITY:



ORRY P. KORB
County Counsel