

Comparison of Assessment of Fair Housing and Draft Housing Element

COMPARISON OF GOALS

Assessment of Fair Housing	July 2022 Draft Housing Element (HE)
<i>Comment on differences</i>	
I. Increase support for fair housing enforcement, education, and outreach. <i>No difference, other than an additional comma</i>	Goal 6: Increase support for fair housing enforcement, education and outreach.
II. Reduce zoning and land use barriers to affordable housing development. <i>No difference</i>	Goal 2: Reduce zoning and land use barriers to affordable housing development.
III. Protect tenants from displacement through more robust tenant protections and access to legal services. <i>No difference</i>	Goal 3: Protect tenants from displacement through more robust tenant protections and access to legal services.
IV. Increase access to opportunity for residents of historically disinvested low-income communities of color. <i>No difference</i>	Goal 4: Increase access to opportunity for residents of historically disinvested low - income communities of color.
V. Adjust prioritization of permanent supportive housing units to more equitably meet the needs of Hispanic residents, domestic violence victims, persons with limited English proficiency, and individuals with chronic health problems. <i>Slight difference in word order, plus addition of word "units" after housing</i>	Goal 5: Adjust prioritization of permanent supportive housing to meet the needs of Hispanic residents more equitably, domestic violence victims, persons with limited English proficiency and individuals with chronic health problems.
VI. Increase support for fair housing enforcement, education, and outreach. <i>Not in Draft Housing Element</i>	
<i>Not in Assessment of Fair Housing</i>	Goal 1: Promote residential and racial and ethnic integration and reduce displacement by increasing the supply of affordable housing in high opportunity areas, areas with ongoing displacement, and areas where residents are at risk of displacement.

COMPARISON OF POLICIES

Draft AFH Policy	Draft HE Programs
Evaluate whether to place a new countywide affordable housing bond on the ballot within the next five years	H7: New Funding Mechanisms for Affordable Housing
Build support for city level affordable housing bonds throughout SCC	H7: New Funding Mechanisms for Affordable Housing
Provide low interest loans to single family homeowners who are willing to place accessory dwelling units on the property in exchange for affordability restrictions on these unit	H4: Accessory Dwelling Unit Toolkit H7: New Funding Mechanisms for Affordable Housing
Provide grants to single family homeowners with household incomes of up to 120% AMI to develop accessory dwelling units with affordability restrictions on their property	H4: Accessory Dwelling Unit Toolkit H7: New Funding Mechanisms for Affordable Housing
Coordinate and expand inclusionary housing and commercial linkage fee policies with proceeds dedicated to affordable housing across cities	H5: Below Market Rate Housing Program & H18: Review Development Fees
Incorporate priorities for expanding access to high opportunity areas and displacement into notices of funding availability and requests for proposals for affordable housing funds	H3: Increase Affordable Housing Opportunities in High Resource Areas
Reduce zoning and land use barriers in affordable housing development	H3: Increase Affordable Housing Opportunities in High Resource Areas H15: Complete Retooling the Zoning Code Project H20: Zoning Code Amendments
Increase high density zoning near transit in high opportunity areas through overlay affordable housing districts	H3: Increase Affordable Housing Opportunities in High Resource Areas
Reduce parking minimums near public transit service and limit aesthetically oriented design criteria for affordable housing developments	H20: Zoning Code Amendments
Incorporate fair housing equity analysis into the review of significant rezoning proposals and specific plans	N/A
Increase planning staffing and prioritize staff retention to ensure prompt processing of development projects	N/A
Protect tenants from displacement through more robust tenant protections and access to legal services	H24 & H25: Right to Lease and Relocation Assistance
Consider rent control in municipalities where it does not currently exist and implement a cooperative countywide implementation strategy	N/A
Strengthen and preserve rent control where it exists	N/A

Provide funding to ensure a right to counsel for tenants in landlord tenant proceedings	H21: Fair Housing Program
Support education for tenants and housing providers regarding new tenant's rights laws	H24 & H25: Right to Lease and Relocation Assistance
Increase access to opportunity for residents of historically disinvested low income communities of color	H3: Increase Affordable Housing Opportunities in High Resource Areas
Target funds for environmental remediation to low income communities of color	H35: Prioritize Capital Improvement Programs
Encourage flexibility in policies that allow for inter-district transfers	N/A
Explore fare free public transit, particularly for local bus service	N/A
Adjust prioritization of permanent supportive housing units to more equitably meet the needs of Hispanic residents, domestic violence victims, persons with limited English proficiency, and those with chronic health problems	H9: Housing Choice Voucher Rental Assistance H3: Increase Affordable Housing Opportunities in High Resource Areas H22: Language Access
Increase support for fair housing enforcement, education and outreach	H21: Fair Housing Program